

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

September 1, 2026 – 6:00 PM

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 August 4, 2026
Approve Minutes of August 6, 2026
6. New Business – *None*
7. Old Business

A) 2026-13-ABV -- Donald & Claire Mueller TR, 3308 Rand Lane, Swansea, Illinois, Owners and Lucky Break Investments, LLC (Jeffrey Timmermann), 6213 Erie Station Road, Belleville, Illinois, Applicants. This is a request for an Area/Bulk Variance to allow the construction of four Self-Storage Buildings 10.1 ft. from the front property line instead of the 75 ft. required and one Self-Storage Building 8 ft. from the principal building instead of the 10 ft. required in a "B-2" General Business Zone District, on property known as 5921 Gateway Industrial Drive, Belleville, Illinois, in Stookey Township. (Parcel #07-13.0-400-073) *Continued from August 4, 2026.*

**Page 2 -- St. Clair County Zoning Board of Appeals
Agenda (September 1, 2026)**

- B) 2026-02-PD -- Donald & Paige Gass, 4936 State Rte 4, Mascoutah, Illinois, Owners & Applicants and Don Gass, 4936 State Rte 4, Mascoutah, Illinois, Applicant. This is a request for a Special Use Permit for a Planned Development pursuant to Section 40-9-3(H)(3) to allow a Masonry Storage Yard in an "A" Agricultural Industry Zone District, on property known as 4936 State Route 4, Mascoutah, Illinois, in Engelmann Township. (Parcel #15-32.0-300-021) *Continued from July 7, 2026*
- C) 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*
- D) 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 May 5, 2026*

8) Adjournment

Elected Officials:

Mark Bagby, Stookey Twp Supervisor (2026-13-ABV)

Brian Reed, Stookey Twp Hwy Commissioner

Steve Gomric, County Board District #8

Ed Cockrell, County Board District #20 (2026-02-PD)

Lisa Reinneck, Engelmann Twp Supervisor

Kenneth J. Walthes, Engelmann Twp Hwy Commissioner

Andy Bittle, County Board District #21 (2026-08-ABV)

Quentin M. Grommet, Smithton Township Supervisor

Paul Reinneck, Smithton Township Highway Commissioner

Harry Hollingsworth, County Board District # 4 (2025-04-PD)

Rickie Thomas, Canteen Twp Supervisor

Marion Alexander, Canteen Twp Hwy Commisioner