

Building & Zoning Committee
Meeting Minutes for October 7, 2025

Members Present:

Mick Madison, Chairman
Terry Eaker
John Janek
Fred Michael
Nick Petrillo
Bobby Ross

Members Absent:

Frank Dickerson

Others Present:

Chris Doucleff, Administrator
Jen Hurley, Zoning Coordinator
Jessica Klingelhoef, 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:

Jennifer Zoelzer spoke in regards to Resolution Z25-0057. She opposes this project and believes that if this gets approved, there will be a second part of the project following immediately. She states this area is full of residential properties, and 74 people have signed a petition opposing this project. She knows there are more people that are against the project but are not speaking out due to their fear of retaliation. Ms. Zoelzer states the property in question has a lengthy history of incident reports after Madison County Sheriffs have been called to the property, and she discussed them in detail. She is also concerned with property values being negatively impacted by the proposed project.

Hunter Strader spoke in regards to Resolution Z25-0046. He is the owner and developer of Green Key Solar and Green Key Development. He stated he doesn't usually get involved on the permitting side of the company and was here due to the unique circumstances and concern from neighbors. Mr. Strader said he sat down with the neighbors last week at the project site to listen to their concerns and take them into consideration. He discussed changes that could be made, including shifting the solar array 30' further to the west. He also discussed how his company was working very closely with a nursery in the area to select items for the vegetative screen that would be the best fit for the area. He said on the North and South ends the trees would be planted 6' apart and close to the property line, and on the East side they would move the trees closer to the fence and be setback further from the road with two rows of trees placed 12' apart. He discussed other items that are now added to the proposal after listening to the concerns from the neighbors.

Seth Uphoff spoke in regards to Resolutions Z25-0044, Z25-0045, and Z25-0046. He is the council for Green Key Solar. He discussed how shifting the array to the west on Rezy Road would place it closer to the interstate and further from the residences on the east side and the screening would help the visual aspect. Mr. Uphoff said they have written proposals for special conditions that the County can hold them to, or anyone who is going to own or operate this project going forward. He then discussed the two Wolf Road Solar projects and how the fence lines would be adjusted in 30' from the property line to allow for the planting of a vegetative screening. He discussed that they would speak to the neighbors and the local nursery about the vegetative screening along with the maintenance of the items planted. Mr. Uphoff said for this project they would be switching to a woven wire agricultural style fence.

Erik Anderson spoke about Resolution Z25-0059. He is the developer for Roxford Solar, handling the project in Granite City. He stated that his company spoke with neighbors at an open house event before the meeting process with the County and continues to meet with neighbors in person and virtually about their concerns. He states that after the last Committee meeting, they addressed many of the concerns including the setback area from residences, which is now over 400' instead of the original 150' that the County requires, and some additional vegetative screening has been added. He states that there have been over 15 letters of support on file with the County for this project, and he feels the members of the community and the County will benefit from this project.

Keatin Four spoke in regards to Resolution Z25-0059. He is the Illinois Director of Programs and Operations for a group called Conservative Energy Network. He discussed the benefits of solar energy and how the community and County would benefit from a project of this nature. He also talked about how farmers were able to save their farm and keep it in the family because they were able to subscribe to a renewable energy project like this. Mr. Four stated that this project meets the guidelines and requirements of the law and needs to be approved.

Toni Oplt spoke in regards to Resolution Z25-0059. She is in support of this project and discussed the benefits to the community. She reiterated the positive changes that the company made to the project which includes the changes in setbacks, vegetative screenings, and creating a habitat to increase the local biodiversity. She feels this project will enhance community energy security and be a benefit the area.

Libby Reuter spoke in regards to Resolution Z25-0059. She is a resident of Alton and is in favor of this community solar project. She discussed the need for alternative energy sources with the current increases in demand. She encouraged and stressed the need for Board Members to support this project.

Kevin McKee spoke in regards to all of the Community Solar Resolutions. He is an unpaid volunteer for the Illinois Solar Education Association. He is in favor of all of the projects and the benefits they will bring to each community, especially all those that get their electricity from Ameren. He discussed the difficulties that many small farm owners are having, and how these projects can help to stabilize farm finances.

