

**Building & Zoning Committee**  
**Meeting Minutes for November 3, 2022**

**Members Present:**

Mick Madison, Chairman  
Dalton Gray  
Ryan Kneedler  
Bill Meyer  
Nick Petrillo  
Robert Pollard  
Victor Valentine

**Members Absent:**

Terry Eaker  
Bobby Ross

**Others Present:**

Noelle Maxey, Zoning Coordinator	Chris Byron	Duane Happold	Gary Fritzsche
Jen Hurley, Zoning Assistant	Charlotte Fraser	Chad Chabazi	
Chris Doucleff, Administrator	Chris La France	Jane Pirolo	

**Call of Meeting to Order and Roll Call:**

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

**Approval of Minutes:**

Chairman Madison asked the Committee if all members had reviewed the minutes from the October 6, 2022 meeting and if they had any changes to be made. Chairman Madison approved the minutes.

**Zoning Petitions and Subdivision Overview:**

Noelle Maxey, Zoning Coordinator, gave the overview of the six zoning petitions and two subdivisions on the agenda.

Ms. Maxey introduced Resolution Z22-0065, petition of Allen Williams, owner of record. Ms. Maxey stated the subject property is zoned "R-4" Single-Family Residential District, and the applicant is requesting a Special Use Permit to continue placement of the single-wide mobile home on site for his occupancy for a period not to exceed 5 years. Ms. Maxey said the property is currently under violation for not having an up-to-date Special Use Permit. She said staff received one letter of support and two letters of opposition from nearby property owners, and the ZBA recommended approval with the usual conditions for mobile homes.

Ms. Maxey introduced Resolution Z22-0072, petition of Jose Raymundo Vega Berlanga and Maria Luisa Magana Avalos, owners of record. Ms. Maxey stated the subject property is zoned "R-4" Single-Family Residential District, and the applicants are requesting a Special Use Permit to continue placement of the single-wide mobile home on site for the occupancy of Luis Campos and family for a period not to exceed 5 years. Ms. Maxey said the property is currently under violation for not having an up-to-date Special Use Permit. She said no opposition had been expressed, and the ZBA recommended approval with the usual conditions for mobile homes.

Ms. Maxey introduced Resolution Z22-0073, petition of Midwest Power Partners, LLC, on behalf of Jane Pirolo, owner of record. Ms. Maxey stated the subject property is zoned "A" Agricultural, and the applicant is requesting a Special Use Permit to develop a community solar project on site that would cover 32 acres of the 76.65 acre property. She said the proposal meets all of the county's community solar regulations, including zoning of "A" Agricultural and lot size of at least 10 acres. She

said there are no outstanding violations, no opposition had been expressed, and the ZBA recommended approval with conditions 4-1.

Ms. Maxey introduced Resolution Z22-0074, petition of Danielle Mitchell, owner of record. Ms. Maxey stated the subject property is zoned "R-4" Single-Family Residential District, and the applicant is requesting a Special Use Permit to continue placement of the single-wide mobile home on site for her occupancy for a period not to exceed 5 years. Ms. Maxey said the property is currently under violation for not having an up-to-date Special Use Permit. She said no opposition had been expressed, and the ZBA recommended approval with the usual conditions for mobile homes.

Ms. Maxey introduced Resolution Z22-0077, petition of ESP Solar, LLC, on behalf of Gary L. Fritzsche Trust, owner of record. Ms. Maxey stated the subject property is zoned "A" Agricultural, and the applicant is requesting a Special Use Permit to develop a community solar project on site that would cover 24 acres of the 35 acre property. She said the proposal meets all of the county's community solar regulations, including zoning of "A" Agricultural and lot size of at least 10 acres. She said there are no outstanding violations, no opposition had been expressed, and the ZBA recommended approval with conditions 4-1.

