

Building & Zoning Committee
Meeting Minutes for August 5, 2025

Members Present:

Frank Dickerson, Chairman Pro Tem
Terry Eaker
John Janek
Fred Michael
Nick Petrillo
Bobby Ross

Members Absent:

Mick Madison

Others Present:

Chris Doucleff, Administrator
Jen Hurley, Zoning Coordinator
Jessica Klingelhofer, Zoning Assistant

Call of Meeting to Order and Roll Call:

Chairman Pro Tem Dickerson called the meeting of the Building & Zoning Committee to order at 5:00 p.m. and conducted roll call.

Public Comment:

Melissa Weishaupt spoke about the property at 404 Airline Drive in Rosewood Heights. She stated she was speaking tonight at the suggestion of her County Board Member Brynn Kincheloe. She discussed the ongoing problems with this derelict property and how nothing is being done about it. She stressed the need to come up with a different system to handle situations like this.

Ray Crabbs with IBC Renewables spoke about a Waste Energy Study in Madison County. He discussed different options in regards to dealing with carbon waste and how his company can help obtain a negative CO2 equivalent footprint.

Chad Help spoke in regards to Resolution Z25-0046. He had photos from the Miles Station Road Solar Farm that GreenKey Solar built. He said the photos show how the solar farm properties are not well maintained and he is opposed to the project.

Greg Foehrkalb spoke in regards to Resolution Z25-0046. He spoke in opposition to the project and believes the surrounding property owners should have some input to the project that they will have to live next to. He stated that the GreenKey presentation at the previous meeting didn't have any current photos, just examples of what the project could look like. He believes this will have a negative impact on surrounding property values and feels it is not a good location for this type of project.

Bess Brooke spoke in regards to Resolution Z25-0046. She spoke in opposition to the project and feels there is not enough research done on projects like these, and too many unknowns. She is concerned that the landowner is placing this project next to 7 homes, but not by their home even though they have room for a project like this. She is concerned about her horses and hay field and the aesthetic of the surrounding area. She discussed the life of the panels, the landfill issue, erosion control, and how there are no incentives for the neighbors. She doesn't feel like this is the right area for a project like this and thinks placing panels on top of buildings would be a better idea than using farmland.

Abbey Rujawitz spoke in regards to Resolution Z25-0046. She spoke in opposition to the project. She stated that she just recently purchased her home in June because of the location and surroundings for her family. She is concerned about the traffic on the roads, the conditions of the roads, the noise, and the impact on the landfills when the project is decommissioned.

Dusty Brooke spoke in regards to Resolution Z25-0046. He spoke in opposition to the project and is worried about the maintenance of the solar farm. He is concerned about the fencing and possible overgrown weeds that will come with the project. He states that people come visit him and his family because of the beautiful surroundings, and this solar farm is not something any of them want to look at.

Kay Kerwin spoke in regards to Resolution Z25-0049. She believes this solar project is located in the perfect area compared to the others discussed as it is in a Manufacturing zoning and is more isolated and not within view of any neighbors. She had some questions about the zoning, if it would stay the same after decommissioning. Building & Zoning Administrator Chris Doucleff stated it would remain the same. Ms. Kerwin asked about the AIMA and if it still applied to this project in this zoning since it wasn't Agricultural. Chairman Pro Tem Dickerson discussed how State regulations require the land to be returned to the same state it was in before the project, even if the projects are sold. Ms. Kerwin stated her concerns about this project affecting Canteen Creek and hopes the County looks at the drainage plans for this project carefully.

Dona Rickert spoke in regards to Resolution Z25-0044 and Z25-0045. She discussed her concerns over the projects taking farmland out of commission. She said that her farm is 2 miles north of a solar farm and they can hear the humming noises in the morning and the evening. Ms. Rickert stated that farmers feed our country and we need to preserve the land and our greenspaces now and for future generations of farmers.

