

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

February 3, 2026

Board Members:

Chairman Scott Penny

Alexa Edwards

Steven Howell

Kent Heberer

Steve Lindauer

1. Pledge of Allegiance
2. Call Meeting to Order
3. Roll Call
4. Public Comment
5. Approve Minutes of January 6, 2026
Approve Minutes of January 7, 2026
6. New Business
 - A) 6:00 P.M. -- 2025-17-ABV -- Myra & Brad Sewald, 9117 Summerfield South Road, Mascoutah, Illinois, Owners & Applicants. This is a request for an Area/Bulk Variance to allow the division of 39.41-acres creating one 5 acre +/- tract and one 34.41 acre +/- tract instead of the 40-acres required in an "A" Agricultural Industry Zone District, on property known as XXXX Perrin Road, Mascoutah, Illinois, in Mascoutah Township.
(Parcel #10-09.0-200-002)
 - B) 6:15 P.M. -- 2025-18-ABV -- Carol Klohr & Dale Klohr, 833 Cemetery Road, Freeburg, Illinois, Owners & Applicants. This is a request for an Area/Bulk Variance to allow the division of 1.79-acres instead of the 3-acres required in an "RR-3" Rural Residential Zone District, on property known as 833 Cemetery Road, Freeburg, Illinois, in Freeburg Township.
(Parcel # 14-21.0-300-017)

C) 6:30 P.M. -- 2025-16-ABV -- Cole & Alyssa Kaemmerer, 2631 S Illinois Street, Belleville, Illinois, Owners & Applicants. This is a request for an Area/Bulk Variance to allow the construction of a garage addition 6.5 ft. from the side property line instead of the 15 ft. required in a "RR-1" Rural Residential Zone District, on property known as 2631 S Illinois Street, Belleville, Illinois, in Smithton Township. (Parcel #13-04.0-400-038)

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 November 3, 2025*
- b) 2018-30-SP – Request from Madison Energy Infrastructure on behalf of DG Illinois Solar, LLC to extend the Special Use Permit granted by the County Board on January 28, 2019 and extended by the Zoning Board for one (1) year on May 3, 2021(extended to January 28, 2022), on March 1, 2022(extended to January 28, 2023), on January 10, 2023(extended to January 28, 2024), on January 9, 2024 (extending it to January 28, 2025) and on December 3, 2024(extending to January 28, 2025). The Zoning Board extended it for six (6) months from July 28, 2025 to January 28,2026; to allow two 2-megawatt Solar Farm Energy Systems in an "A" Agricultural Industry Zone District on property known as 1217 Green Mount Lane, Belleville, Illinois in St. Clair Township. (Parcel # 08-35.0-200-002)

8) Other Zoning Matters:

- A) Discuss and consider changes to the St. Clair County Zoning Code's Schedule of Filing Fees.
- B) Discuss and consider amendments to Zoning Code pertaining to changes in state law regarding commercial solar energy facilities, commercial wind energy facilities, and energy storage systems.

9) Adjournment

Elected Officials:

Kevin Dawson, County Board District # 24 (2025-17-ABV)

Christina Dawson, Mascoutah Twp Supervisor (2025-17-ABV)

Kyle Moll, Mascoutah Twp Hwy Comm (2025-17-ABV)

Andy Bittle, County Board District # 21 (2025-18-ABV) (2025-16-ABV)

Charles H. Hill, Freeburg Supervisor (2025-18-ABV)

Dale A. Recker, Freeburg Twp Hwy Comm (2025-18-ABV)

Quentin M. Grommet, Smithton Twp Supervisor (2025-16-ABV)

Paul Reinneck, Smithton Twp Hwy Comm (2025-16-ABV)

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)

CJ Baricevic, County Board District # 16 (2018-30-SP)

Shelly Tribout-Korves, St. Clair Twp Supervisor (2018-30-SP)

Bob Trentman, St. Clair Twp Hwy Comm (2018-30-SP)