

Building & Zoning Committee
Meeting Minutes for September 2, 2025

Members Present:

Mick Madison, Chairman
Frank Dickerson
Terry Eaker
John Janek
Fred Michael
Nick Petrillo

Members Absent:

Bobby Ross

Others Present:

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

Call of Meeting to Order and Roll Call:

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

Public Comment:

Erik Anderson, a representative with Roxford Solar A LLC, spoke about Resolution Z25-0059. He stated the solar arrays would be on 27.6-acres connected to an electric line on the east side of the property. He stated the project would be screened by two rows of vegetation, provide increased tax revenue for the County, and provide up to \$120,000 in savings to electric customers through the market driven rate program. He discussed an Open House that his company had for the neighbors that would be impacted by this project and how they welcomed feedback.

Owen Hooper, with Roxford Solar A LLC, spoke about Resolution Z25-0059. He stated that based on the feedback from the ZBA Meeting, they have adjusted the site plan for the northerly setback to now be 300 feet from the closest backyard neighbor, added additional screening at the entrance, and added a wildlife gap at the bottom of the fencing so that small animals can move in and out of the facility. He briefly discussed items in the proposal for the project such as subscriptions for cost savings, panel waste not being hazardous, wildlife, SWIP, and property values.

Mike Hamilton spoke in regards to Resolutions Z25-0044 and Z25-0045. He has concerns with the decommissioning proposal after his son with a degree in Construction Management looked at the project proposal. He discussed the AIMA and re-evaluation for estimated cost timelines and the validity of the Exhibit "A" salvage valuation. Mr. Hamilton also worries about the conflicting numbers given by the solar companies when it comes to property taxes generated over the lifetime of the facility, as their numbers have changed in documentation that he received in the mail over what was noted in their original presentation.

Tammy Kruse spoke in regards to Resolution Z25-0057. She lives directly across from the proposed solar farm and is concerned about how the project will negatively affect property values, the character of her community, environmental and safety concerns. She is also worried about any benefits the project provides will not stay in the community and just go into the Ameren grid for subscribers in other areas.

Steven Nailor spoke in regards to Resolutions Z25-0044 and Z25-0045. He lives close to the proposed solar farm and is concerned about the loss of tillable farmland and doesn't think this is a good fit for his neighborhood. He discussed other solar farms in the region and how they may contract local laborers during the construction phase, but not for future maintenance.

Mr. Nailor worries about maintenance of the facility and how the promises made by the developing company will be honored if it is sold off after construction.

Paul Braundmeier spoke in regards to Resolutions Z25-0044 and Z25-0045. He is a mechanical engineer and worries about stormwater runoff problems resulting from the project. He is also concerned about the location of the project in proximity to parcels that don't yet have homes built on the properties that may want to build in the future. Mr. Braundmeier also brought up the fact that when people buy their properties, they take the zoning into consideration. With this being a variance to the zoning, it is changing the rules so people won't know what to expect before they buy a property.

Chairman Madison stated the Illinois Statute for setbacks on solar panels is 150 feet from the back of a home.

Amir Afshar spoke in regards to Resolution Z25-0057. His family has farmed the adjacent, connected property for 4 generations and spoke about how farmland is getting harder to find. He discussed the current rural area and how a commercial solar facility is not a good fit for the community.

Abby Wilmsmeyer spoke in regards to Resolutions Z25-0044 and Z25-0045. She lives across from the proposed project site and recently purchased the property. She is concerned about the project changing the rural views of the neighborhood and the maintenance of the facility since the developing company will probably not be around for that part of the project.

John Hamilton spoke in regards to Resolutions Z25-0044 and Z25-0045. He is a lifetime neighbor of the proposed project site and thinks there are better locations for a project like this instead of this rural neighborhood setting. He discussed other possible locations and questions the long-term need for solar projects.

Kirk Johnson spoke in regards to Resolution Z25-0057. He is a longtime neighbor of the proposed project site and doesn't think the quiet, farm-like setting is a good place for this project. He discussed the welfare and property values of the neighbors being impacted by the proposed project. He is concerned about the maintenance of the project and thinks the technology of the panels will quickly become outdated. He believes this project will be detrimental to the character of the community and the surrounding wildlife.

