

St. Clair County Zoning Board of Appeals Meeting Minutes Tuesday, January 6, 2026 at 6:00 P.M.

Members Present: Chairman Scott Penny, Steve Lindauer, Alexa Edwards, Kent Heberer, & Steven Howell.

Members Absent: None.

Zoning Staff in Attendance: Karrey Crowe, Zoning Staff; and Dave Schneidewind, Attorney.

A. Call to Order

Chairman Scott Penny called the meeting to order at 6:00 p.m. and conducted roll call.

B. Explanation of Zoning Hearing Procedures

Chairman Scott Penny explained the hearing procedures to meeting attendees.

C. Approval of Minutes

1. Chairman Scott Penny asked for a motion to approve the meeting minutes from December 2, 2025, Steven Lindauer made a motion to approve. Seconded by Kent Heberer. Motion approved.

D. Public Comment

No persons provided public comment.

E. New Business

1. **Hearing 2025-18-SP-Dennis & Brenda Kombrink, 1145 Milburn School Road, Caseyville, Illinois and Darrel W. Kombrink, 745 Milburn School Road, O'Fallon, Illinois, Owners and Caseyville IL, LLC, 1000 Wilson Boulevard #2400, Arlington, Virginia, Applicants.** This is a request for a Special Use Permit to allow a 4.99 MW Commercial Solar Energy System, with an approximate project size of 33.98-acres, on a 96.28-acre parcel in an "A" Agricultural Industry Zone District, on property known as 1621 Pausch Road, O'Fallon, Illinois, in Caseyville Township (Parcel # 03-11.0-100-032). Applicant representative Chase Wittich Sr. Manager, Project Development presented the application to the Board. Brenden Irvin also appeared on behalf of the applicant. Numerous people appeared at the hearing, however, only one individual from the public provided testimony. Jeremi Savin a neighbor to the west of the property, provided public comment regarding concerns over stormwater and flooding, screening to the south, sound level concerns and fire department access in such a rural area. The Applicant provided responses indicating that the vegetation to be installed will protect the soil, the plants will actually help rain absorption and studies show that panels do not change water absorption. There will be further stormwater testing and if a detention pond is required it will be added. The sound level was noted to be within State of Illinois requirements. The Applicant is also willing to plant screening along the southern fence line if requested. Bob Trentman appeared on behalf of the St. Clair County Township Highway Commission. Mr. Trentman requested the utilization of local union craftsman if possible and requested that the Applicant work with the Township Road Commissioner to ensure the road is installed as required with the proper

transition from road to access drive. There were no other persons present to testify for or against the application. After considering all the testimony and evidence, a motion was made by A. Edwards and seconded by S. Lindauer to **grant** the request. Roll Call Vote. Motion passes. (See attached Advisory Report.)

Prior to the next two hearings, Zoning Board Member Steven Lindauer excused himself from the Board due to a conflict of interest—ownership interest in matters 2025-15-SP and 2025-16-SP—but remained at the hearings seated in the general public section of the boardroom. Additionally, matters 2025-15-SP and 2025-16-SP were consolidated for hearing purposes given that both Commercial Solar Energy Systems are to be located on the same parcel and were being presented by the same Applicant. No one voiced any objection to the consolidation for evidentiary purposes but a separate vote was taken on each matter.

2. **Hearing 2025-15-SP** – Steven W. Lindauer, 5600 Douglas Road, Belleville, Illinois, Owner and NFE Belleville A, LLC, 181 Dudley Road, Newton, Massachusetts, Applicants, This is a request for a Special Use Permit to allow a 3.6 MW Commercial Solar Energy System, with an approximate project size of 16.97-acres, on a 47.28-acre parcel in an “A” Agricultural Industry Zone District, on property known as 2403 S. Illinois Street, Belleville, Illinois, in St. Clair Township (Parcel # 08-33.0-403-002). The Applicant was represented by Thomas Londrigan, Jr. of the law firm McGuire Woods, Springfield, IL, as well Andrew Click of the engineering firm of Kimberly Horn, Nashville, TN. Also, present for the applicant was Johnathan Miller of Triad Alpha Energy. The Applicant’s representatives presented the application to the Board. County Board Member Bob Trentman discussed his concerns with the entrance to the facility and questioned why it wasn’t located off of State Street Road. The Applicant’s representatives advised that they had been numerous conversations with the City of Belleville regarding the entrance. Additionally, Mr. Trentman mentioned that he favored a concrete apron entrance. Mr. Trentman also inquired where the work force came from to construct the facility. Mr. Trentman further advised that he has a list of approved contractors. No other persons from the public were present to testify for or against the application. After considering all the testimony and evidence, a motion was made by A. Edwards and seconded by K. Heberer to **grant** the request. Roll Call Vote. Motion passes. (See attached Advisory Report.)
3. **Hearing 2025-16-SP** – Steven W. Lindauer, 5600 Douglas Road, Belleville, Illinois, Owner and NFE Belleville B, LLC, 181 Dudley Road, Newton, Massachusetts, Applicants. This is a request for a Special Use Permit to allow a 3.3 MW Commercial Solar Energy System, with an approximate project size of 16.14-acres on a 47.28-acre parcel in an “A” Agricultural Industry Zone District, on property known as 2403 S. Illinois Street, Belleville, Illinois, in St. Clair Township (Parcel # 08-33.0-403-002). The Applicant was represented by Thomas Londrigan, Jr. of the law firm McGuire Woods, Springfield, IL, as well Andrew Click of the engineering firm of Kimberly Horn, Nashville, TN. Also, present for the applicant was Johnathan Miller of Triad Alpha Energy. The Applicant’s representatives presented the application to the Board. County Board Member Bob Trentman discussed his concerns with the entrance to the facility and questioned why it wasn’t located off of State Street Road. The Applicant’s representatives advised that they had been numerous conversations with the City of Belleville regarding the entrance. Additionally, Mr. Trentman mentioned that he favored a concrete apron entrance. Mr. Trentman also inquired where the work force came from to construct the facility. Mr. Trentman further advised that he has a list of approved contractors. No other persons from the public were present to testify for or against the application. After considering all the

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testimony and evidence, a motion was made by K. Heberer and seconded by S. Howell to grant the request. Roll Call Vote. Motion passes. (See attached Advisory Report.)

Adjournment

K.Heberer made a motion to adjourn the meeting. Seconded by S. Howell. Roll call vote.
Motion approved.

Meeting adjourned.