

**Building & Zoning Committee**  
**Meeting Minutes for November 4, 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:**

Reuben Grandon with Green Key Solar spoke about Resolution Z25-0046. He is the project developer and stated that the site plans were changed after meeting with the neighbors so that the project will better fit into the rural neighborhood. He said there is an increase to the eastern setback line to 80 feet and there will be an additional green screen of trees as shown in the packet, as well as adding fruit and flowering trees along Rezy Road. He stated there is a list of proposed conditions that they will commit to which will hold them accountable to what has been agreed upon. Mr. Grandon mentioned that 5 neighbors have sent in support letters to the County after these changes were made. Chairman Madison confirmed the support letters were received.

Cody Kreamalmeyer spoke about Resolution Z25-0061. He stated he is the builder for the project and is speaking on behalf of Brad and Kathy Greer who own the lot and just want to re-zone the property in order to build a new home. Mr. Kreamalmeyer stated the Greer's also own the two lots next to this lot, and he said the proposed house would be similar to the other two new homes that he is currently building for them on those lots.

Brad Dorsey spoke about Resolution Z25-0057. He is concerned about the solar farm devaluing the surrounding properties, including his. He also worries that the rain and runoff from the panels will not be good for the area that already has drainage issues during heavy rains. Mr. Dorsey stated that while there might be State Law for the solar farm, it is not a good fit for the local area. He wonders why there is even a meeting about the project if local government doesn't get a vote. He strongly believes this project is not a good use of land for the future of the town or area.

Beth Dorsey spoke about Resolution Z25-0057. She knows how important agriculture and agricultural land is to her family and the future generations of farmers and worries that this project will take that future away. She is very concerned that the farming community will diminish quickly in the next few years if things continue this way.

Tim Bertels spoke about Resolution Z25-0057. He is the Township Trustee of Moro and worries about the energy company benefitting from the project while the incentives are not helping the people in the area where the project is located. He states there are 15-20 single-family homes that will be directly impacted by this project that will decrease their property values. Mr. Bertels said that despite any ramifications, Board Members should vote "No" on the project.

Paul Braundmeier spoke about Resolutions Z25-0044 and Z25-0045. He is opposed to the projects. He states he deals with requests for variances in his line of work, and there is always a possibility of the request being denied. He feels that the solar companies should know that their projects might get denied. Mr. Braundmeier stated that despite the threat of a lawsuit, there is nothing in the Zoning that states a variance request has to be granted.

Chairman Mick Madison spoke and stated that State Solar and Wind Act that was passed takes away the Board Members rights to vote “no” on the projects if they meet all the requirements.

Jennifer Zoelzer spoke in regards to Resolution Z25-0057. She opposes this project as well as the second part that will be next once this is approved. She states subject property has 22 adjoining residential parcels, another 263 residential zoned parcels within a half mile, and approximately 5,200 and residential parcels within 3 miles; some of these parcels will be sandwiched between two solar farms. She states 74 people have signed a petition opposing this project. Ms. Zoelzer discussed the lengthy history of incident reports after Madison County Sheriffs have been called out to the property. She is highly concerned with home values being negatively impacted by the proposed project and gave statistical data based on property tax revenues in the local area. Ms. Zoelzer is concerned that the proposed increase of property tax revenue for the solar farm will not be equal to the revenue lost by the residential decrease.

Kirk Johnson spoke about Resolution Z25-0057. He is a longtime resident of the Moro area, and is very concerned that the quiet, peaceful area he has known will be gone after 50 years of enjoying it. He is not a farmer but appreciates farmland and worries about the local farmers and all farmers affected by these projects. He does not think this project will benefit the local area as it negatively changes the fundamental nature of the community.

Julie Hamilton spoke in regards to Resolutions Z25-0044 and Z25-0045. She is an adjoining property owner who opposes this project. She is concerned about these projects taking valuable farmland out of commission when the health risks are unknown. She also worries about the undervalued decommissioning plans and lack of landfill space if the panels are damaged and need removed. Ms. Hamilton stated the energy discount will be sold to others and not benefit those who will live by it. She knows this project will change the fabric of the community from a uniquely agricultural area to commercial area and hopes the applicant and landowner will withdraw the application and asked that the Board deny the application.

