

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

November 3, 2025

Board Members:

Chairman Scott Penny

George Meister

Kent Heberer

Steve Lindauer

Alexa Edwards

Steven Howell

1. Pledge of Allegiance
2. Call Meeting to Order
3. Roll Call
4. Public Comment
5. Approve Minutes of October 7, 2025.
6. New Business

A) 6:00 P.M. -- 2025-13-ABV -- Jeffrey D. Wessel, 14 Kaiserstrasse, Millstadt, Illinois, Barbara A. Jacob (Pfershey), 7527 Claymont Court- Apt. 3, Belleville, Illinois, Heidi E. Gehrs, 111 Liederkrantz Lane, Millstadt, Illinois & Peter J. Wessel, 4478 Schwab Road, Millstadt, Illinois, Owners and Peter J. Wessel, 4478 Schwab Road, Millstadt, Illinois, Applicant. This is a request for an Area/Bulk Variance to allow the division of 68.2-acres, creating one 58 +/- acre parcel and one 10.2 +/- acre parcel instead of the 40-acres required in an "A" Agricultural Industry Zone District, on property known as 4434 Schwab Road, Millstadt, Illinois, in Millstadt Township. (Parcel #12-25.0-300-014)

B) 6:15 P.M. -- 2025-01-ZA -- Michael & Verna Dunnigan, 5278 White Oak Drive, Smithton, Illinois, Owners and Casey's Retail Company, 3305 SE Delaware Avenue, Ankeny, Iowa, Applicants. This is a request for a Zoning Amendment to change the zoning district classification of certain tracts of land from "SR-3" Single-Family Residence Zone District to "B-1" Retail & Service Business Zone District, on property known as 3404 & 3410 South Belt West, Belleville, Illinois, in St. Clair Township. (Parcel #'s 08-18.0-302-002, 003 & 004)

C) 6:30 P.M. -- 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)

D) 6:45 P.M. -- 2025-12-SP -- Daniel M. Hochoy TR, 8147 County Line Road, Collinsville, Illinois, Owner and Green Solar 8, LLC, 125 Wolf Road Ste 312, Colonie, New York, Applicants. This is a request for a Special Use Permit to allow a 3.3 MW Commercial Solar Energy System with an approximate project size of 16.55-acres on 18.87-acres in an "A" Agricultural Industry Zone District, on property known as 905 Scott Troy Road, Lebanon, Illinois, in O'Fallon Township. (Parcel # 04-16.0-200-007)

7) Old Business

8) Adjournment

Elected Officials:

Phil Henning, County Board District # 19 (2025-13-ABV)
Kevin Juhas, Millstadt Twp Supervisor (2025-13-ABV)
Stanley A. Jarvis, Millstadt Twp Hwy Comm (2025-13-ABV)

Steve Gomric, County Board District # 8 (2025-01-ZA)
Shelly Tribout-Korves, St Clair Twp Supervisor (2025-01-ZA)
Bob Trentman, St Clair Twp Hwy Comm (2025-01-ZA)

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

John Coers, County Board District # 28(2025-12-SP)
Gary Ahle, O'Fallon Twp Supervisor (2025-12-SP)
Gerard Helldoerfer, O'Fallon Twp Hwy Comm (2025-12-SP)