

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

Monday, November 2, 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 October 6, 2026
6. New Business

A) 6:00 P.M. -- 2026-04-SP -- Cynthia Dedmon, 706 Hollywood Heights Road, Caseyville, Illinois, Owner & Applicant. This is a request for a Special Use Permit to allow a Home Occupation (Tax Preparation Business) in a "SR-3" Single-Family Residence Zone District, on property known as 706 Hollywood Heights Road, Caseyville, Illinois, in Caseyville Township. (Parcel # 03-09.0-302-004)

B) Approval of the 2027 Meeting Schedule

7) Old Business

A) 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) *Continued from September 1, 2026*

8) Adjournment

Elected Officials:

G.W. Scott, Jr., County Board District # 2 (2026-04-SP)
James Krummrich, Caseyville Twp Supervisor (2026-04-SP)
John M. Waldron, Caseyville Twp Hwy Commissioner (2026-04-SP)

Harry Hollingsworth, County Board District # 4 (2025-04-PD)
Rickie Thomas, Canteen Twp Supervisor (2025-04-PD)
Marion Alexander, Canteen Twp Hwy Commissioner (2025-04-PD)