Village of Caseyville

909 South Main Street
Caseyville, Illinois 62232

618-344-1234
Fax: 618-394-1234

KENT LUEBBERS
Mayor

CINDY MILLER
Village Clerk

NICK BELAND
Trustee

JOHN BUCKLEY
Trustee

DAVID BENSON, JR.
Trustee

RON SANFTLEBEN
Trustee

MATT MODROVSKY
Trustee

DAN CARY
Trustee

BRIAN RADER
Supt. of Public Works

WOODROW "WOODY" HALL
Chief of Police

MIKE WAGNER
Attorney

TAMARA AMMANN
Treasurer/Comptroller

JIM ALVAREZ
Zoning Administrator

JEREMY DIEL
Fire Chief

REGULAR BOARD MEETING
MINUTES
September 16, 2026

Call to Order:

The Regular Board Meeting of the Village of Caseyville was called to order at 7:00 pm by Mayor Kent Luebbers, in Council Chambers at 909 S. Main Street, Caseyville, Illinois.

The meeting opened with the Pledge of Allegiance and Moment of Silence.

Roll Call:

Mayor Kent Luebbers
Trustees: Matt Modrovsky, Ron Sanftleben, John Buckley, David Benson, Jr., Nick Beland
Absent: Trustee Dan Cary
Attorney Bryce Lickfield
Village Clerk Cindy Miller
Others Present: Superintendent of Public Works Brian Rader, Detective Andy Reel, Desi Norberg,
Absent: Police Chief Woody Hall

Minutes:

A motion was made by Ron Sanftleben and seconded by Matt Modrovsky to approve the Regular Meeting Minutes and Committee Meeting minutes of September 2, 2026.
Voting on Motion: - 5 Ayes – 1 Absent; – Motion Passed

Citizen's Input:

Daniel Solorzano – Passed out copies of an email he sent to Board Members on 9/14/2026. Setback – the Solar Ordinance requires 350' setback from the property lines, which is one acre less than usable and could prevent the project from being built. The Board needs to approve the specific setbacks on the revised plan and increase the 150' setback from the southwest property line. Battery Storage – the Board would confirm that battery storage is not required for this project. Reclamation Bond – the Solar Ordinance requires a reclamation bond equal to ten times the estimated clean-up costs, the Board would approve the project will carry insurance covering casualty, liability and third-party risk. Screening – Solar Ordinance requires a 10' screening height, which is difficult to meet with early planting of vegetation, the Board would allow Dimension to use existing vegetation which is currently providing effective screening and then supplement with 6' high trees or shrubs, which allows the plantings to grow within the 10' required screening.

Deb Doughty – As a member of the ZBA Board, I ask that you please Table these Variances. They have been changed to 150', which was previously approved to 230' setbacks for the Logan and Petroski properties. Tree lines do not touch the property lines. And again, what about the flooding issues with only a 1 ½" drainage. We can have 5" to 6" inches of rain which will cause havoc. I asked a Trustee why he voted the way he did, and he first advised "I'm not sure" and then turned around and stated, "For the Money". This company has changed the proposal at least 4 times and the ZBA spent at least 5 hours listening to their plans and provided you with their recommendations. Please do the right thing.

Rose Petroski – They have asked for 350' setbacks and now my land is right next door. That's my home, do you want to have this as a view or listen to all the construction being done. I moved here to be in a rural area and to enjoy nature. The farmland is beautiful and very well maintained and now I must see this. Why are you not looking out for the residents? The ZBA did a lot of research and spent a lot of time visiting and getting specifics. This is not good, think about your residents, would you want this next door to you? Why have a ZBA and work with them, did you not listen to them, as they did all the work. You are only listening to one side, which is why this needs to be denied.

Laura Williams – Daniel's farmland has nothing to do with the creek, I believe that is Metro East Sewer, who I've seen clean it out only once in 13 years. This project may cause run-off, but it's better than having the chemicals from the farmland running into the water ways. Sure, I will miss the farmland, but not the chemicals being used. Also, has anyone noticed the No Dumping Signs on Forest have been shot. We need to improve our streets and start ticketing those throwing trash and I'm afraid it will only get worse once construction does begin.