Seth Uphoff spoke in regards to Resolutions Z25-0044 and Z25-0045. He represents Green Key Solar and stated they have been in communication with neighbors and the County to make as many concessions or adjustments as possible for this project. Mr. Uphoff spoke about the site constraints with the Wolf Road projects compared to the Rezy Road project. He also discussed the changes for the fencing and added screening. He stated the projects meet all the requirements of the law and they have items on record to hold them accountable. He asked the Board Members to respect the landowner’s rights to do what they want with their land and approve Wolf Road 1 and Wolf Road 2.

#### **Approval of Minutes:**

Chairman Madison asked the Committee if all members had reviewed the minutes from the October 7, 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, five subdivisions, the proposed text amendments, and four commercial solar energy facilities on the agenda.

Ms. Hurley introduced Resolution Z25-0061, petition of Cody Kreamalmeyer on behalf of Bradley & Kathy Greer. She said the subject property is located at the Southeastern Corner of the Intersection of Saint James Dr and Shore Dr SW, Edwardsville, County Board District #5. Ms. Hurley stated they are requesting a zoning map amendment to rezone an approximately .18 acre tract of land from “B-3” Highway Business District to “R-3” Single-Family Residential District. They are also requesting a variance for the lot size, as this tract of land is 7,700 square feet instead of the required 9,000 square feet in the “R-3” Single-Family Residential District. She said the applicant plans to build a single-family dwelling

on the subject property. Ms. Hurley stated there are no outstanding violations. She stated staff received opposition from the Holiday Shores Sanitary District and from the Holishore Association Board of Directors. ZBA Recommended Approval 4-0.

Ms. Hurley introduced Resolution Z25-0065, petition of Rachel Hodo. She said the subject property is located at 5518 Oak St, Highland, County Board District #3. Ms. Hurley said the property is approximately 2.37 acres and is zoned "R-3" Single-Family Residential District and the applicant is requesting a Special Use Permit for the keeping of bees. A Special Use Permit allows a maximum of 3 colonies of domestic honeybees; the applicant's intention is to only have 2 hives, placed toward the back of the property, away from neighboring homes. Ms. Hurley stated the application meets criteria in the Zoning Ordinance for the keeping of bees, including setbacks from property lines, and a completed registration with the Illinois Department of Agriculture has been submitted. She said the property is under violation for keeping bees without a Special Use Permit, but approval of this request would resolve the violation. Ms. Hurley stated there was no opposition expressed and ZBA recommended Approval with Conditions 4-0.

Ms. Hurley introduced Resolution Z25-0067, petition of Ralph Paslay on behalf of Ajay Kansal. She said the subject property is located at 3775 Wanda Rd, Edwardsville, County Board District #21 and the property is zoned "M-1" Limited Manufacturing District. Ms. Hurley said the applicant is requesting a Special Use Permit to construct a single-family dwelling and intends to demo the existing single-family dwelling and construct a new one on the property, which requires the Special Use Permit in "M-1". Ms. Hurley stated there are no outstanding violations and no opposition was expressed and ZBA recommended Approval with Conditions 4-0.

Ms. Hurley introduced Resolution Z25-0071, petition of Mike Wilson. She said the subject property is located at 522 Constanzo Ln, Bethalto, County Board District #14 and the property is zoned "R-3" Single-Family Residential. Ms. Hurley stated the applicant is requesting a variance to construct an accessory structure in the front yard. She said the applicant is requesting to build a 40ft x 60 ft shed that would be 6 feet from the front (east) property line, which is the only flat area available for the structure per the applicant. Ms. Hurley stated there are no outstanding violations, no opposition expressed, and ZBA recommended Approval 4-0.

