ST. CLAIR COUNTY
ZONING BOARD OF APPEALS
AGENDA

December 1, 2026

Board Members:
Chairman Scott Penny
Alexa Edwards **Steven Howell**
Kent Heberer **Paul Bergkoetter**
Steve Lindauer

1. Pledge of Allegiance

2. Call Meeting to Order

3. Roll Call

4. Public Comment

5. Approve Minutes of November 2, 2026

6. New Business

   A) 6:00 P.M. -- 2026-05-PD -- Bonfire Holdings, LLC (Matt Froese & Dustin Loeffler), 3908 Mine Haul Road, Millstadt, Illinois, Owners & Applicants. This is a request for a Special Use Permit for a Planned Development pursuant to Section 40-9-3(H)(3) to allow Equipment Rental & Training, Storage and Yard Storage in an "RR-3" Rural Residential Zone District, on property known as 3908 Mine Haul Road, Millstadt, Illinois, in Stookey Township. (Parcel # 07-34.0-400-010)

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 & October 6, 2026.*

B) 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 November 2, 2026*

8) Adjournment

Elected Officials:

Scott Tiemann, County Board District #17 (2026-05-PD)
Mark Bagby, Stookey Township Supervisor (2026-05-PD)
Brian Reed, Stookey Township Highway Commissioner (2026-05-PD)

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)

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)