Shelley Isreal spoke in regards to Resolution Z25-0059. She lives directly across the street from the subject property, and she opposes this project for many reasons. She states this project will drastically change her daily views from her windows of a home that has been in the family for generations. She doesn't feel the project should be placed inside of a neighborhood on agricultural land. She said she thinks that commercial or industrial land would be a better location for this type of project. She also questioned what neighbors the developers have spoken to, since none of the neighbors she talks to are in favor of this project.

Amy Antonioli spoke in regards to Resolution Z25-0059. She spoke on behalf of Carson Power and how they are going above and beyond the requirements for this project when taking neighbors concerns into account. She discussed how this project would preserve the property from any number of uses in the future with a very low impact use for decades. She also discussed the additional revenue stream the project would bring to the community with no strain on area services.

Chris Phelps spoke in regards to Resolution Z25-0057. He is a resident of the community who is opposed to this project, and his in-laws live on North Main Street and will be directly impacted by the project. He is concerned about property values decreasing because of this project and feels like there are other places where this project would fit in better, like on top of a warehouse which uses a lot of power.

Mark Svetlik spoke in regards to Resolution Z25-0046. He is opposed to the solar project that he feels does not fit in his neighborhood and he thinks there are other places it would be a better fit. He appreciates the fact that Green Key Solar is trying to appease the neighbors with vegetative screening but knows it's because the project will be an eyesore. He states he moved out to the country for a reason, and having this industrial plant in his neighborhood is not what he envisioned. He discussed other options for energy sources that would work better. He is also concerned that all the promises made to get the

project approved will not ensure the way the project is taken care of 10 years or so down the road, because he knows it is difficult to get things done even when there are fines and liens on the property.

Dona Riekert spoke in regards to Resolutions Z25-0044 and Z25-0045. She opposes the Wolf Road Solar projects and wants the farmland to remain useable. She discussed some farming processes she takes part in. She worries about the fields near her home that will no longer produce corn or soy beans which feed families and animals, and will now have metal and glass structures surrounded by a chain link fence for decades to come. She stated that farmland cannot be replaced, and once it is gone it is gone, no matter what they say about returning the land to its previous use.

Mike Hamilton spoke in regards to Resolutions Z25-0044 and Z25-0045. He is opposed to the projects and doesn't want to see valuable farmland taken out of production. He states he has yet to see a solar farm that is properly maintained, and there is one that Green Key owns if anybody wants to drive up north to see how horrible it looks. He feels like there is no benefit to the community, as the power generated from the project will be sold to the Ameren grid and then sold back to the community at an inflated price. He also feels this project will have a negative impact on property values in the area, while only the landowner will profit from it. He worries about the company going bankrupt. He raises cattle on his nearby property, so he worries about possible storm damage and drainage after the storm carrying debris and glass onto his property and harming his animals. He stated that the pine trees that might be planted to conceal the arrays would also be damaging to his animals on his property and discussed additional concerns.

Julie Hamilton in regards to Resolutions Z25-0044 and Z25-0045. She is an adjoining property owner who opposes this project and is speaking on behalf of the 75 residents who have signed a petition opposing the project as well. She is concerned about the negative impact the project will have on the surrounding community. She discussed at length the proposed tax revenue increase the project claims to have and the tax revenue created by the surrounding homes. She worries about the next owner of the project being a good neighbor like the developing company claims they will be. She also stated that if this project goes through, there will most likely be another one, and it will drastically change the existing neighborhood community.

Jason Oliver spoke in regards to Resolution Z25-0056. Applicant Jason Oliver spoke about his request and discussed how he has been in business for three decades and is an asset to the community. He gave many detailed examples of how he has helped people in many different ways, including emergency response for dangerous streets or roadways after a storm. He hopes he can continue operating in his current location to serve the neighbors and community.

Diann Haas spoke in regards to Resolution Z25-0046. She lives on Rezy Road and is against the solar project. She said she went to the meeting that was held at the project site, and still has concerns about the industrial project in her rural neighborhood. She is concerned about the future owner of the project and how they will maintain it. She thinks that her property taxes might go down because her property value will probably decrease, but there will be no other benefit to the neighboring property owners when they are the ones having to look at it every day.