Julie Hamilton in regards to Resolutions Z25-0044 and Z25-0045. She is an adjoining property owner of the proposed project site. She is concerned and discussed the bonding of the facility and the decommissioning process/expense. She said the report was prepared by someone out of Carrollton, Texas, but it isn't noted anywhere if the labor per unit estimates for the decommissioning were based on Texas or Illinois values. She also discussed that there may be some missing language in the Introduction in Paragraph 3, and how the report mentions "best practices" yet there has not been any solar facilities reach the decommissioning phase. She is worried about the disposal of the materials and site restoration at the end of the project, and how the report only gives a vague description on those details. Ms. Hamilton also worries about future changes of ownership and how that would be handled with the Special Use Permit.

Brad Dorsey spoke in regards to Resolution Z25-0057. He discussed renewable and reliable energy and the closing of a coal plant in Montgomery County. He states that Illinois only gets 14% of its electricity from renewable energy. He also discussed how solar farms are expensive to install, unreliable and inefficient. Mr. Dorsey also spoke about the impacts to property values and the unknown impacts to the soil. He is concerned about the bonds and decommissioning as well as the proximity of the proposed site to a nearby regional airport.

Mike Gordon spoke in regards to Resolution Z25-0059. He has spoken to the developers on this project, and he worries about the project being sold to an unknown buyer. He discussed a similar project in the area and how it is overgrown and not maintained properly. This project will be within ¼ mile of his residence and feels this is not a good location for this type of project, as it belongs in a more industrialized area where it will not impact a community instead. He is concerned with the ongoing drainage issues in the area that this project will contribute to while providing no benefits to the area.

Matt Bandy spoke in regards to Resolution Z25-0057. He discussed his family's reasoning for wanting to place a solar farm on their property. He believes in the company and made sure the benefits would stay in Madison County and not get shipped to Chicago. He asked the company to place the project in the back of their field so no one would see it, and he asked for the contract to state that he will do the mowing and landscaping on the property to keep up with the maintenance.

Kevin Maloney in regards to Resolution Z25-0046. He is the developer on this project and discussed the differences on this project in comparison to the others on the agenda. He stated this parcel is zoned Manufactured and nothing else can be grown or placed on it due to it being an old mine. He states that solar panels in this location will not be visible to the neighbors.

Gina Davison spoke in regards to Resolution Z25-0059. She lives across from the proposed project site and is opposed to the project. She is concerned about the wildlife in the area and the possible artifacts that may be located in the field. She worries about the tilt of the panels and the glare affecting her home. Ms. Davison is also concerned about water drainage issues and thinks there is a better place for this project instead of a residential community.

Pat Cooper spoke in regards to Resolution Z25-0057. He is a farmer on an adjacent property and is concerned about how the panels will affect the crops on his field. He discussed temperature changes and moisture changes resulting from the installation of the panels over the row crops that are currently there.

Debra Hearn spoke in regards to Resolution Z25-0046. She lives close to the proposed project site and is against it being in the rural neighborhood. She is concerned about the many negative effects to the community. She stated neighboring property owners purchased their homes because of the surrounding farmland and zoning, and they don't want this type of project to change the neighborhood.

Chairman Madison discussed how the State has rewritten the solar and wind ordinances.

Approval of Minutes:

Chairman Madison asked the Committee if all members had reviewed the minutes from the August 5, 2025 meeting, and if they had any changes to be made. Chairman Madison approved the minutes.

Zoning Resolutions:

Jen Hurley, Zoning Coordinator, gave the overview of the six new zoning petitions and the one subdivision on the agenda.

Ms. Hurley introduced Resolution Z25-0051, petition of Thomas and Debra Luebbers. She said the subject property is located at 13348 Trestle Road in Highland, Illinois, County Board District #4 and zoned "A" Agricultural District. Ms. Hurley said they are requesting a variance in order to construct a detached garage that would be 25 feet from the front property line instead of the required 50 feet. Ms. Hurley said there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval 6-0.

