

**ST. CLAIR COUNTY
ZONING BOARD OF APPEALS
AGENDA**

August 4, 2026

Board Members:

Chairman Scott Penny

Alexa Edwards

Kent Heberer

Steve Lindauer

Steven Howell

Paul Bergkoetter

1. Pledge of Allegiance
2. Call Meeting to Order
3. Roll Call
4. Public Comment
5. Approve Minutes of July 7, 2026
6. New Business

A) 6:00 P.M. -- 2026-12-ABV -- Rochelle Weaver, 2827 Otten Road, Millstadt, Illinois, Owner & Applicant. This is a request for an Area/Bulk Variance to allow the division of 16.81-acres creating a 15.81 +/- acre tract instead of the 40-acres required and consolidating the remaining 1 +/- acre to adjacent parcel 07-29.0-100-036 in an "A" Agricultural Industry Zone District, on property known as 2807 Otten Road, Millstadt, Illinois, in Stookey Township. (Parcel # 07-29.0-100-035)

B) 6:15 P.M. -- 2026-13-ABV -- Donald & Claire Mueller TR, 3308 Rand Lane, Swansea, Illinois, Owners and Lucky Break Investments, LLC (Jeffrey Timmermann), 6213 Erie Station Road, Belleville, Illinois, Applicants. This is a request for an Area/Bulk Variance to allow the construction of four Self-Storage Buildings 10.1 ft. from the front property line instead of the 75 ft. required and one Self-Storage Building 8 ft. from the principal building instead of the 10 ft. required in a "B-2" General Business Zone District, on property known as 5921 Gateway Industrial Drive, Belleville, Illinois, in Stookey Township. (Parcel #07-13.0-400-073)

C) 6:30 P.M. -- 2026-14-ABV -- Christopher Williams, 7575 Nelson Lane, Millstadt, Illinois, Owner & Applicant. This is a request for an Area/Bulk Variance to allow the division of 30.89-acres creating one 3.0 +/- acre tract and one 27.89 +/- acre tract instead of the 40-acres required in an "A" Agricultural Industry Zone District, on property known as 7575 Nelson Lane, Millstadt, Illinois, in Stookey Township. (Parcel #07-32.0-200-014)

D) 6:45 P.M. -- 2026-15-ABV -- Aaron Scharf, Brent Scharf & Melissa Scharf, 9713 Concordia Church Road, Millstadt, Illinois, Owners and Brent & Melissa Scharf, 9713 Concordia Church Road, Millstadt, Illinois, Applicants. This is a request for an Area/Bulk Variance to allow the division of 20.15-acres creating two 10 +/- acre tracts instead of the 40-acres required in an "A" Agricultural Industry Zone District, on property known as 9713 Concordia Church Road, Millstadt, Illinois, in Stookey Township. (Parcel # 07-28.0-300-009)

7) Old Business (***Immediately following New Business***)

A) 2026-08-ABV -- Dale Paule & Scott Paule, 4772 Paule Lane, Millstadt, Illinois, Owners and Dale Paule & Sherri Paule, 4772 Paule Lane, Millstadt, Illinois, Applicants. This is a request for an Area/Bulk Variance to allow the division of 14.9-acres creating one 5 +/- acre tract and one 9.9 +/- acre tract instead of the 40-acres required and to allow both parcels 50 ft. of frontage instead of the 100 ft. required in an "A" Agricultural Industry Zone District, on property known as XXXX Paule Lane, Millstadt, Illinois, in Smithton Township. (Parcel #13-07.0-300-009) *Continued from May 5, 2026*

8) Adjournment

Elected Officials:

Michael O'Donnell, County Board District # 18 (2026-12-ABV) (2026-14-ABV) (2026-15-ABV)

Mark Bagby, Stookey Twp Supervisor (2026-12-ABV) (2026-13-ABV) (2026-14-ABV) (2026-15-ABV)

Biran Reed, Stookey Twp Hwy Comm(2026-12-ABV) (2026-13-ABV) (2026-14-ABV) (2026-15-ABV)

Steve Gomric, County Board District #8 (2026-13-ABV)

Andy Bittle, County Board District #21 (2026-08-ABV)

Quentin M. Grommet, Smithton Township Supervisor (2026-08-ABV)

Paul Reinneck, Smithton Township Highway Commissioner (2026-08-ABV)