Ms. Maxey introduced Resolution Z22-0078, petition of Helmsing Development Group of Highland, LLC, owner of record. Ms. Maxey stated the applicant is requesting a zoning map amendment to rezone the subject property and 3 acres of an adjacent property from "M-1" Limited Manufacturing and "A" Agricultural Districts to "PD" Planned Development District. She said earlier this year the applicant request to just rezone the 3 acres of Agricultural land to "M-1" but since there was so much opposition from neighbors, they withdrew the request and are requesting a "PD" instead. Ms. Maxey said the applicant is under contract to purchase the 3 "A"-zoned acres from the neighbor, and the sale of the land is contingent on the approval of the rezoning. She said the property is currently used for a trailer manufacturing business, and the applicant intends to expand the existing building for more indoor storage and manufacturing space, remove the existing ingress/egress from Final Drive, and add a berm with trees on the east and south sides of the property. She said if approve, the only allowed uses on the property would be the manufacturing, storage, and sales of trailers inside the building on site. Ms. Maxey said there are no outstanding violations, staff received one letter of opposition, and the ZBA recommended approval with Attachment "A". Chairman Madison stated that with the "M-1" zoning, there's a whole list of things that could go on the property now or in the future that wouldn't require a hearing, but with the "PD," it can only be what the Committee and Board agree to. Mr. Doucleff discussed the changes that the applicant made to the plan for the property with the "PD" zoning. Mr. Doucleff reiterated that the Final Drive ingress/egress would be removed, there will be no outdoor storage on the property, and landscaped screening would be put in. Mr. Doucleff said this is a win-win for the owner and neighbors, and he recommends approval of the rezoning request.

Ms. Maxey introduced Country Lake Estates 11<sup>th</sup> Addition – Minor Plat. Ms. Maxey stated the property is 19.19 acres and zoned "R-1" Single-Family Residential. She said this is a 2 lot subdivision addition to Country Lake Estates, with Lot 107 being 2.15 acres, Lot 108 being 1.8 acres, and the remnant parcel being 15.24 acres. She said the property is within the 1.5 mile growth area of the City of Collinsville, and Collinsville opted-out of the chance to review the plat themselves. She said the existing home on the property will be included in Lot 107, and new development may include a new home on Lot 108 or the remnant parcel. Ms. Maxey stated all lots have access to Lindenwood Drive, a public roadway, there is no floodplain on the property, and the proposed layout satisfies all zoning and subdivision requirements.

Ms. Maxey introduced Springfield Drive Subdivision – Minor Plat. Ms. Maxey stated the property is 20.7 acres and is zoned "A" Agricultural. She said this is a 2 lot minor plat, with Lot 1 being 2.98 acres and Lot 2 being 17.75 acres. She stated the property has a long 30 foot wide strip of land for access from Springfield Drive that would be included in Lot 2, and due to this existing nonconformity, Lot 2 does not meet the property width or minimum road frontage requirements. Ms. Maxey said the existing home on the property would be included in Lot 1, and new development may include a new home on Lot 2. She said the applicants are adding a new private roadway easement from Springfield Drive to provide access to both of these lots and the adjacent parcel to the south. Ms. Maxey said there is no floodplain on the property, and the proposed layout satisfies all zoning and subdivision requirements except the existing nonconformity with Lot 2.

**Pre-Application Presentation:**

None

**Citizens Wishing to Address the Committee:**

Chairman Madison asked if there are any members of the public wishing to address the Committee. No member of the public chose to speak at this time.

Chris Byron, legal representative for Helmsing Development Group of Highland, LLC, spoke in regards to Resolution Z22-0078. Mr. Byron stated as part of the planning process, they took a lot of feedback after the first proposal and had their engineer design a new plan for the property. He said they added screening along the east and south sides of the property and agreed to vacate the access on Final Drive. He stated, in addition, they moved the parking to the west side of the property on the side of the building so the neighbors to the east won't be able to see the parking area. Mr. Byron said they took the concerns of the neighbors and feedback from the staff, and they think they came up with a win-win proposal. He said Mr. Helmsing wants to continue operating this business at this location, and the facility has been there for a long time.