Julie Hamilton spoke in regards to Resolution Z25-0044 and Z25-0045. She spoke in opposition representing the residents of Wolf Road, Drexelius Road, and Vonnahmen Road. She discussed how GreenKey Solar mentioned they were a large developer of solar, but they only actually own and operate 7 facilities. She is concerned that they will develop these solar farms and then sell them to someone who won't maintain them. Ms. Hamilton discussed how GreenKey discussed nice fencing and tree lines for this project, but they have other projects in the area with chain-link fencing, no trees, and are overgrown with weeds. She also disused the potential hazardous materials the solar panels emit, especially if damaged in storms. She wonders why there are signs warning of danger around the facility if they claim they are safe. She also wonders how they could do studies on property values when this concept is still new and they have no long-term data. She discussed the landowners reasoning that was heard at the last meeting and stressed that the landowner will not live by this project. Ms. Hamilton also discussed the State standards with House Bill 4412 for solar energy facilities that overrides local zoning regulations.

Mike Wever spoke in opposition to the solar farm projects. He is concerned that solar farms are using too much farmland and it is going to be a problem in the future. He discussed other possibly ways to have solar farms in different areas so as not to use the farmland.

Mark Svetlik spoke in regards to Resolution Z25-0046. He is opposed to the project and is concerned about the look of the facility now and in the future. He moved to the area for the views of corn, wheat, and soybeans – not for an energy manufacturing facility. He stated that he is worried about taking usable farmland out of production, and income away from local farmers. He discussed the financial impacts of living next to this facility and its detrimental impacts on property values and thinks the people living next to this facility should get a discount on their property taxes. Mr. Svetlik also discussed his concerns on how this project would be a solar hotspot and may affect climate change. He is worried about the animals in the area, the weeds choking out the native plants, the minerals that would erode off of this facility, and drainage changes to the area.

Michelle Svetlik spoke in regards to Resolution Z25-0046. She is opposed to the project and is concerned about how it will affect the surrounding areas and farms. She worries about the look of the solar farm on agricultural land changing the scenery that she has grown up with and has planned for her future children to grow up with. She doesn't understand why agricultural land will be developed by some corporation that does not care about the homeowners around the project. She thinks that

placing solar panels on top of buildings makes more sense than using agricultural land that will take jobs away from farmers and impact their way of life.

Kevin Maloney spoke in regards to Resolution Z25-0049. He stated he is with Fellowship Energy, the developer for the project. He discussed how the property is zoned "M-2" Manufacturing and is a reclaimed old mine. He stated that his company took the concerns to heart that were discussed at the ZBA Meeting. He states they did a 360-degree view of the projected solar farm and the average distance to the edge of the solar farm is 890 foot away, the closest house is over 600 foot away, and a tree lined fence that is 200 foot away. He said this is the piece of land that everybody is looking for to be the best place for a solar farm as nothing else can be built here or farmed. It will add tax revenue to the County without adding any burdens.

Joe Hamilton spoke in regards to Resolution Z25-0044 and Z25-0045. He discussed his email that he sent out to Board Members the previous day. He is opposed to the projects and is concerned that if the landowner gets approval here, they may want a similar project on a parcel that their family owns north of this one.

Caeley Stutz spoke in regards to Resolution Z25-0044 and Z25-0045. She discussed her opposition to the solar farms. She worries that the rural charm and safety of the community will be threatened with this project. She spoke about better options for this type of project. She worries that even after construction, the maintenance of the facility would be bothersome. She said that even though the company stated this project will blend in to her neighborhood, she has driven by many solar farms in the area and there is no way they would blend in. She stated she went to look at a pollinator friendly solar farm that was just full of weeds. Ms. Stutz also commented that people with Ameren could receive discounts, but the people around this location have MJM for their electric supply so wouldn't be eligible to receive any discounts.

Debra Hearn spoke in regards to Resolution Z25-0046. She discussed her opposition to the project. She said she is part of a tight-knit community in this area, and the landowner for this project doesn't even live in their neighborhood. Ms. Hearn thinks it would be different if they lived in this rural agricultural neighborhood and wanted this project, but they will not be around or impacted by it.

