

St. Clair County Zoning Board of Appeals Meeting Minutes
Tuesday, February 3, 2026 at 6:00 P.M.

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

Members Absent: Kent Heberer

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 January 6, 2026, Steven Lindauer made a motion to approve. Seconded by Steven Howell. Motion approved.
2. Chairman Scott Penny asked for a motion to approve the meeting minutes from January 7, 2026, Steven Howell made a motion to approve. Seconded by Alexa Edwards. Motion approved.

D. Public Comment

No persons provided public comment.

E. New Business

1. **Hearing 2025-17-ABV-** Myra & Brad Sewald, 9117 Summerfield South Road, Mascoutah, Illinois, Owners & Applicants. This is a request for an Area/ Bulk Variance to allow the division of 39.41-acres creating one 5 acres +/- tract and one 34.41 acre +/- tract instead of the 40-acres required in an "A" Agricultural Industry Zone District, on property known as XXXX Perrin Road, Mascoutah, Illinois, in Mascoutah Township (Parcel # 10-09.0-200-002). Applicant Brad Sewald withdrew the application prior to the Zoning Board hearing.
2. **Hearing 2025-18-ABV** – Carol Klohr & Dale Klohr, 833 Cemetery Road, Freeburg, Illinois, Owners & Applicants. This is a request for an Area/Bulk Variance to allow the division of 1.79-acres instead of the 3-acres required in an "RR-3" Rural Residential Zone District, on property known as 833 Cemetery Road, Freeburg, Illinois, in Freeburg Township. (Parcel # 14-21.0-300-017). Applicant Dale Klohr appeared and presented the application to the Board. Neighboring property owner Mr. & Mrs. Walter Borja were concerned with someone building a new home

and how they would access said new parcel created. The neighboring property owner Paul Schoen appeared at the hearing. Mr. Schoen was interested in purchasing the back half of Mr. Klohr's property, but no price or terms had been agreed upon. The Board discussed if granted certain conditions would have to be placed upon the ABV, and that typically the Board considers matters where a sales contract is pending versus where a contract may be agreed upon sometime in the future. The Applicant advised that he didn't want any conditions to be placed upon the division and wasn't in agreement with what the Board was discussing. No other persons testify for or against the request. The Applicant, Dale Klohr, at the hearing requested that his application be withdrawn and Board accepted his request. The application was deemed withdrawn by the Board, and no action was taken.

3. **Hearing 2025-16-ABV** – Cole & Alyssa Kaemmerer, 2631 S. Illinois Street, Belleville, Illinois, Owners & Applicants This is a request for an Area/Bulk Variance to allow the construction of a garage addition 6.5 ft. from the side property line instead of the 15 ft. required in a "RR-1" Rural Residential Zone District, on property known as 2631 S. Illinois Street, Belleville, Illinois, in Smithton Township. (Parcel # 13-04.0-400-038). Both Applicants, Cole & Alyssa Kaemmerer appeared at the hearing and presented the application to the Board. County Board Member Andy Bittle appeared at the hearing and advised that he has not heard of any objections to the variance and is in support of granting the variance. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, a motion was made by Steven Lindauer, seconded by Steven Howell to grant the request. Roll call vote. Motion passes. (See attached Decision Report.)

F. Old Business

1. **Hearing 2025-04-PD** – Lorenzo Powell, 1405 Double Eagle Circle, Belleville, Illinois, Owner & Applicant. This is a request for a Special Use Permit to modify/amend an existing Planned Building Development that was previously granted pursuant to Section 40-9-3 (H)(3), in that the Applicant desires to expand/modify the site plan submitted in Cases 2002-67-SP, 2010-02-SP and 2023-04-PD to allow expanded hours for Powell's Hall (Event Space), new shared signage for both the Event Space and Powell's Academy, the construction and installation of a recreational park and associated structures for use in conjunction with Powell's Academy, the addition of a modular classroom building for Powell's Academy, and a Flood Plain Code, 13-1-1 *et seq.*, for construction/remodel of Powell's Hall/Event Space in a Flood Plain designation "AH" , all of which are located in a "NB" Neighborhood Business Zone District and/or an "MR-2" Multi -Family Residence Zone District, on property known as 1205 & 1206 North 71st Street, East St. Louis, Illinois, in Canteen Township (Parcel #'s 02-22.0-204-020 & 02-23.0-102-006). Prior to the hearing, the Applicant's representative Attorney Colin Clark requested that the matter be continued until March 2, 2026. The continuance will give the Applicant time to have his engineer get drawings to calculate compensatory storage and provide the same to the County Engineer for review.
2. **Hearing 2018-30-SP** – Request from Madison Energy Infrastructure on behalf of DG Illinois Solar, LLC to extend the Special Use Permit granted by the County Board on January 28, 2019 and extended by the Zoning Board for one (1) year on May 3, 2021 (extended to January 28, 2022), on March 1, 2022(extended to January 28, 2023), on January 10, 2023 (extended to January 28, 2024), on January 9, 2024 (extended to January 28, 2025). The Zoning Board extended it for six (6) months from July 28, 2025 to January 28, 2026; to allow two (2) - megawatt Solar Farm Energy Systems in an "A" Agricultural Industry Zone District on property known as 1217 Green Mount Lane, Belleville, Illinois in St.Clair Township. (Parcel #

08-35.0-200-002). Jacob Marcum, Manager, Development of Madison Energy Infrastructure, appeared at the hearing and explained the current status of the project to the Board. Mr. Marcum advised that site plan remains substantially the same as that initially proposed and approved and no construction has been commenced. The Applicant has recently submitted application and materials for a building permit to the St. Clair County Building & Zoning Department; however, a building permit will not be obtained/issued before the expiration of the special use permit. Discussion was had by the Zoning Board of Appeals members on the matter. After considering all the testimony and evidence, a motion was made by S. Howell and seconded by S. Lindauer to **approve** the request for six (6) months from January 28, 2026. Roll Call Vote. All Ayes. Motion passes. (See attached Decision Report.)

G. Other Business before the Board.

St. Clair County Zoning Board of Appeals attorney, David Schneidewind presented a revised Schedule of Filing Fees that the County Board is to consider at its February board meeting. Mr. Schneidewind went over the changes in the fees. New fee structures are being implemented for solar, wind and energy storage facilities that would track recent changes in state law. There are a few additional changes to other fees that were presented and discussed by Mr. Schneidewind. These additional changes/fee increases are to assist in defraying the administrative costs connected with the processing and handling of such permits and procedures/hearings. Discussion was had by the Zoning Board on the matters, and a motion was made by Steve Lindauer to recommend/approve of the changes in the Schedule of Filing Fees. The motion was seconded by Alexa Edwards. Roll Call Vote, All Ayes. Motion passes.

Adjournment

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

Meeting adjourned.