Charlotte Fraser, nearby property owner, spoke in opposition to Resolution Z22-0078. Ms. Fraser stated she has lived off Final Drive for 21 years, and they understand the facility was there before them, but they built these \$300,000-\$500,000 homes with the assumption that the manufacturing company wouldn't get any bigger. She said they were there for the last request with a petition with over 70 signatures, and everyone in the neighborhood is opposed to this whether there's trees or not. Ms. Fraser stated the property owners at the entrance to Meghan Drive that are closest to this property do not want this. She said she has a new petition that has 74 signatures of people who want to deny the rezoning. She said this time there was no sign posted on the property, and Mr. Doucleff, Department Administrator, said there was a sign posted, and a staff member goes out to check to make sure the signs are up and take photos of them.

Chris La France, nearby property owner, spoke in opposition to Resolution Z22-0078. Mr. La France said he's lived in the subdivision for over 20 years, and he's got 30 years of law enforcement experience, and once you violate someone's trust, it's hard to get back. He said he never saw a new sign, and he's under the assumption that they put it up, took a picture, and then took it down. Chairman Madison stated that they put the sign up, then the county goes to check if it's up. Mr. La France said they keep talking about how great this is for the community, but it's not. He said they're saying they're taking an extra step to pull the culvert out on Final Drive, but Final Drive isn't meant for truck traffic, and there's already been people killed at that intersection so they have no choice but to pull that culvert out. He said they're talking about how great this is, but they don't live there.

Duane Happold, nearby property owner, spoke in opposition to Resolution Z22-0078. Mr. Happold asked if they're going to widen the entrance on 40 because they need to be able to swing in there and get out of traffic because people already go crazy fast around that corner. He said he's concerned about the truck traffic there because people are always trying to pass, and there's even a book called *The Final Drive* about the traffic accidents there.

Mr. Byron responded to the opposition and stated they did have the sign up as required, and there was nothing "shady" about it. He said they put it up when they were supposed to, and it was up the whole time. He said he has no idea why the neighbors are so concerned about that. Mr. Byron stated the department sends people out to check on the signs, and Mr. Doucleff stated the applicants have no idea when staff are going to go out to check them. Mr. Byron said this property precedes every house that was built out there, and this property has been zoned "M-1," and the properties to the north of their subdivision are all "M-1." He said the idea that this is a residential area is not accurate; it's an industrial area to the south of the highway. Mr. Byron said want to accommodate and be good neighbors, but if it's just "not in my backyard," that isn't fair. Mr. Byron said the Helmsings have an enormous investment in this property, and if there's legitimate concerns they can address like the entrance off the highway, they will. He said if they don't want it, they have a right to complain about it, but the applicant can make adjustments to address concerns about safety or other issues. Mr. Byron said if it's just "I don't want it," he has no response to that.

Chad Chabazi, representative for Midwest Power Partners, LLC, and ESP Solar, LLC, spoke in regards to Resolution Z22-0073 and Resolution Z22-0077. Mr. Chabazi stated they have been in business since 2007 and have sustainably grown to install nearly 400 projects, and all of them total about 400 megawatts across 14 states including several projects in Illinois's Adjustable Block Project. He said their focus is to benefit local communities, stakeholders, landowners, towns, and villages. He stated the Pirolo site project is expected to have a lifespan of about 35 years, and the property would be put back to its original condition after everything is taken down through decommissioning. He said there is no traffic or emissions generated, just clean energy, and they're hoping to get started summer of 2023. Mr. Chabazi stated the Fritzsche project has the same estimated lifespan, benefits, and estimated start time. He said the project will provide \$25,000-\$35,000 in annual property tax revenue for the life of the project, and that is codified in statute. He said their main mission is to give back to the local communities through power savings to the subscribers and stabilization of electric power supply.

Jane Pirolo, property owner, spoke in regards to Resolution Z22-0073. Ms. Pirolo stated she's very excited about this project, and the land has been in her family for a long time. She said there is an old coal mine behind this development, so she thinks it's ironic that 100 years later she can provide a different form of clean energy to the community. She said she's a big proponent of clean energy and the benefits this project can provide.