Ms. Hurley introduced Resolution Z25-0053, petition of Dustin and Jenna Miller. She said the subject property is located at 320 State Street in Edwardsville, Illinois, County Board District #18 and zoned "R-3" Single-Family Residential District. Ms. Hurley said they are requesting a variance to construct a 6-foot tall solid board fence located in the front yard setback area, where fences are required to be at least 50% open and a maximum of 4 feet tall, and they are also requesting a variance to construct a detached garage in the front yard that would be 35 feet from the front property line along State Street. Ms. Hurley stated there are no outstanding violations, no opposition expressed, and ZBA recommended approval 6-0.

Ms. Hurley introduced Resolution Z25-0054, petition of Andrew and Amy Gross. She said the subject property is located at 8627 Maple Grove Road in Edwardsville, Illinois, County Board District #11 and zoned "A" Agricultural District. Ms. Hurley said they are requesting a Special Use Permit in order to have an Accessory Dwelling Unit within an existing accessory structure on the 6.5-acre property. Ms. Hurley stated there are no outstanding violations, no opposition expressed, and ZBA recommended approval 6-0.

Ms. Hurley introduced Resolution Z25-0055, petition of Harbinderjit Saini. She said the subject property is located at 1336 2nd Street in Cottage Hills, Illinois, County Board District #5 and is zoned "R-4" Single-Family Residential 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 Ravinder Singh and Harbinderjit Kaur Saini. Ms. Hurley stated there are no outstanding violations, staff received several letters of opposition, and ZBA recommended denial 6-0.

Ms. Hurley introduced Resolution Z25-0057, petition of Madison IL 1, LLC. She said the subject property is located at 275 N Main Street in Moro, Illinois, County Board District #5 and is zoned "A" Agricultural District. Ms. Hurley said the applicant is requesting a Special Use Permit in order to develop a Commercial Solar Energy Facility on site. She said the facility would cover approximately 50.84 acres of the total 67.79-acre parcel and the proposal meets Commercial Solar Energy Facility requirements in the Zoning Ordinance, including 150-foot setbacks from dwellings, a perimeter fence at least 6 feet in height, and panels with a maximum height at full tilt of 20 feet tall. Ms. Hurley stated there are no outstanding violations, opposition was expressed at the ZBA Meeting, and ZBA recommended denial 4-1.

Ms. Hurley introduced Resolution Z25-0059, petition of Roxford Solar A LLC. She said the subject property is located along Old Alton Rd, about ½ mile north of E Chain of Rocks Road in Granite City, Illinois, County Board District #21 and is zoned "R-3" Single-Family Residential District. Ms. Hurley said the applicant is requesting a Special Use Permit in order to develop a Commercial Solar Energy Facility on site. She said the facility would cover approximately 28 acres of the total 74-acre parcel and the proposal meets Commercial Solar Energy Facility requirements in the Zoning Ordinance, including 150-foot setbacks from dwellings, a perimeter fence at least 6 feet in height, and panels with a maximum height at full tilt of 20 feet tall. Ms. Hurley stated there are no outstanding violations, staff received several letters of opposition and some letters of support, and ZBA recommended denial 4-3.

Subdivisions:

Ms. Hurley introduced Singleton Minor Subdivision - Minor Plat. She said the property is 6.692 acres and is zoned "A" Agricultural District. It is a 2-lot minor subdivision with Lot 1 being 4.692 acres and Lot 2 being 2.00 acres. Ms. Hurley said the property is located within the 1.5-mile growth area of the Village of Bethalto, and staff received a letter from the Village of Bethalto opting-out of review. She stated that Lot 1 includes the existing single-family dwelling on the property, and the applicants are proposing a new private 25' access easement to give the proposed Lot 2 access to Fawn Valley Drive. Ms. Hurley said the plat includes a statement that the private road will be maintained by and for the adjoining lot owners, and the proposed layout satisfies all zoning & subdivision requirements.

Pre-Application Presentation:

None

New Business:

Chairman Madison brought in Resolutions Z25-0051, Z25-0053, and Z25-0054. Terry Eaker made a motion to approve. Seconded by Fred Michael. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z25-0055. Chairman Madison discussed his support for upholding the denial. Terry Eaker made a motion to approve ZBA's denial. Seconded by Fred Michael. Roll-call vote. All ayes. Motion approved to uphold ZBA's denial.

