

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

March 3, 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 February 3, 2026
6. New Business

A) 6:00 P.M. -- 2025-19-ABV -- Michael & Verna Dunnigan, 5278 White Oak Drive, Smithton, Illinois, Owners and Casey's Marketing Company, One SE Convenience Blvd, Ankeny, Iowa, Applicants. This is a request for an Area/Bulk Variance to allow a Gasoline Service Station access drive 147.59 feet from a Fire Station instead of the 200 feet required in a "B-1" Retail & Service Business Zone District, on property known as 3410 S. Belt West & 3404 S. Belt West, Belleville, Illinois, in St. Clair Township. (Parcel 's 08-18.0-302-001, 002, 003 & 004)

B) 6:15 P.M. -- 2026-01-ABV -- Ron & Laurie Stephens, 339 Shad Lane, Millstadt, Illinois, Owners and Dylan Schaller, 4600 Douglas Road, Millstadt, Illinois, Applicant. This is a request for an Area/Bulk Variance to allow the division of three 5-acre tracts instead of the 40-acres required, with two tracts having 50 ft. of frontage instead of the 100 ft. required and a remaining parcel of 37.68-acres instead of the 40-acres required in an "A", on property known as XXXX Etling Road, Millstadt, Illinois, in Millstadt Township. (Parcel #12-35.0-400-023)

C) 6:30 P.M. -- 2026-02-ABV -- A & J Investment Group LLC (Jory Frick & Jennifer Campos), 31 Coral Drive, Belleville, Illinois, Owners and Applicant. This is a request for an Area/Bulk Variance to allow the construction of a 50' x 80' (4,000 square foot) Pole Building instead of the maximum 900 square foot allowed in a "SR-3" Single-Family Residence Zone District, on property known as 2031 Park Road, Belleville, Illinois, in St. Clair Township. (Parcel #08-33.0-402-068)

D) 6:45 P.M. -- 2025-20-SP -- Mary J. & John Dietz Trustees, 10036 Rieder Road, Lebanon, Illinois, Owners and Lombard Solar, LLC, 910 Harding Street, Lafayette, Louisiana, Applicants. This is a request for a Special Use Permit to allow a 4.95 MW Commercial Solar Energy System with an approximate project size of 29.7-acres on a combined 133.98 +/- acres in an "A" Agricultural Industry Zone District, on property known as XXXX Rieder Road, Lebanon, Illinois, in O'Fallon Township. (Parcel 's 04-35.0-100-001 & 04-35.0-100-009)

E) 7:00 P.M. -- 2026-01-TA -- Karrey Crowe, Acting Zoning Director, 10 Public Square, Belleville, Illinois, Applicant. This is a request for a Text Amendment to amend, modify, delete and/or add to the following Sections of the St. Clair County Zoning Code 40-4-4, 40-4-68, 40-4-76, and 40-5-30, and 40-5-32, as well as add a new section 40-5-33 (Energy Storage Systems/Facilities).

7) Old Business (***Immediately following New 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 February 3, 2026*

8) Adjournment

Elected Officials:

Steve Gomric, County Board District #8 (2025-19-ABV)
Shelly Tribout-Korves, St. Clair Twp Supervisor (2025-19-ABV) (2026-02-ABV)
Bob Trentman, St. Clair Twp Hwy Comm (2025-19-ABV) (2026-02-ABV)

Phil Henning, County Board District #18 (2026-01-ABV)
Kevin Juhas, Millstadt Twp Supervisor (2026-01-ABV)
Stanley A. Jarvis, Millstadt Twp Hwy Comm (2026-01-ABV)

Scott Tieman, County Board District #17 (2026-02-ABV)

Robert Wilhelm, County Board District # 26 (2025-20-SP)
Gary Ahle, O'Fallon Twp Supervisor (2025-20-SP)
Gerard Helldoerfer, O'Fallon Twp Hwy Comm (2025-20-SP)

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)

All County Board Districts (2026-01-TA)