Citizen's Input: (cont.)

John Gross – Site plans, additional setbacks on the southwest corner 250' from the structure. Fence Height and design - the Solar ordinance requires an 8' fence and wants the Board to approve a secure fence up to 7' in height. The fence design also needs to work with IDNR Floodplain requirements, which means water would need to flow freely under the fence. This would be a horizontal bar fence which will allow water flow. Critical Structure – this project is designed to be a more stringent flood elevation. The Board approves that this project needs to be treated as a critical facility and may instead comply with all applicable State, Federal and Local Requirements, including the IDNR-reviewed floodplain standards. Based on the modeled 100-year flood elevation with 1' of freeboard will be provided.

Sean Pluta – Please approve these Variances with several adjustments. We have provided new safeguards. Will work with St. Clair County standards, State Laws and Village Ordinances. Again, setbacks are from 50' to 150' to the closest residents. Planting 10' high trees is not doable as this weakens the trees and will not give them a chance to thrive. This is not permission for Dimension to do what they want. Stormwater is a major concern for this project and will not be made worse. Please approve the CSG 1 and CSG 2 project.

Leonard Black – Where are we with demoing 106, next door to my property. They have obtained a Lawyer, and we have been advised not to talk with the residents. I am not trying to push this off on the Village, but this is becoming a health hazard; just go to Brookside and go about 30' to the right and you can see all the weeds and trash. Maybe I need to get an Attorney. Is it possible to purchase new Christmas decorations; we are trying to locate the necessary funds.

New Business:

Public Works:

A Motion was made by Ron Sanftleben and seconded by David Benson, Jr. to Approve Resolution #26-46; A Resolution Approving amendments to the Operation and Maintenance Agreement for Stormwater Facilities (Fill'er Up Truck Center).
Discussion: None.
Voting on Motion: - 5 Ayes – 1 Absent; – Motion Passed

Planning/Zoning:

A Motion was made by Matt Modrovsky and seconded by Ron Sanftleben to Approve Resolution #26-39; A Resolution Approving the lowest most reasonable Bid for Demo Costs from AB Excavation, Highland, Illinois for a cost of $13,273.00. To Demo 66 Susanne Court, Caseyville, IL
Discussion: Are we giving these companies a Time Frame to accomplish these demos? Let's give them 2 months.
Voting on Motion: - 4 Ayes – 1 Abstain – 1 Absent; – Motion Passed

A Motion was made by Matt Modrovsky and seconded by Nick Beland to Approve Resolution #26-38; A Resolution authorizing the issuance of a Business License to Hardee's #150253 (new ownership), located at 8850 Petroff Drive, Caseyville, IL 62232. Contingent upon background check, inspections and Zoning Approval.
Discussion: None.
Voting on Motion: - 5 Ayes – 1 Absent; – Motion Passed

A Motion was made by Matt Modrovsky and seconded by David Benson, Jr. to Approve Resolution #26-40; A Resolution Approving the Setback Variance requested by Caseyville CSG 2, LLC in Case No. ZBA-002-2026 from Caseyville Village Code of Ordinances Section 40-2-267.
Discussion: Per the ZBA minutes it was a 150' setback approval. There is also a Host Community Agreement that will verify this information for both CSG 1 and CSG 2 and a revision will be done regarding a Road Use Bond, which will need to be applied upfront prior to starting construction. What happened to the 232' and 224' Variance on the southeast corner, this will be handled with trees and fences.
Voting on Motion: - 3 Ayes – 2 Nays – 1 Absent; – Motion Passed

A Motion was made by Matt Modrovsky and seconded by David Benson, Jr. to Approve Resolution #26-41; A Resolution approving the Fence Height and Design Variance requested by Caseyville CSG 2, LLC in Case No. ZBA-002-2026 from the Caseyville Solar Ordinance.
Discussion: None.
Voting on Motion: - 3 Ayes – 2 Nays – 1 Absent; – Motion Passed

A Motion was made by Matt Modrovsy and seconded by David Benson, Jr. to Approve Resolution #26-42; A Resolution approving the Screening Variance Requested by Caseyville CSG 2, LLC in Case No. ZBA-002-2026 from the Caseyville Solar Ordinance.
Discussion: None.
Voting on Motion: - 3 Ayes – 2 Nays – 1 Absent; – Motion Passed

Planning/Zoning: (cont.)

