

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

May 5, 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 March 3, 2026
Approve Minutes of April 7, 2026
6. New Business

A) 6:00 P.M. -- 2026-05-ABV -- Danny & Nancy Cox, Kyle Cox, Kayleigh Cox & Kamdan Cox, 4730 Buck Ridge Road, Freeburg, Illinois, Owners and Kyle B. Cox & Shannon Hayden, 7014 Gary Drive, Belleville, Illinois, Applicants. This is a request for an Area/Bulk Variance to allow the division of 223.24-acres creating one 10+/- acre tract instead of the 40-acres required and to allow 50 ft. of frontage instead of the 100 ft. required with a remainder of 203.24-acres +/- in an "A" Agricultural Industry, on property known as 4730 Buck Ridge Road, Freeburg, Illinois, in New Athens Township. (Parcel #18-04.0-200-019)

- B) 6:15 P.M. -- 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)
- C) 6:30 P.M. -- 2026-06-ABV -- Travis & Taylor Schwartz, 528 Copper Bend Road, Maryville, Illinois, Owners & Applicants. This is a request for an Area/Bulk Variance to allow the division of 35.31-acres creating one 5+/- acre tract instead of the 40-acres required and one 30+/- acre tract instead of the 40-acres required with 60 ft. of frontage instead of the 100 ft. required in an "A" Agricultural Industry Zone District, on property known as 5485 Sand Rock Road, Smithton, Illinois, in Smithton Township. (Parcel #13-32.0-400-026)
- D) 6:45 P.M. -- 2026-07-ABV -- Donna L. Stephens Family Trust, 505 Creek Ridge Court, Freeburg, Illinois, Owners and Charles & Colleen Veillon, 7637 Sedona Circle, Belleville, Illinois, Applicants. This is a request for an Area/Bulk Variance to allow an existing parcel with 13.28-acres instead of the 40-acres required in an "A" Agricultural Industry Zone District, on property known as 8095 Five Forks Road, New Athens, Illinois, in New Athens Township. (18-09.0-300-012)

7) Old Business

- A) 2018-31-SP – Request from Jake Marcum, Madison Energy Infrastructure on behalf of DG Illinois Solar, LLC to extend the Special Use Permit granted by the County Board on April 29, 2019 and extended for one year by the Zoning Board on May 3, 2021, March 1, 2022, January 10, 2023, January 9, 2024 and May 3, 2025 to allow 2-megawatt Solar Farm Energy Systems in an “A” Agricultural Industry Zone District on property known as XXXX Concordia Church Road, Belleville, Illinois in St. Clair Township. (Parcel #08-31.0-200-009)

8) Adjournment

Elected Officials:

Edwin L. Cockrell, County Board District #20 (2026-05-ABV) & (2026-07-ABV)
Edwin L. Cockrell, New Athens Township Supervisor (2026-05-ABV) & (2026-07-ABV)
David Parker, New Athens Twp Hwy Commissioner (2026-05-ABV) & (2026-07-ABV)

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)

Phil Henning, County Board District #19 (2026-06-ABV)
Quentin M. Grommet, Smithton Township Supervisor (2026-06-ABV)
Paul Reinneck, Smithton Township Highway Commissioner (2026-06-ABV)

Scott Tiemann, County Board District #17 (2018-31-SP)
Shelly Tribout-Korves, St. Clair Township Supervisor (2018-31-SP)
Bob Trentman, St. Clair Township Hwy Commissioner (2018-31-SP)