Chairman Madison brought in Resolution Z25-0057. A discussion ensued on the placement of the solar panels on the property. Terry Eaker made a motion to approve ZBA's denial. Seconded by John Janek. Roll-call vote. All ayes. Motion approved to uphold ZBA's denial.

Chairman Madison brought in Resolution Z25-0059. 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 Madison brought in Resolutions Z25-0044 and Z25-0045. Chairman Madison asked to postpone the decision for 30 days. John Janek made a motion approve the postponement. Seconded by Nick Petrillo. Roll-call vote. All ayes. Motion postponed for 30 days.

Chairman Madison brought in Resolution Z25-0046. Chairman Madison asked to postpone the decision for 30 days. Terry Eaker made a motion approve the postponement. Seconded by Frank Dickerson. Roll-call vote. All ayes. Motion postponed for 30 days.

Chairman Madison brought in Resolution Z25-0049. A lengthy discussion ensued. Terry Eaker made a motion to overturn ZBA's denial. Seconded by Fred Michael. Roll-call vote. Ayes: Terry Eaker, Mick Madison, Fred Michael, Nick Petrillo. Nays: Frank Dickerson, John Janek. Motion carries to overturn ZBA's denial.

Chairman Madison brought in Singleton Minor Subdivision. Frank Dickerson made a motion to approve. Seconded by John Janek. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the monthly Purchase Approvals. Frank Dickerson made a motion to approve. Seconded by John Janek. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the Refund Requests for Z25-0010 and Z25-0052. Building and Zoning Administrator Chris Doucleff explained the reasons for the requests. John Janek made a motion to approve. Seconded by Frank Dickerson. Roll-call vote. All ayes. Motion passes.

Administrator's Report:

Mr. Doucleff spoke stated there were 13 new homes built this August, which is 3 more than last August even though the amount of overall permits were down for the month. He also discussed the next once-a-month Household Hazardous Waste Event that will be on September 13th, and the next E-waste event that is coming up on October 18th.

Unfinished Business:

Ms. Hurley re-introduced Resolution Z25-0044 & Z25-0045, petitions of Wolf Road Solar 1, LLC and Wolf Road Solar 2, LLC., that were sent back from County Board. She said the subject properties are located along Wolf Road, about ¼ mile west of the intersection of Drexelius Road and Fosterburg Road in Alton, County Board District #5, zoned "A" Agricultural district. Ms. Hurley stated they are requesting a Special Use Permit in order to develop a Commercial Solar Energy Facility on site. She said there are 53.52-acres in total for the project, with Wolf Road Solar 1 being 26 acres and Wolf Road Solar 2 being 26-acres. Ms. Hurley said the proposal meets Commercial Solar Energy Facility requirements in the Zoning Ordinance, including 150 feet setbacks from dwellings, a perimeter fence at least 7 feet in height, and panels with a maximum height at full tilt of 12 feet tall. She 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 re-introduced Resolution Z25-0046, petition of Rezy Road Solar, LLC, that was sent back from County Board. 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 facility would cover the entire 29.87-acre parcel. She said the proposal meets Commercial Solar Energy Facility requirements in the Zoning Ordinance, including 150 feet setbacks from dwellings, a perimeter fence at least 7 feet in height, and panels with a maximum height at full tilt of 12 feet 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 re-introduced Resolution Z25-0049, petition of Madison County Solar FE1 LLC, that B&Z voted last month to postpone. 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 with the facility covering

approximately 25.1-acres of the total 52.9-acre parcel. She said the proposal meets Commercial Solar Energy Facility requirements in the Zoning Ordinance, including 150 feet setbacks from dwellings, a perimeter fence at least 6 feet in height, and panels with a maximum height at full tilt of 20 feet tall. Ms. Hurley stated there are no outstanding violations, opposition was expressed at ZBA, and ZBA recommended denial 4-1.

Adjournment:

John Janek made a motion to adjourn the meeting. Seconded by Frank Dickerson. Voice-vote. All ayes. Motion passes. Meeting adjourned.