Chairman Madison discussed how the State has passed an act that took decisions about solar and wind out of the County's hands, and how it is possible that the concessions the solar companies are making to benefit the concerned citizens might be lost if the Resolutions end up getting denied. A lengthy discussion between the Chairman and audience members ensued about the enforcement of zoning codes and the decommissioning plans. Board Members John Janek and Terry Eaker also spoke about their thoughts on these solar projects. Another discussion ensued with audience members.

Approval of Minutes:

Chairman Madison asked the Committee if all members had reviewed the minutes from the September 2, 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 four new zoning petitions, two subdivisions, the proposed text amendments, and 5 commercial solar energy facilities on the agenda.

Ms. Hurley introduced Resolution Z25-0056, petition of Jason Oliver. She said the subject property is located at 11408 E Aster Road in St. Jacob, County Board District #4 and zoned "A" Agricultural District. Ms. Hurley said the applicant is requesting a Special Use Permit in order to operate a Landscaping Services business on site and also requesting a variance to operate the business on a tract of land that is 4.74 acres instead of the required 5 acre minimum for Landscaping Services. Ms. Hurley said the property is currently under violation for running a landscaping services business without a Special Use Permit, but approval of this request would resolve the violation. She said there was no opposition expressed, and ZBA Recommended Approval 6-0.

Ms. Hurley introduced Resolution Z25-0060, petition of Julie Sajich. She said the subject property is located at 4438 Chrisland Lane in Bethalto, County Board District #5 and zoned "A" Agricultural District. Ms. Hurley said the applicant is requesting a variance in order to construct an accessory structure that would be 1 foot from the front property line instead of the required 50 feet. Ms. Hurley stated there are no outstanding violations, no opposition expressed, and ZBA recommended approval 6-0.

Ms. Hurley introduced Resolution Z25-0062, petition of Opal Kraushaar-Day. She said the subject property is located at 257 Clover Street in Moro, County Board District #14 and is zoned "R-3" 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 Opal Kraushaar-Day and Charles Day. Ms. Hurley stated there are no outstanding violations, staff received several letters of opposition, and ZBA recommended denial 6-0.

Ms. Hurley introduced Resolution Z25-0064, petition of Fred Carpenter, applicant on behalf of Carpenter Management Holdings LLC. She said the subject property is located at 9627 Decamp Road in Staunton, County Board District #3 and is zoned "A" Agricultural District. Ms. Hurley said the applicant is requesting a Special Use Permit in order to construct a pole barn on site for personal storage of equipment on a lot 5.0-9.99 acres in size. Ms. Hurley stated there are no outstanding violations, opposition was expressed at the ZBA Meeting, and ZBA recommended approval with conditions 6-0.

Subdivisions:

Ms. Hurley introduced King Development, Minor Plat. She said the property is 43.32 acres and is zoned "A" Agricultural District. It is a 3-lot minor subdivision with Lot 1 being 3.20 acres, Lot 2 being 3.30 acres, and Lot 3 being 36.82 acres. Ms. Hurley said the property is located within the 1.5-mile growth area of the Village of Godfrey, giving them the opportunity to review the plat; Godfrey reviewed the subdivision and approved. She stated that the applicants are proposing a new 40' wide easement through Lot 1 to give Lot 2 and Lot 3 access to Straube Lane, and the plat includes a statement that owners of all lots on the plat will be responsible for the maintenance of the private access drive. Ms. Hurley said the proposed layout satisfies all zoning & subdivision requirements.

Ms. Hurley introduced Cedar Ridge Phase 2, Final Plat. She said that Phase 2 of Cedar Ridge comprises approximately 82.48 acres in total on the north side of Old Carpenter Road. Ms. Hurley stated that B&Z approved the preliminary plat on October 1, 2024 and the Final Plat of Phase 1 on June 3, 2025. She said the property is zoned "A" Agricultural District and has a 33 lot final plat with lots ranging between 2.0 and 4.48 acres in size. Ms. Hurley said the property is within the 1.5 mile growth area of City of Edwardsville; they opted to review and have approved the plans. She said there are no public sewage facilities located near the subject property at this time, and the applicant has submitted a private sewage plat that has been reviewed and approved by the B&Z Department Administrator. Ms. Hurley said the proposed layout satisfies all zoning & subdivision requirements.