Ms. Hurley introduced Resolution Z25-0072, petition of Fred Dublo, Jr. She said the subject property is located about ¼ mile north of the intersection of Seiler Rd and Wood Station Rd, Alton, County Board District #7. Ms. Hurley stated the property is approximately 9.31 acres and is zoned "A" Agricultural District. She said the applicant is requesting a Special Use Permit to construct a post-frame/pole barn-style single-family dwelling on a lot that is 2.0-9.99 acres in size, and intends to construct a 2 bedroom, 1.5 bath post frame house that will look more like a house than a post frame building and has submitted a rendering photo. Ms. Hurley stated there were no outstanding violations, no opposition expressed and staff received one letter of support, and ZBA recommended Approval with Conditions 4-0.

Ms. Hurley introduced Resolution Z25-0073, petition of Sukhwinder Singh on behalf of Collinsville Express LLC. She said the subject property is located at 3125 Fairmont Ave, Collinsville, County Board District #16, and is zoned "B-1" Limited Business District. Ms. Hurley stated the applicant is requesting a Special Use Permit to operate an Eating and Drinking Establishment in the existing building on site (currently operating as Steffi's). She stated since the owner is changing and the liquor license will be under a different name a new Special Use Permit is required. Ms. Hurley stated the applicant intends to operate just as the previous business did, with a bar, restaurant, small retail section and gaming. Ms. Hurley said there were no outstanding violations, there was no opposition expressed, and ZBA recommended Approval with Conditions 4-0.

#### **Subdivisions:**

Ms. Hurley introduced Nass Minor Subdivision. She said the property is 4.042 acres and is dual-zoned as "R-2" Single-family Residential District and "B-1" Limited Business District. It is a 2-lot minor subdivision with Lot 1 being approximately 1.004 acres and Lot 2 being 3.038 acres. Ms. Hurley said Lot 2 will include the existing single-family dwelling on the property. She stated the subject property is located within the 1.5-mile growth area of the Village of Godfrey and the City of Alton, giving both municipalities the opportunity to review the plat; Godfrey reviewed the subdivision and approve, and staff received a

letter from Alton opting-out of the review. Ms. Hurley stated there are no new easements being proposed and the proposed layout satisfies all zoning & subdivision requirements.

Ms. Hurley introduced Gaetano & Madeline Farms, Minor Plat. She said the property is 26.87 acres and zoned “A” Agricultural District. It is a 2-lot minor subdivision with the Lot 1 being 24.87 acres and Lot 2 being 2.00 acres. Ms. Hurley said the property is not within the 1.5 mile growth area of any municipalities. She said the applicants are proposing a new private roadway and utility easement to give the proposed Lot 2 access to Twin Hill Lane and the plat includes a statement addressing maintenance of the private roadway. Ms. Hurley said the proposed layout satisfies all zoning & subdivision requirements.

Ms. Hurley introduced Mill Creek Crossing, Minor Plat. She said the property is 35.74 acres and is zoned “A” Agricultural District. It is a 3-lot minor subdivision with Lot 1 being 7.94 acres, Lot 2 being 8.57 acres, and Lot 3 being 19.23 acres. Ms. Hurley said the property is located within the 1.5-mile growth area of the City of Troy, and staff received a letter from the City of Troy opting-out of review. She stated Turkey Hollow Lane is a 40’ wide private roadway and utility easement and will be utilized to give Lot 1 access to West Mill Creek Road. Ms. Hurley stated the plat includes a statement addressing maintenance of the private roadway, and Lot 2 and Lot 3 will have direct access to West Mill Creek Road. Ms. Hurley stated the property is not in the 100-year floodplain and the proposed layout satisfies all zoning & subdivision requirements.

Ms. Hurley introduced DG Holiday Shores Subdivision, Minor Plat. She said the property is 33.682 acres and is dual-zoned “A” Agricultural District and “B-2” General Business District. It is a 2-lot minor subdivision with Lot 1 being 1.570 acres and Lot 2 will be 32.112 acres. Ms. Hurley said the property is not located within the 1.5-mile growth area of any municipality and there are no new easements being proposed. Ms. Hurley said the proposed layout satisfies all zoning & subdivision requirements.