Diann Hass spoke in regards to Resolution Z25-0046. She discussed her opposition to the project. She said she has lived in her home for over 30 years and enjoys the rural atmosphere and the local farms. She is worried about the wildlife and agricultural area that will be affected by the solar farm.

Chris Tite spoke in regards to Resolution Z25-0044 and Z25-0045. He discussed his opposition to the project. He states he has seen projects by GreenKey solar in surrounding communities, and they do not maintain the facilities. He said the surrounding area for this project does not have a huge amount of farmland, so a residential area will be impacted by this project.

Desiree Noisette spoke in regards to Resolution Z25-0044, Z25-0045, and Z25-0046. She is the permitting project manager with GreenKey Solar for the projects at Rezy Road, Wolf Road 1 and Wolf Road 2. She appreciates everyone sharing their concerns and is taking her notes back to the director of development. She discussed continuing the conversation about the projects and finding common ground.

Approval of Minutes:

Chairman Pro Tem Dickerson asked the Committee if all members had reviewed the minutes from the July 3, 2025 and July 8, 2025 meeting, and if they had any changes to be made. Chairman Pro Tem Dickerson approved the minutes.

Zoning Resolutions:

Jen Hurley, Zoning Coordinator, gave the overview of the eight zoning petitions and two subdivisions on the agenda.

Ms. Hurley introduced Resolution Z25-0042, petition of Obed Neri Nova Nova, owner of record. Ms. Hurley stated the subject property is located at 8317 Fairway Boulevard in Collinsville, County Board District #16, zoned "A" Agricultural. She said the applicant is requesting a Special Use Permit in order to place a mobile home on site for the occupancy of Obed Nova for a period not to exceed 5 years and also requesting a variance in order to place the mobile home 15 feet

from the side property lines instead of the required 40 feet due to the narrow width of the parcel. Ms. Hurley said there are no outstanding violations, staff received one letter of opposition from a nearby neighbor, and ZBA Recommended Denial 5-0.

Ms. Hurley introduced Resolution Z25-0043, petition of Kyle Touchette. She stated the subject property is located at 206 N Wilson Heights Road, Collinsville, County Board District #25, zoned "R-2" Single-Family Residential District. She said the applicant is requesting a variance to construct an accessory structure that would be 24 ft tall instead of the maximum 20 feet allowed for the storage of an RV in the structure. Ms. Hurley stated there are no outstanding violations, no opposition expressed, and ZBA recommended approval 5-0.

Ms. Hurley introduced Resolutions Z25-0044 and Z25-0045, petitions of Wolf Road Solar 1, LLC and Wolf Road Solar 2, LLC. She stated the subject properties are located along Wolf Road, about ¼ mile west of the intersection of Drexelius Rd and Fosterburg Road, Alton, County Board District #5, zoned "A" Agricultural District. The applicant is requesting a Special Use Permit to develop a Commercial Solar Energy Facility on site, and the applicant submitted Results & Recommendations obtained through EcoCAT, United States Fish & Wildlife Service review, Agricultural Impact Mitigation Agreement, Drainage and Soil Survey Report, Decommissioning Plan with Cost Estimation and letter from the Illinois State Historic Preservation Office, which are all included in the meeting packet. She said the proposal meets Commercial Solar Energy Facility requirements in the Zoning Ordinance, including 150 ft setbacks from dwellings, a perimeter fence at least 7 ft in height, and panels with a maximum height at full tilt of 12 ft tall. Ms. Hurley stated there are no outstanding violations, staff received several letters of opposition as well as a petition of opposition, and ZBA recommended denial 4-1.

