



Madison County Government
Madison County Administration Building
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Chris Slusser
County Board Chairman

**BUILDING & ZONING COMMITTEE MEETING
FEBRUARY 3, 2026 - 5:00 PM
ROOM #309 | 157 N. MAIN ST. | EDWARDSVILLE, IL 62025**

AGENDA

A. CALL TO ORDER:

B. ROLL CALL:

Mick Madison, Chair
Frank Dickerson
Bobby Ross
Terry Eaker
Nick Petrillo
John Janek
Fred Michael

C. PUBLIC COMMENT:

D. APPROVAL OF MINUTES:

1. December 2, 2025 Building and Zoning Committee Minutes

E. ZONING RESOLUTIONS:

1. Resolution Z26-0003 – Petition of Arena Libra Solar, LLC, applicant on behalf of Deborah Benzing and Rachel Benzing, owners of record, requesting a Special Use Permit as per §93.023, Section D, Item 41 of the Madison County Zoning Ordinance in order to develop a Commercial Solar Energy Facility on site. This is located in an “A” Agricultural District in Nameoki Township along State Route 162, about .10 miles southwest of the Intersection of State Route 162 and Lake Dr, Granite City, Illinois, County Board District #20, PIN# 17-1-20-15-00-000-004 (**ZBA Recommended Denial**)
2. Resolution Z26-0004 – Petition of BTO Distillers LLC, dba Bluestem Distillery, on behalf of Jeffro Properties LLC, owner of record, requesting an amendment to a “B-5” Planned Business District for proposed changes to the previously-approved hours of operation. This is located in a ”B-5” Planned Business District in Ft Russell Township at 5313 State Route 140, Bethalto, Illinois, County Board District #14, PIN# 15-2-09-08-02-207-013 (**ZBA Recommended Denial**)
3. Resolution Z26-0006 – Petition of Edward Lenhardt, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to place a mobile home on site for the occupancy of Edward Lenhardt and family for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in

Wood River Township at 1356 11th St, Cottage Hills, Illinois, County Board District #5,
PIN# 19-2-08-03-02-204-015 **(ZBA Recommended Approval with Conditions)**

4. Resolution Z26-0008 – Petition of Rezy Road Solar, LLC, leasehold owner, on behalf of Lietz Irrevocable Family Trust, owner of record, requesting a variance as per §93.106, Section A, Item 3 of the Madison County Zoning Ordinance for the previously-approved Commercial Solar Energy Facility to be 20 feet from the west property line instead of the required 50 feet, in order to push the Project farther away from residences along Rezy Road. This is located in an “A” Agricultural District in Olive Township along Rezy Rd, about 1 ¼ miles north of New Douglas Rd, New Douglas, Illinois, County Board District #3, PIN# 08-1-05-10-00-000-012 **(ZBA Recommended Approval)**
5. Resolution Z26-0009 – Petition of Shelby Smith, applicant on behalf of DHJ Holdings LLC I, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep 2 goats on site. This is located in an “R-3” Single-Family Residential District in Collinsville Township at 2112 Barbara St, Collinsville, Illinois, County Board District #22, PIN#s 13-2-21-23-02-201-017 & 13-2-21-23-02-201-018 **(ZBA Recommended Approval with Conditions)**
6. Demo Resolution - 3315 Arlington Ave, Collinsville

F. SUBDIVISIONS:

1. BBT - Klenke Lease - Plat Vacation
2. Resubdivision of Lot 2 of Mill Creek Crossing

G. PURCHASE APPROVALS:

1. Monthly Bills

H. PURCHASE REQUESTS:

I. PURCHASE RESOLUTIONS:

J. RESOLUTIONS/ORDINANCES:

1. Resolution to Authorize Green Schools Program Funding FY 2026
2. Resolution Authorizing a Grant for Yearly Funding to the Madison County Soil and Water Conservation District FY 2026
3. Resolution Authorizing Environmental Grants FY 2026

K. REFUNDS:

1. Refund Request - Z26-0007
2. Refund Request - B2025-1327

L. ADMINISTRATOR’S REPORTS:

M. UNFINISHED BUSINESS:

N. NEW BUSINESS:

O. CLOSED SESSION:

1. Closed Session, if necessary, for any lawful exemption pursuant to Section 2(c) of the Illinois Open Meetings Act

P. ADJOURNMENT:

The next regularly scheduled meeting of the Building & Zoning Committee will be March 3, 2026.

If you have a disability and require a reasonable accommodation to attend this meeting, please contact the County's Compliance Coordinators within 3 business days prior to the scheduled meeting at 618/296-4546 or 618/296-4027 or by email hr@madisoncountyil.gov.