Ms. Hurley introduced DG Marine Subdivision, Minor Plat. She said the property is 229.647 acres and is zoned “A” Agricultural District. It is a 2-lot minor subdivision with Lot 1 being 2.002 acres and Lot 2 being the remnant of 227.645 acres. Ms. Hurley said the property is located within the 1.5-mile growth area of the Village of Marine, and Marine has reviewed the sub plat and given their approval. She stated that the Village of Marine and the applicant both intend for the newly created Lot 1 to be annexed into the Village prior to construction of Dollar General. Ms. Hurley said there are no new easements being proposed and the proposed layout satisfies all zoning & subdivision requirements.

**Pre-Application Presentation:**

None

**New Business:**

Chairman Madison spoke about the Resolution establishing Building & Zoning Committee Meeting Dates for 2026 and the amendment needed for the November date in 2026. He said the date is changing from November 3 to November 10 because of the Voting Day. John Janek made a motion to approve. Seconded by Terry Eaker. Roll-call vote. All ayes. Motion passes.

Chairman Madison spoke about the Purchase Requests and discussed the details. He also spoke about the Purchase Resolution. Building and Zoning Administrator Chris Doucleff discussed the details of the Purchase Resolution and the reasoning behind the need for renewal.

Chairman Madison spoke about the Ordinance Authorizing Text Amendments and discussed the reason for the change.

Chairman Madison spoke about the refund requests. Building and Zoning Administrator Chris Doucleff discussed the details of all three requests.

Chairman Madison brought in Resolutions Z25-0061, Z25-0065, Z25-0067, Z25-0071, Z25-0072, Z25-0073, Nass Minor Subdivision, Gaetano & Madeline Farms - Minor Plat, Mill Creek Crossing – Minor Plat, DG Holiday Shores Subdivision – Minor Plat, DG Marine Subdivision- Minor Plat, the Purchase Approval, both of the Purchase Requests, the Purchase Resolution, the

Ordinance Authorizing Text Amendments, Refund Requests for B2025-1123 and B2025-1217. Terry Eaker made a motion to approve. Seconded by John Janek. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the Refund Request for B2024-0225. John Janek made a motion to approve. Seconded by Terry Eaker. Bobby Ross abstained. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolutions Z25-0044 and Z25-0045. He discussed the recent law that is awaiting a signature by the Governor that would exempt Wolf Road from solar projects in the future. He stated that it would go into effect in June or July of 2026. A discussion ensued. Terry Eaker made a motion to postpone the decision for 30 days. Seconded by John Janek. Roll-call vote. All ayes. Motion postponed for 30 days.

Chairman Madison brought in Resolution Z25-0046. He discussed the support letters received from the neighbors after the new conditions were placed on the project. Fred Michael made a motion to approve the project. Seconded by Nick Petrillo. Roll-call vote. Ayes: Terry Eaker, Fred Michael, Nick Petrillo, Mick Madison; Nays: Bobby Ross, John Janek. Motion passes.

Chairman Madison brought in Resolution Z25-0057. Terry Eaker made a motion to approve the project. Seconded by Fred Michael. Roll-call vote. All nays. Motion to approve failed.

#### **Administrator's Report:**

Building and Zoning Administrator Chris Doucleff stated there were 165 permits issued in October, and 15 of those were for new homes. He reminded everyone about the Household Hazardous Waste collection on Saturday, November 8<sup>th</sup>, at the Wood River Facility from 8am-3pm.

#### **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 and postponed in October. She said the applicant has updated the site plans to better demonstrate that the fence lines would be set back from the neighboring properties, and the vegetative screening would be immediately adjacent to the fences.

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 and postponed in October. She said the new Proposed Conditions include the applicant applying for a 30 ft variation from the western boundary line, and Conditions to specify the vegetative screenings to be planted if variance is approved or if it is denied. Ms. Hurley said that staff received 5 letters from Rezy Road residents stating that if the project is approved, they support the variance petition and vegetative screening proposed.

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; B&Z postponed in October. She said the applicant submitted a revised site plan to increase the setback to occupied non-participating residents' home to 335'. Ms. Hurley stated they have proposed additional screening on the southeastern perimeter to screen the view from any homes along North Main Street as well.

**Adjournment:**

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