

St. Clair County Zoning Board of Appeals Meeting Minutes Wednesday, January 7, 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.

D. Public Comment

No persons provided public comment.

E. New Business

- 1. Hearing 2025-17-SP-** Mary Jane Dietz, Shari Dietz, Michael Dietz, Mary Jean Dietz, Katherine Joseph & Michelle J. Miller, 10036 Rieder Road, 9804 Rieder Road, 9920 Rieder Road, 10104 Rieder Road, 9805 Rieder Road, 34 Trials End, Lebanon, Illinois, Owners and Umbria Solar, LLC, 910 Harding Street, Lafayette, Louisiana, Applicants. This is a request for a Special Use Permit to allow a 5.0MW Commercial Solar Energy System, with an approximate project size of 55.33-acres on an 84.22-acre parcel in an "A" Agricultural Industry Zone District, on property known as XXXX Reider Road, Lebanon, Illinois, in O'Fallon Township (Parcel # 04-35.0-200-006). Applicant was presented by Keith Morel, with Iron Renewables, as well as Michael Keith of the engineering firm of Atwell, Naperville, Illinois. The Applicant's representatives presented the materials submitted and gave a summary of the project from start to decommissioning to the Board. There were several members of the public present to testify. Neighboring property owner to the east, Kenneth Landreth appeared as well as provided written explanation to the ZBA. Mr. Landreth's residence is approximately 300 yards from the project. Applicant advised during the hearing that Landreth residence is 1,300 feet away from the facility. Mr. Landreth was concerned about screening around the project, especially on the east side. The ZBA indicated that they were sympathetic to the surrounding owners and are in favor of requiring screening when necessary to protect the neighbors. Lynette Schaeffer appeared as a neighbor to the north and northwest of the subject. She is an O'Fallon Township Planning Committee Member and wanted to voice the concerns of the community regarding traffic on Reider Road, the impact the project will have on the waterway and wanted to note that many neighbors oppose solar projects. The O'Fallon Township Planning Committee did approve a special use permit to allow the project. County Board Member Bob Trentman discussed his concerns with the entrance to the facility 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. 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 S. Lindauer and seconded by S. Howell to grant the request. Roll Call Vote. Motion passes. (See attached Advisory Report.)

2. **Hearing 2025-14-SP** – Allen Stumpf, Gene Stumpf, Cheryl Stumpf & Lori Stumpf, 503 Gilmore Lake Road, Columbia, Illinois, Owners and Sugarberry Solar Project LLC, 30 W Hubbard Street-Suit 400, Chicago, Illinois, Applicants. This is a request for a Special Use Permit to allow a 3.5 MW Commercial Solar Energy System, with an approximate project size of 40.0-acres on a combined 66.19-acre parcel in an “A” Agricultural Industry Zone District, on property known as XXXX Camp Jackson Road, Cahokia, Illinois, in Centreville Township (Parcel #'s 06-12.0-403-045 & 058). Applicant was represented by Attorney Sean Pulyta, Dylan Haber Senior Development Manager with Cultivate Power, and Calvin Carlsoon engineer with Kimley Horn. Mr. Haber presented majority of the application to the Board. Mr. Haber presented the materials submitted and gave a summary. There was one member of the public in attendance, Jaun Mena, Fairmont Park, Illinois had a question regarding the Applicant’s proposal, and whether the entity known as Sugarberry Solar Project, LLC was registered with the State of Illinois. A certificate of good standing was requested by the Zoning Borad. The owner Gene Stumpf was also present who discussed the potential of the area to flood with the Zoning Board Members who were concerned regarding the property being in the 100-year flood plain. Mr. Stumpf has owned the property since 1992 and there has never been a flood on the property. The Applicant confirmed that the area is protected by a levee and the panels and battery storage will be placed at a level above the 100-year flood level. 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 S. Howell and seconded by K. Heberer to grant the request. Roll Call Vote. Motion passes. (See attached Advisory Report.)

Adjournment

S. Lindauer made a motion to adjourn the meeting. Seconded by A. Edwards. Roll call vote. Motion approved.

Meeting adjourned.