A Motion was made by Matt Modrovsky and seconded by David Benson, Jr. to Approve Resolution #26-43; A Resolution approving the Critical Facility/Floodplain Standard Requested by Caseyville CSG 2, LLC in Case No. ZBA-002-2026 from the Caseyville Solar Ordinance.
Discussion: None.
Voting on Motion: - 3 Ayes – 1 Nays – 1 Absent; – Motion Passed

A Motion was made by Matt Modrovsky and seconded by David Benson, Jr. to Approve Resolution #26-44; A Resolution approving the Battery Storage Variance Requested by Caseyville CSG 2, LLC in Case No. ZBA-002-2026 from the Caseyville Solar Ordinance.
Discussion: No battery storage will be on site.
Voting on Motion: - 3 Ayes – 2 Nays – 1 Absent; – Motion Passed

A Motion was made by Matt Modrovsky and seconded by David Benson, Jr. to Approve Resolution #26-45; A Resolution approving the Reclamation Bond Variance Requested by Caseyville CSG 2, LLC in Case No. ZBA-002-2026 from the Caseyville Solar Ordinance.
Discussion: None.
Voting on Motion: - 3 Ayes – 2 Nays – 1 Absent; – Motion Passed

Correspondence:
None.

Reading of Bills:

Bills were read by Trustee Matt Modrovsky.

Police Chief:

- Thank you to all Residents for your patience during some road construction on both the north and south ends of 157 and the tree removal, with the Police Department being delayed on calls, due to 1-lane roads.
- Dennis Dillon is currently doing Academy work to become Full Time and then in a week he will be hired as the Ordinance Officer and SRO Officer, he is ready to start and write tickets.
- Stats – 3,000 Calls, mainly traffic and the others we pass on to State and those are still pending. State has 27 cases, which incur lab from traffic/drug stops, waiting on verdicts. State has closed 25 cases which was given to the Detective Division, closed as those were assault or no evidence to provide. Have seized $17,000 cash and we should receive 65% of these dollars from State. Seized 4 firearms.

Police Chief: (cont.)

- Had an incident regarding a Road Rage shooting on St. Clair and 157, apparently the victim passed the suspect car and then slowed down in front of the suspect vehicle. The victim male driver was shot, and his pregnant wife was safe. Have sent information regarding identifications of the suspects to other municipalities.

Superintendent of Public Works:

- Park bathrooms – power washed, painted ceilings and prepping outside and inside for paint. Will work on this project if crew is not needed elsewhere.
- Street Department – Mowing right of ways, doing some ditching and cleaning up on the south end.
- Water Department – doing general maintenance on lift stations and installing water services.
- On Bethel Road/O'Fallon area we have 5 services that are on the Village Water Lines. There are about 50-60 lots within the city limits of O'Fallon and will be incorporated, so it has been decided that O'Fallon will take on those 5 services, which will save the Village $40-$50,000 to relocate the lines.

Attorney:

- Litigation against ESU for the vehicle lawsuit papers were served.
- Host Community Agreement for the Solar Project, Section D, will be amended to assist with public infrastructure and flooding issues.
- Detective Reel, would you please go to 106 and issue tickets for trash/debris and reset signs.

Adjournment:

A motion was made by David Benson, Jr. and seconded by Nick Beland to adjourn the meeting and go into the Committee Meeting.

Voting on Motion: - 5 Ayes – 1 Absent; - Motion Passed

Meeting adjourned at 7:44 p.m.