

St. Clair County Zoning Board of Appeals Meeting Minutes

Tuesday, April 7, 2026 at 6:00 P.M.

Members Present: Chairman Scott Penny, Steve Lindauer, Kent Heberer, Alexa Edwards, Steven Howell, & Paul Bergkoetter.

Members Absent: None

Zoning Staff in Attendance: Brean Winterbauer, Zoning Staff; and Dave Schneidewind, Attorney.

A. Call to Order

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

B. Explanation of Zoning Hearing Procedures

Chairman Scott Penny explained the hearing procedures to meeting attendees.

C. Public Comment

No persons provided public comment.

D. New Business

- 1. Hearing 2026-04-ABV-** Norman & Sarah Becker Trustees, 7045 Press Road, Freeburg, Illinois, Owners and Annette & Mark Parker, 5591 Cornerstone Court, Smithton, Illinois, Applicants. This is a request for an Area/Bulk Variance to allow the division of 39.61-acres creating one 5.01+/- acre tract and one 34.60+/- acre tract instead of the 40-acres required in an "A" Agricultural Industry Zone District, on property known as XXXX Press Road, Freeburg, Illinois, in Smithton Township (Parcel # 13-36.0-200-004). The Applicants, Annette Parker and her husband Mark Parker, presented the application to the Board. Two neighboring property owners appeared at the hearing- Glenn Rogers and Glenn Walker. Both live across Press Road from the property in question. Both inquired into the Applicants' plan, location of the proposed tract, frontage, shape and size. Neither voiced any objection to the application. County Board Member Phil Henning appeared at the hearing and recommended approval. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, a motion was made Steven Howell, seconded by Steve Lindauer to grant the request. Roll call vote. Motion passes. (See attached Decision Report.)
- 2. Hearing 2026-03-ABV –** Marvin & Linda Berberich (both deceased) c/o Ronald Berberich and Scott Berberich, 422 N. Olive Street, Trenton, Illinois, Owners and Scott Berberich, 31 Saddlebrooke, Troy, Illinois, Applicant. This is a request for an Area/Bulk Variance to allow an existing division of 6.49-acres instead of the 40-acres required in an "A" Agricultural Industry Zone District, on property known as XXXX Ruth School Road, Trenton, Illinois, in Mascoutah Township (Parcel # 10-02.0-300-005). Scott Berberich appeared and presented the application to the Board. County Board Member Kevin Dawson appeared and testified in support of the application. No other persons testify for or against the request. After considering all the testimony and evidence, a motion was made by Alexa Edwards, seconded

by Steven Howell to continue the request until June 2, 2026. This will allow the Board time to get the history from a 2008 application and a 2015 application, for similar divisions to see what the testimony was at the respective hearing and outcome. Roll call vote. Motion passes. (See attached Decision Report.)

3. **Hearing 2025-21-SP** – Roger E. Weber Trustee, 4620 Wisteria Drive, Alton, Illinois, Owners and Millstadt IL 3, LLC, 1000 Wilson Boulevard, Suite 2400, Arlington, Virginia, Applicants. This is a request for a Special Use Permit to allow a 4.99 MW Commercial Solar Energy System, with an approximate project size of 31.3-acres on a 63.18-acre parcel in an “A” Agricultural Industry Zone District, on property known as XXXX E Washington Street, Millstadt, Illinois, in Millstadt Township (Parcel # 12-11.0-300-014). Applicant representative Chase Wittich Sr. Manager, Project Development of Summit Ridge Energy, LLC presented the application to the Board. Andrew Damito also appeared on behalf of the Applicant. There were numerous persons present at the hearing that testified against approval of the special use permit. The following persons spoke against approval. Darrel Chamberlain, Adam Hill, Michael Weis, Jordan Smith, Ken & Amy Bueckman, Rob & Carrie Naylor, Tom Buss, and Drew Bendick. All persons had similar concerns, which include and are not limited to the following: impact on traffic, traffic safety, concerns with tree clearing, flooding of creek area, solar arrays causing a heat impact on nearby properties, changes to the environment , property values, noise maintenance to landowners, glare, drainage issues, hunting concerns of adjacent properties, visual impact, effect on the Village of Millstadt, reducing tax benefits, wildlife concerns, concerns about returning the property to agricultural use, inability to maintain project, tree clearing, fire concerns, and electrical grid stability. County Board Member Andy Bittle was present and testified against the Application. He is not in favor of this solar facility and stated the State took the control away from the local government to make decisions regarding solar facilities. No other persons appeared to testify for or against the application. After considering all the testimony and evidence and County Zoning code and State Law, a motion was made by Steve Lindauer, seconded by Kent Heberer to grant the request. Roll call vote. Motion passes. (See attached Decision Report.)