Ms. Hurley introduced Resolution Z25-0046, petition of Rezy Road Solar, LLC. She said the subject property is located along Rezy Rd, about 1 ¼ miles north of New Douglas Road, New Douglas, County Board District #3, zoned "A" Agricultural District. She said the applicant is requesting a Special Use Permit to develop a Commercial Solar Energy Facility on site and the applicant submitted Results & Recommendations obtained through EcoCAT, United States Fish & Wildlife Service review, Agricultural Impact Mitigation Agreement, Drainage and Soil Survey Report, Decommissioning Plan with Cost Estimation and letter from the Illinois State Historic Preservation Office, which are all included in the meeting packet. She said the proposal meets Commercial Solar Energy Facility requirements in the Zoning Ordinance, including 150 ft setbacks from dwellings, a perimeter fence at least 7 ft in height, and panels with a maximum height at full tilt of 12 ft tall. Ms. Hurley stated there are no outstanding violations, staff received several letters of opposition and one letter of support, and ZBA recommended denial 3-2.

Ms. Hurley introduced Resolution Z25-0047, petition of Madison County Roofing and Home Improvement, Inc. She said the subject property is located at 5420 Travis Lane, Granite City, County Board District #21, zoned "M-3" Heavy Manufacturing District. Ms. Hurley said the applicant is requesting a Special Use Permit in order to place a mobile home on site for the occupancy of Mason Eck. Ms. Hurley stated there are no outstanding violations, no opposition expressed, and ZBA recommended approval with conditions 5-0.

Ms. Hurley introduced Resolution Z25-0048, petition of Jared Littlefield. She said the subject property is located at 1250 14th Street, Cottage Hills, County Board District #5, zoned "R-3" Single-Family Residential District. Ms. Hurley said the applicant is requesting a Special Use Permit to place a mobile home on site for the occupancy of Jared Littlefield and family. Ms. Hurley stated there are no outstanding violations, staff received one letter of opposition from a nearby neighbor, and ZBA recommended approval with conditions 5-0.

Ms. Hurley introduced Resolution Z25-0049, petition of Madison County Solar FE1 LLC. She said the subject property is located ¾ mile north of the Intersection of Lebanon Rd and Clay School Rd, Collinsville, County Board District #22, zoned "M-2" General Manufacturing District. Ms. Hurley said the applicant is requesting a Special Use Permit to develop a Commercial Solar Energy Facility on site and the applicant submitted Results & Recommendations obtained through EcoCAT, United States Fish & Wildlife Service review, Agricultural Impact Mitigation Agreement, Drainage and Soil Survey Report, Decommissioning Plan with Cost Estimation and letter from the Illinois State Historic Preservation Office, which are all included in meeting packet. She said the proposal meets Commercial Solar Energy Facility requirements in the

Zoning Ordinance, including 150 ft setbacks from dwellings, a perimeter fence at least 6 ft in height, and panels with a maximum height at full tilt of 20 ft tall. Ms. Hurley stated there are no outstanding violations, opposition was expressed at ZBA, and ZBA recommended denial 4-1.

Subdivisions:

Ms. Hurley introduced Seger 2nd Subdivision - Minor Plat. She said the property is approximately 75 acres and is zoned "A" Agricultural District. It is a 2-lot minor subdivision with Lot 1 being 2.0 acres and the remnant being 73 acres. The property is not within the 1.5 mile growth area of any municipality. Ms. Hurley said there are no new easements being proposed as both lots have direct access to Walnut Road, and the proposed layout satisfies all zoning and subdivision requirements.

Ms. Hurley introduced Fontana Farms - Minor Plat. She said the property is approximately 11.72 acres and is zoned "A" Agricultural District. It is a 2-lot minor subdivision with Lot 1 being 9.72 acres and Lot 2 being 2.00 acres. The property is not within the 1.5 mile growth area of any municipality. Ms. Hurley said Lot 1 includes the existing single-family dwelling and shed on the property. She stated the applicants are proposing a new private roadway easement to give Lot 2 access to Old Staunton Rd and the private roadway is to be maintained by all adjoining lot owners. Ms. Hurley said the proposed layout satisfies all zoning and subdivision requirements.

