

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

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

Members Absent: Steve Lindauer

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

Chairman Scott Penny asked for a motion to approve the meeting minutes from February 3, 2026, Kent Heberer made a motion to approve. Seconded by Steven Howell. Motion approved.

D. Public Comment

No persons provided public comment.

E. New Business

1. **Hearing 2025-19-ABV-** Michael & Verna Dunnigan, 5278 White Oak Drive, Smithton, Illinois, Owners and Casey's Marketing Company, One SE Convenience Blvd, Ankeny, Iowa, Applicants. This is a request for an Area/ Bulk Variance to allow a Gasoline Service Station access drive 147.59 feet from a Fire Station instead of the 200 feet required in a "B-1" Retail & Service Business Zone District, on property known as 3410 S. Belt West & 3404 S. Belt West, Belleville, Illinois, in St. Clair Township (Parcel's 08-18.0-302-001, 002, 003 & 004). The Applicant was represented by Aaron Wolfe, Sr. Site Development Manager of Casey's General Stores appeared and presented the application to the Board. Northwest St. Clair County Fire District Chief Chester Borkowski, Jr., attended the meeting and provided testimony that the Fire District did not have an objection to the entrance ; however, the District would request a traffic control device be installed by Casey's to stop/warn traffic of the fire station. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, a motion was made by Paul Bergkoetter, seconded by Kent Heberer to **grant** the request. Roll call vote. Motion passes. (See attached Decision Report.)
2. **Hearing 202-01-ABV –** Ron & Laurie Stephens, 339 Shad Lane, Millstadt, Illinois, Owners and Dylan Schaller, 4600 Douglas Road, Millstadt, Illinois, Applicant. This is a request for an Area/Bulk Variance to allow the division of three 5-acre tracts instead of the 40-acres required, with two tracts having 50 ft. of frontage instead of the 100ft. required and a

remaining parcel of 37.68-acres instead of the 40-acres required in an "A" Agricultural Industry Zone District, on property known as XXXX Etling Road, Millstadt, Illinois, in Millstadt Township (Parcel # 12-35.0-400-023). Ron Stephens & Dylan Schaller appeared and presented the application to the Board. Numerous people appeared at the hearing to voice their opposition to the application. Ben Vise, 5000 Floraville Road, was concerned with Etling Road being too narrow, first responders use this road to get to Smithton, and potential drainage issues caused by development. Amy Wuebbels, 4240 Whispering Oak Lane, was concerned with flooding issues (submitted 11 photos to the Board for consideration) and effect on her lake. William Wuebbles, 1200 West Blvd., was concerned with traffic, flooding, and frontage proposed. Mike Staub, 5008 Floraville Road, concerned with the Applicant providing no timeline regarding construction (no reason to subdivide now if no immediate plans) and he is concerned about adding three additional wells to this area. Don Traiteur, 4000 Upper Saxtown Road, concerned with proposed 50-foot access ways off of Etling Road and traffic. Joe Middendorf, 5034 Floraville Road, stated he has heard of no hardship for the request. Brad Schaller, father of the Applicant, testified in favor of the request. He raised the issue of grain trucks that currently use Etling Road, and the majority of the ground is going to remain farmland. Megan Schaller, Dylan's wife, also spoke in favor of the division. County Board Member Phil Henning appeared at the hearing and was against approving the request. He indicated this ground was recently purchased at auction by the owner, and thus, it is not legacy/family farm that is being handed down to the next generation of family. Further, he is uncomfortable approving three divisions that would allow for residential homes for this parcel given the issues raised by those in attendance. Therefore, he can't recommend approval. There was no additional testimony for or against the request. After considering all the testimony and evidence, a motion was made by Kent Heberer, seconded by Steven Howell to grant the request. Roll call vote. Motion failed. Thus, the matter was ultimately **denied**, as no other motion was made and the majority of those Zoning Board Members present and voting voted against approval of the application. (See attached Decision Report.)

3. **Hearing 2026-02-ABV** – A & J Investment Group LLC (Jory Frick & Jennifer Campos), 31 Coral Drive, Belleville, Illinois, Owners & Applicant. This is a request for an Area/Bulk Variance to allow the construction of a 50' x 80' (4,000 square foot) Pole Building instead of the maximum 900 square foot allowed in an "SR-3" Single-Family Residence Zone District, on property known as 2031 Park Road, Belleville, Illinois, in St.Clair Township (Parcel # 08-22.0-402-068). Jory Frick appeared for the Applicant and presented the application to the Board. Neighboring property owner Keith Sturgis appeared at the hearing and wanted to know additional information about the application. After hearing the testimony from Mr. Frick, Mr. Sturgis had no objection to the application. 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 Steven Howell to **grant** the request, subject to the following conditions- no outside storage, no business activities, and no residential quarters or use in the pole building. Roll call vote. Motion passes. (See attached Decision Report.)
4. **Hearing 2025-20-SP**- Mary J. & John Dietz Trustees, 10036 Reider Road, Lebanon, Illinois, Owners and Lombard Solar, LLC, 910 Harding Street, Lafayette, Louisiana, Applicants. This is a request for a Special Use Permit to allow a 4.95 MW Commercial Solar Energy System with an approximate project size of 29.7-acres on a combined 133.98 +/- acres in an "A" Agricultural Industry Zone District, on property known as XXXX Reider Road, Lebanon, Illinois, in O'Fallon Township (Parcel's 04-35.0-100-001 & 009). Applicant representative Keith Morel

presented the application to the Board, as well as engineer Michael Keith of the engineering firm Atwell, Naperville, Illinois. County Board Member Robert Wilhelm was present and indicated he had no objection to the application. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, a motion was made by Steven Howell, seconded by Alexa Edwards to **grant** the request. Roll Call Vote. Motion passes. (See attached Decision Report.)

5. **Hearing 2026-01-TA** – Karrey Crowe, Acting Zoning Director, 10 Public Square, Belleville, Illinois, Applicant. This is a request for a Text Amendment to amend, modify, delete and/or add the following Sections of the St. Clair County Zoning Code 40-4-4, 40-4-68, 40-4-76, 40-5-30, and 40-5-32, as well as add a new section 40-5-33 (Energy Storage Systems/Facilities). St. Clair County Zoning Board of Appeals attorney, David Schneidewind presented the Text Amendment changes to the Board. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, a motion was made by Paul Bergkoetter, seconded by Kent Heberer to **grant** the request. Roll Call Vote. Motion Passes.

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 May 5, 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.

Adjournment

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

Meeting adjourned.