

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

October 6, 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 September 1, 2026.
6. New Business

A) 6:00 P.M. -- 2026-03-SP -- Linda L. Mentzer Trust (Thomas A. Mentzer Trustee), 6709 Augies Way Place, Millstadt, Illinois, Owners and DBT Properties, LLC d/b/a M & M Storage, 4412 Mascoutah Avenue, Belleville, Illinois, 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 Case 2012-15-SP to include an additional, on property known as 4412 Mascoutah Avenue, Belleville, Illinois, in Shiloh Valley Township.
(Parcel # 09-26.0-400-016)

- B) 6:15 P.M. -- 2026-04-PD -- Magdow Properties LLC (Brian & Nicole Muenchau), 10235 Jefferson Road, Mascoutah, Illinois, Owners and Applicants. This is a request for a Special Use Permit for a Planned Development pursuant to Section 40-9-3(H)(3) to allow a Welding/Fabrication/Machine Shop in an "A" Agricultural Industry Zone District, on property known as 10235 Jefferson Road, Mascoutah, Illinois, in Engelmann Township. (Parcel # 15-17.0-400-015)
- C) 6:30 P.M. -- 2026-01-ZA -- The Scheibel 2006 Revocable Trust, 10 Santa Gabriella Ct, Novato, California, Owners and Exit 21 Properties LLC (Thomas Rehkemper), 220 E State Street - Suite 2C, O'Fallon, Illinois, Applicants. This is a request for a Zoning Amendment to change the zone district classification of certain tracts of land from "A" Agricultural Industry Zone District to "I-1" Research & Assembly Industrial District, on property known as XXXX State Rte 158, Lebanon, Illinois, in O'Fallon Township. (Parcel 's 04-34.0-100-008 & 009)

7) Old 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, August 4, 2026 & September 1, 2026.*

8) Adjournment

Elected Officials:

Jana Moll, County Board District # 23 (2026-03-SP)

Jody Renner, Shiloh Valley Twp Supervisor

Brian Ellison, Shiloh Valley Hwy Commissioner

Ed Cockrell, County Board District #20 (2026-04-PD)

Lisa Reinneck, Engelmann Twp Supervisor

Kenneth J. Walthes, Engelmann Twp Hwy Commissioner

Robert Wilhelm, County Board District # 26 (2026-01-ZA)

Gary Ahle, O'Fallon Twp Supervisor

Gerald Helldoerfer, O'Fallon Twp Hwy Commissioner

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

Quentin M. Grommet, Smithton Township Supervisor

Paul Reinneck, Smithton Township Highway Commissioner