

St. Clair County Zoning Board of Appeals Meeting Minutes

Tuesday, September 1, 2026 at 6:00 P.M.

Members Present: Steve Lindauer-Chairman Pro Tem, Alexa Edwards, Kent Heberer, Steven Howell, & Paul Bergkoetter.

Members Absent: Scott Penny

Zoning Staff in Attendance: Karrey Crowe, Zoning Director; and Dave Schneidewind, Attorney.

A. Call to Order

Chairman Steve Lindauer called the meeting to order at 6:00 p.m. and conducted roll call.

B. Explanation of Zoning Hearing Procedures

Chairman Steve Lindauer explained the hearing procedures to meeting attendees.

C. Approval of Minutes

1. Chairman Steve Lindauer asked for a motion to approve the meeting minutes from August 4, 2026, Alexa Edwards made a motion to approve. Seconded by Steven Howell. Motion approved.
2. Chairman Steve Lindauer asked for a motion to approve the meeting minutes from August 6, 2026, Kent Heberer made a motion to approve. Seconded by Paul Bergkoetter. Motion approved.

D. Public Comment

No persons provided public comment.

E. New Business – None

F. Old Business

1. **Hearing 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 75ft. required and on 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). The Applicant was present through its Manager/Member Jeff Timmermann, as well as real estate agent Rob Berneking, and owners Donald and Claire Mueller. Adjacent landowner Jerry Carada, 6100 Erie Station Road, appeared and had questions about the setbacks from Gateway Industrial Drive, drainage issues, doors facing his property (none) and the fence. Adjacent landowner representative, Guy Giudici, RHO, Inc., stated that they had to install stormwater retention and he is concerned with drainage. Landowner, Mr. Mueller testified that the subject property is lower than the RHO, Inc. property. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, a motion was made by Alexa Edwards, seconded by Paul Bergkoetter to grant the request. Roll call vote. Motion passes (See attached Decision Report.)

2. **Hearing 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 40-9-36 (H)(3) to allow a Masonry Storage Yard in an “A” Agricultural Industry Zone District, on property known as 4936 State Rte. 4, Mascoutah, Illinois, in Engelmann Township (Parcel # 15-32.0-300-021). Applicant representation Don Gass appeared before the Zoning Board. Also, in attendance was County Board Member Ed Cockrell. Mr. Gass reviewed the site plan with the Board and answered various questions posed by the Zoning Board Members, Zoning staff, and the Zoning Board’s attorney regarding the storage yards and operation thereof. A vegetative screening was again discussed. County Board Member Ed Cockrell testified in support of the matter. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, a motion was made by Paul Bergkoetter, seconded by Steven Howell to **grant** the request. Roll call vote. Motion passes (See attached Decision Report.)
3. **Hearing 2026-08-ABV** – Dale Paule & Scott Paule, 4722 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 Road, Millstadt , Illinois, in Smithton Township (Parcel # 13-07-300-009). This application was continued per the request of the Applicant’s Attorney until December 1, 2026. This will allow all interested parties that have properties along the roadway/easement at issue to come up with a road use agreement and maintenance plan for the roadway that all parties can agree with.
4. **Hearing 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). Prior to the hearing, the Applicant’s representative Attorney Colin Clark requested that the matter be **continued** until November 2, 2026. The continuance will give the Applicant time to have his engineer get drawings to calculate compensatory storage and provide the same to the County Engineer for review.

Adjournment

K.Heberer made a motion to adjourn the meeting. Seconded A. Edwards . Roll call vote.
Motion approved.

Meeting adjourned.