Pre-Application Presentation:

None

New Business:

Chairman Pro Tem Dickerson brought in Resolution Z25-0042. Terry Eaker made a motion to approve ZBA's denial. Seconded by Nick Petrillo. Roll-call vote. All ayes. Motion approved to uphold ZBA's denial.

Chairman Pro Tem Dickerson brought in Resolution Z25-0043. John Janek made a motion to approve. Seconded by Bobby Ross. Roll-call vote. All ayes. Motion passes.

Chairman Pro Tem Dickerson brought in Resolution Z25-0044. Bobby Ross made a motion to approve ZBA's denial. Seconded by Nick Petrillo. Roll-call vote. All ayes. Motion approved to uphold ZBA's denial.

Chairman Pro Tem Dickerson brought in Resolution Z25-0045. Bobby Ross made a motion to approve ZBA's denial. Seconded by Terry Eaker. Roll-call vote. All ayes. Motion approved to uphold ZBA's denial.

Chairman Pro Tem Dickerson brought in Resolution Z25-0046. Terry Eaker made a motion to approve ZBA's denial. Seconded by Bobby Ross. Roll-call vote. All ayes. Motion approved to uphold ZBA's denial.

Chairman Pro Tem Dickerson brought in Resolution Z25-0047. John Janek made a motion to approve. Seconded by Fred Michael. Roll-call vote. All ayes. Motion passes.

Chairman Pro Tem Dickerson brought in Resolution Z25-0048. A discussion ensued. Terry Eaker made a motion to approve. Seconded by Fred Michael. Roll-call vote. All nays. Motion denied.

Chairman Pro Tem Dickerson brought in Resolution Z25-0049. A discussion ensued. Terry Eaker made a motion to postpone. Seconded by Bobby Ross. Roll-call vote. All ayes. Motion to postpone passes.

Chairman Pro Tem Dickerson brought in Seger 2nd Subdivision - Minor Plat and Fontana Farms - Minor Plat. John Janek made a motion to approve. Seconded by Bobby Ross. Roll-call vote. All ayes. Motion passes.

Chairman Pro Tem Dickerson brought in the monthly Purchase Approvals. Terry Eaker made a motion to approve. Seconded by Bobby Ross. Roll-call vote. All ayes. Motion passes.

Chairman Pro Tem Dickerson brought in the monthly Purchase Request. John Janek made a motion to approve. Seconded by Bobby Ross. Roll-call vote. All ayes. Motion passes.

Chairman Pro Tem Dickerson brought in the Resolution Updating the Madison County Illinois Building Codes for approval. Building & Zoning Administrator Chris Doucleff discussed the details. Fred Michael made a motion to approve. Seconded by Bobby Ross. Roll-call vote. All ayes. Motion passes.

Chairman Pro Tem Dickerson brought in the Resolution to Award Funding For Advanced Waste Technologies Feasibility Study Grant. Resource Management Coordinator Brandon Banks discussed the details. Terry Eaker made a motion to approve. Seconded by Nick Petrillo. Roll-call vote. All ayes. Motion passes.

Chairman Pro Tem Dickerson brought in the Refund Request for B2025-0694. Zoning Coordinator Jen Hurley explained the reasons for the request. Bobby Ross made a motion to approve. Seconded by Terry Eaker. Roll-call vote. All ayes. Motion passes.

Administrator's Report:

Mr. Doucleff spoke about the next E-waste event coming up on August 23rd, and the once-a-month Household Hazardous Waste Event on August 9th. He stated that building permits issued for July included 12 new home permits, compared to only 2 new home permits in the same month last year. Also, this year in July the permit fees collected were about \$30,000 more than the same month last year.

Unfinished Business:

None

Adjournment:

Terry Eaker made a motion to adjourn the meeting. Seconded by Nick Petrillo. Voice-vote. All ayes. Motion passes. Meeting adjourned.