

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

*March 3, 2026*

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**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 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 71<sup>st</sup> 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)