Ms. Hurley introduced Toz's Farm Subdivision, Minor Plat. She said the property is 40.0 acres and is zoned "A" Agricultural District. It is a 2-lot minor subdivision with Lot 1 being 7.0 acres and Lot 2 being the remnant of 33.0 acres. Ms. Hurley said the property is located within the 1.5-mile growth area of the City of Highland, and staff received a letter from the City of Highland opting-out of review. She stated there is an existing 30' wide ingress/egress easement that gives the property access to Arkansas Road, and the applicant is proposing to extend that ingress/egress easement through the entirety of the north side of proposed Tract #1. The extension of the easement would then also give the remnant lot access to Arkansas Road, and the

plat includes a statement that the access easement is to be maintained by and for the adjoining lot owners. Ms. Hurley said the proposed layout satisfies all zoning & subdivision requirements.

Ms. Hurley spoke about the Demo Resolution for 1339 Lee Avenue in Cottage Hills. She said photos of the property in question were included in the packet.

Pre-Application Presentation:

None

New Business:

Chairman Madison brought in Resolutions Z25-0056, Z25-0060, Z25-0064, the Demo Resolution for 1339 Lee Avenue, King Development – Minor Plat, Cedar Ridge Phase 2 – Final Plat, and Toz’s Farm- Minor Plat, and the Purchase Approvals. There was a discussion on Resolution Z25-0056 where Building and Zoning Administrator Chris Doucleff stated that he has been in talks with the Applicant about the IEPA violations. Mr. Doucleff stated that the applicant knows he needs to come into compliance or there will be hefty fines assessed. Terry Eaker made a motion to approve. Seconded by Bobby Ross. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z25-0062. 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 the Purchase Request. Building and Zoning Administrator Chris Doucleff discussed the details of the Request. There was a brief discussion. Fred Michael made a motion to approve. Seconded by Bobby Ross. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the Ordinance Authorizing Text Amendments to Chapter 93 of the Madison County Code of Ordinances. Building and Zoning Administrator discussed the proposed changes which propose 2 livestock per acre if zoned “A” Agricultural and 5 acres or more where previously only 1 was allowed. There is also a change to the way the animal restrictions are presented in the Ordinance from paragraph-form to a more easy to read table-format. John Janek made a motion to approve. Seconded by Terry Eaker. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolutions Z25-0044, Z25-0045, Z25-0046 and Z25-0057. Terry Eaker made a motion to postpone the decision for 30 days. Seconded by Fred Michael. Roll-call vote. All ayes. Motion postponed for 30 days.

Chairman Madison brought in Resolution Z25-0059. Chairman spoke about the recent changes made to the layout. There was a brief discussion. Terry Eaker made a motion to postpone the decision for 30 days. Seconded by Nick Petrillo. Roll-call vote. All ayes. Motion postponed for 30 days.

Administrator’s Report:

Unfinished Business:

Ms. Hurley re-introduced Resolution Z25-0044 & Z25-0045, petitions of Wolf Road Solar 1, LLC and Wolf Road Solar 2, LLC. 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’ setbacks from dwellings, a perimeter fence at least 7’ in height, and panels with a maximum height at full tilt of 12’ 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 in July; B&Z denied in August; August County Board sent back to B&Z; B&Z postponed in September.

Ms. Hurley re-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 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' setbacks from dwellings, a perimeter fence at least 7' in height, and panels with a maximum height at full tilt of 12' tall. Ms. Hurley stated there are no outstanding violations, staff received several letters of opposition and one letter of support, and ZBA recommended denial in July; B&Z denied in August; August County Board sent back to B&Z; B&Z postponed in September.

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, 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. Ms. Hurley stated there are no outstanding violations, opposition was expressed at the ZBA Meeting, and ZBA recommended denial in August; B&Z denied in September; September County Board sent back to B&Z. The applicant submitted a revised site plan to increase the setback to occupied non-participating residents' home from 177' at the closest point to 300'. Additionally, they have proposed additional screening on the southeastern perimeter to screen the view from any homes along North Main Street.

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, 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. Ms. Hurley stated there are no outstanding violations, staff received several letters of opposition and some letters of support, and ZBA recommended denial in August; B&Z denied in September; September County Board sent back to B&Z. The applicant submitted a revised site plan to include a 400' setback to the north.

Adjournment:

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