Gary Fritzsche, property owner, spoke in regards to Resolution Z22-0077. Mr. Fritzsche stated this project was delivered to him through the mail, and this was not something he pursued on his own. He said he believes this will be good for the community, and it would be something great to give back. Mr. Fritzsche said he thinks of it as another type of farming, and not only does he get to feed people with the crops he grows, but now he gets to power their homes too.

Mr. Meyer stated that both of these community solar projects are in his County Board district, and he is in favor of both of them.

**Unfinished Business:**

None

**New Business:**

Chairman Madison brought in Resolution Z22-0065, petition of Allen Williams. Chairman Madison stated this is in Eric Foster's district, and he is against approval of this. Chairman Madison said the owner bought it in 2008 and has never had a Special Use Permit, but the mobile home is pretty run down, and there is a shed in the back wrapped in tyvek paper that has been that way for years that never did get sided, and now the paper is torn and falling off. Chairman Madison said there is only one other mobile home on the opposite end of the block, the homes in the neighborhood are pretty nice, and the mobile home doesn't seem to fit. Mr. Petrillo said he sees this mobile home quite frequently, and the property is very run down. Mr. Petrillo said he thought no one lived in it for a number of years, and he understands the owner has a difficult time keeping this place clean and looking respectable, but all of a sudden he found time to clean it up after he got cited. Mr. Valentine asked if the denial will force them to move the trailer and what time frame they would have, and Chairman Madison said they don't want to be harsh but they do want compliance within a reasonable timeframe. Mr. Petrillo made a motion to deny. Seconded by Mr. Gray. Roll-call vote. All ayes. Motion passes, ZBA recommendation amended to denial.

Chairman Madison brought in Resolutions Z22-0072, Z22-0073, Z22-0074, and Z22-0077 to be voted on together. Mr. Gray made a motion to approve all above items. Seconded by Mr. Valentine. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z22-0078, petition of Helmsing Development Group of Highland, LLC. Chairman Madison said this is in Mr. Ross's district who is not in attendance, and he was not in favor of the last request, but Chairman Madison believes that he was more in favor of the "PD" since we know exactly what can go on the property. A discussion ensued regarding the zoning districts and land uses around the subject property. Mr. Gray asked if there is a certain height the proposed berm has to be, to which Ms. Maxey replied there is not. Mr. Gray made a motion to approve. Seconded by Mr. Kneedler. Roll-call votes. Ayes: Mr. Gray, Mr. Kneedler, Mr. Meyer, Mr. Petrillo, Mr. Pollard. Nays: Mr. Valentine. Motion passes.

Chairman Madison brought in Country Lake Estates 11<sup>th</sup> Addition – Minor Plat, Springfield Drive Subdivision – Minor Plat, Harvest View Lane Street Dedication, the Resolution Authorizing the Demolition of Unsafe Buildings and Structures – 1220 Franko Lane, Granite City; 615 Barkley Street, Granite City; 2659 Missouri Avenue, Granite City, the Resolution to Purchase Two (2) New Model Year 2023 Ford Explorers with Four Wheel Drive for the Madison County Building & Zoning Department, and the Purchase Order Report to be voted on together. A discussion ensued regarding the Resolution Authorizing the Demolition of Unsafe Buildings and Structures. Mr. Doucleff discussed the Resolution to Purchase Two (2) New Model Year 2023 Ford Explorers. Mr. Pollard made a motion to approve all above items. Seconded by Mr. Petrillo. Roll-call vote. All ayes. Motion passes.

**Administrator’s Report:**

Mr. Doucleff stated the permits issued this month were about equal to permits issued the same month last year. He said there were 9 houses compared to 11 last year and 25 accessory buildings compared to 11 last year, but the department took in more permit fees than last year.

Mr. Doucleff thanked all the members for being on the Committee the last few years and said this has been the best Committee we’ve had since he’s been here. Chairman Madison said this Committee has worked the best since he’s been with the County also.

**Adjournment:**

Mr. Valentine made a motion to adjourn the meeting. Seconded by Mr. Gray. Voice-vote. All ayes. Motion passes.

Meeting adjourned.