

St. Clair County Zoning Board of Appeals Meeting Minutes

Thursday, August 6, 2026 at 6:00 P.M.

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

Members Absent: None

Zoning Staff in Attendance: Karrey Crowe, Zoning Director; 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. Public Comment

No persons provided public comment.

D. New Business

- 1. Hearing 2026-02-SP**—Eugene & Nancy Stein, 10517 Bee Hollow Road, Mascoutah, Illinois, Owners and White Clover BESS, LLC, a wholly owned subsidiary of RWE Clean Energy, LLC, 353 N Clark Street, #3000, Chicago, Illinois, Applicants. This is a request for a Special Use Permit to allow a 200 MW Energy Storage System on 19.96 +/- acres in an “A” Agricultural Industry Zone District, on property known as XXXX Bee Hollow Road, Mascoutah, Illinois, in Fayetteville Township (Parcel # 19-09.0-300-036). Applicant was represented by attorney Savanna Barlow of the law firm Polsinelli. Also present and representing the Applicant were the following persons: Nicholas Brown, Lead Developer at RWE; Pedro Duarte, Fire Safety at RWE; and Liam Sawyer, Engineer at Kimberly Horn. Ms. Barlow provided an initial overview of the project, which was followed by Mr. Brown providing a detailed PowerPoint presentation regarding the Applicant, the project and the benefits of the project. The PowerPoint presentation slides are part of the record of this file/application. Mr. Brown explained that the owner/Applicant of this project is White Clover BESS, LLC, which is a wholly owned subsidiary of RWE Americas, LLC (“RWE”). RWE is the third largest renewable energy company in the United States. It has over 200+ projects in the U.S., and has a \$19 billion planned net investment in the United States. RWE has projects in various phases in 25+ states, which include six (6) BESS facilities generating over 500 MW in power. In Illinois RWE has 1 GW of installed renewable energy projects, 4 GW in development and construction, and has invested \$1.7B in Illinois to date. Mr. Brown described the facility at hand as a 200 MW facility, located within 1.5 miles of Fayetteville, Illinois, in Fayetteville Township, on a 19.96 +/- parcel, that is zoned agricultural. If approved, construction of the facility will start in the fourth quarter of 2027 and would be completed in the fourth quarter 2028. The project is expected to generate approximately \$21 million in property taxes over its 20-year life span. It will create 100+ jobs during the construction phase, and will generate additional jobs once completed and operational. Mr.

Brown also described how he has been working with the local township road district commissioner (Mitchel Hummert) to work out road access to the facility, a planned entrance to the facility, use and maintenance of Bee Hollow Road during the construction phase of the project, and ultimately a road use agreement. Mr. Hummert was present at the hearing and confirmed their discussions and had no objections to the proposed facility. Mr. Hummert also stated that he is willing to work with the Applicant to arrive at a mutually agreeable road use agreement, but at the end of the day the Applicant and RWE need to repair any damage caused to the road in question and leave it in good condition for local vehicle traffic. Brown, as well as Mr. Sawyer, testified that the project meets or exceeds all required County and State setbacks—the closest non-participating residence is approximately 1,935.97 ft. away from the project (Code and State law requires 150 ft.). Mr. Brown, as well as Mr. Duarte, testified how the facility complies with NFPA requirements, and how RWE handles emergencies on site. Mr. Durate further testified as to how the system is remotely monitored by two different parties at two different remote locations, how the facility can be monitored while on site, and generally cybersecurity issues. Mr. Duarte explained the various detection systems installed in the battery containers—fire detection, smoke detection, heat detection, gas detection, as well as thermal runaway detection. He described how a thermal runaway is handled if such would occur. Mr. Durate testified that RWE has not had any issues to date with any of its other six energy storage/BESS facilities. Mr. Sawyer further testified as to the lighting conditions on site, storm water, detention/retention basin, that no U.S. Army Corp of Engineer permits are needed, how the facility connects to energy grid through the adjacent Ameren substation, decommissioning and the estimated cost to decommission. Mr. Brown further testified that the Applicant has applied to all required governmental agencies such as the U.S. Army Corpo of Engineers, IDNR, and the Illinois State Historic Preservation Office and either no permits are needed or no further studies or action is required. County Board Member Ed Cockrell described how the County has been proactive in adopting its own zoning code regarding energy storage facilities but the County is restricted by State law requirements. He further stated that he has met with Mr. Brown and other representatives of the Applicant to gain knowledge about the proposed facility, and from what he has learned and heard at the hearing he has no objection to the application/petition. The Zoning Board of Appeals members, as well as the Zoning Board of Appeals Attorney, questioned the Applicant's representatives at length regarding safety measures, security, fire protection, operations, types of batteries, taxation, road use, interconnection via Ameren, interconnection and approval with MISO, vegetation, signage, construction phase, decommissioning, drainage, as well as various other matters pertaining to the operation of the energy storage facility. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, a motion was made by Alexa Edwards, seconded by Steve Lindauer to grant the request. Roll Call Vote. Motion passes.

Adjournment

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

Meeting adjourned.