F. Old Business

1. **Hearing 2025- 13-SP** – Envision Unlimited Inc., 8 S Michigan Avenue, Chicago, Illinois, Owners & Applicants. This is a request for a Special Use Permit to allow a Small Community Residence in a “SR-3” Single-Family Residence Zone District, on property known as 917 Mayfair Drive, Belleville, Illinois, in St.Clair Township (Parcel # 08-13.0-205-015). On December 2, 2025 the Applicant representative CEO Mark McHugh presented the application to the Board. There were several neighbors that testified in opposition to the request. Concerns of the neighbors includes the property not being properly maintain on the outside and the increase in traffic of their single-family residential neighborhood. Robert Weilmuenster, Mayor of the Village of Shiloh, appeared and testified. Mr. Weilmuenster opposes approval of the application due to numerous concerns of allowing a group home in an established single-family residential neighborhood. County Board member Susan Gruberman appeared and testified in support of the application. After hearing testimony from multiple neighbors the Zoning Board decided to continue the hearing until April 7, 2025. The continuance is to allow the Applicant time to provide studies referenced by Mr. McHugh during his testimony as to the affect/non-affect that group homes have on neighboring property values. On April 7, 2026 the Applicant appeared through legal counsel Van-Lear Eckert, as well as Envision Unlimited, Inc., Executive Vice-President of IDD Services, Colleen Rosa to present a letter to the Zoning Board of Appeals

that generally summarizes the studies that were previously submitted to the Zoning Department regarding the proposed use's impact on property values. Robert Weilmuenster, Mayor of Shiloh, IL, again spoke against the application. He states that Shiloh only allows group homes in multi-family zoned areas and that Shiloh has recently annexed into its municipal boundaries several parcels near 917 Mayfair Drive. He believes that by placing group homes in multi-family zones areas such protects property values and the tax base. Further, he stated that other group homes located in Shiloh have had issues where the police have had to respond. Tina Simonin, 921 Mayfair Drive, spoke against the application, she believes that by allowing the proposed use such would adversely impact the value of her home. Further, she stated that behind her fence at 917 Mayfair there is landscaping debris in a creek or easement area, and the property is in such a state that it attracts vermin and snakes. Shannon Stelling, 3220 Hunters Way, is opposed to the application, and she stated that her husband had issues with a different community residence in the area, in which a person accosted with a pipe. Ms. Rosa further explained how the CILAs are inspected and all incidents are self-reported by Envision, which are then investigated by the State of Illinois. County Board Member Susan Gruberman again testified in support of the application. A motion was made by K.Heberer and seconded by P. Bergkoetter to approve the request. Roll Call Vote. Motion passes.

2. **Hearing 2025-02-ZA-** Bradley & Jeanne Goacher, 401 Station Crossing, Waterloo, Illinois, Owners & Applicants. This is a request for a Zoning Amendment to change the zone district classification of certain tracts of land from "A" Agricultural Industry Zone District to "RR-3" Rural Residential Zone District, on property known as XXXX Levy Lane, Millstadt, Illinois, in Millstadt Township (Parcel #'s 12-26.0-300-002, 005 & 010). On December 2, 2025 Bradley Goacher, owner and applicant presented the application to the Board. Several neighbors appeared and testified against the application, because of concerns that additional residences would adversely impact ground water resources/wells as area residences are currently experiencing issues with their wells, and that a rezoning would allow additional residential homes to be built other than the seven (7) proposed by the Applicant. After further discussing with the Applicant and Zoning Board the decision was made to continue the hearing until April 7, 2026. The continuance will give the Applicant time to prepare a planned building development plan instead of the rezoning of all land to RR-3. No other persons testified for or against the application. On April 7, 2026 the Applicants appeared at the hearing and advised that they have decided upon a different plan for the division of the property. The Applicants submitted to the Zoning Administrator a Petition for Special Use Permit for a Planned Development, thus, converting the current hearing type to a special use permit versus a rezoning. Therefore, effectively withdrawing their request for a rezoning. The Applicants explained that they are now seeking to divide only parcels 12-26.0-300-002 and 12-26.0-300-010 into 4 lots. The new 4 lots will be as follows per the site plan: Lot 1: 21.165 acres; Lot 2: 19.193 acres; Lot 3: 6.18 acres; and Lot 4 6.467 acres. All will have over 100ft. of frontage, except Lot 1 with 25 ft. of frontage via existing Levy Lane. The Applicants submitted a proposed set of restrictive covenants that would run with the land and unify all 4 lots. All proposed lots would be served by well water and private septic/aeration systems. Mr. Goacher said all lots would be for single-family use only. There were several members of the public in attendance at the April 7, 2026, hearing. Austin Huggard, stated that he found that the lots were offered for sale to the public on Facebook. He is also concerned with issues with well water and safety concerns with Levy Lane. Mr. Goacher responded to the Facebook advertisement as he sought to see what interest is out there from the public on the lots and

the price. Don Traitor commented that the remainder of the parcel not used for single-family purposes, which is really up to the owner if the remainder will be continued to be farmed. Armine Mehrrens is concerned with wells in the area as he had to drill a new well recently, and he is concerned about the use of the land. Ben Weis is concerned about traffic on Floraville Road- blind corners and speeding, and overall public safety. Deloris Bocker is opposed to the application. Amy Wuebbels is concerned with water issues if allowed. Wayne Royce, testified that his well went dry last summer. William Wuebbles is concerned about traffic. County Board member Phil Henning attended the hearing. Mr. Henning is opposed to the application. He is also concerned with water wells in the area, width of Levy Lane, increased traffic on Floraville Road, and quality of life issues in this rural area with the additional houses. After considering the evidence and testimony presented at both hearings. A motion was made by S. Lindauer and seconded by A. Edwards to deny the request. Roll Call Vote. Motion passes.

Adjournment

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

Meeting adjourned.