

## **St. Clair County Zoning Board of Appeals Meeting Minutes Tuesday, June 2, 2026 at 6:00 P.M.**

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

**Members Absent:** None

**Zoning Staff in Attendance:** Karrey Crowe, 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. Approval of Minutes**

Chairman Scott Penny asked for a motion to approve the meeting minutes from March 3, 2026, Paul Bergkoetter made a motion to approve. Seconded by Steven Howell. Motion approved.

Chairman Scott Penny asked for a motion to approve the meeting minutes from April 7, 2026, Steve Lindauer made a motion to approve. Seconded by Alexa Edwards. Motion approved.

Chairman Scott Penny asked for a motion to approve the meeting minutes from May 5, 2026, Steven Howell made a motion to approve. Seconded by Kent Heberer. Motion approved.

**D. Public Comment**

No persons provided public comment.

**E. New Business**

- 1. Hearing 2026-09-ABV-** Glenn A. Steinberg & Robert Steinberg, 3924 Mascoutah Avenue, Belleville, Illinois, Owners and Robert D. Steinberg & Sandra L. Steinberg, 3924 Mascoutah Avenue, Belleville, Illinois, Owners and Glenn Steinberg and Robert Steinberg, 3924 Mascoutah Avenue, Belleville, Illinois, Applicants. This is a request for an Area/Bulk Variance to allow a land exchange/ frontage adjustment between parcels creating 30 ft. of frontage along Mascoutah Avenue instead of the 100ft. required in an "A" Agricultural Industry Zone District, on property known as 3876 & 3924 Mascoutah Avenue, Belleville, Illinois, in Shiloh Valley Township. (Parcel's 09-27.0-100-005 & 006). The Applicant Robert Steinberg was present with his real estate agent, Adam Jokisch and presented the application to the Board. The Zoning Board Members believe instead of the 30 ft. width proposed for this new ingress and egress area that such should be 50 ft. wide. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, a motion was made

by Steve Lindauer, seconded by Steven Howell to **grant** the request subject to a 50 ft. width requirement. Roll call vote. Motion passes. (See attached Decision Report.)

2. **Hearing 2026-01-PD** – Daniel & Stanley Kostelac Rev. Trust, 9035 State Rte. 163, Millstadt, Illinois, Owners and ACE Grease Service, Inc., 9035 State Rte. 163, Millstadt, Illinois, Applicant. This is a request for a Special Use Permit to modify/amend 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 sit plan submitted in Case 2022-11-SP to include the following: a 40 ft. X 60 ft. building addition, the construction of an 80 ft. X 120 ft. structure, a 70 ft. X 70 ft. structure, and a 12 ft. X 22 ft. structure in a “A” Agricultural Industry Zone District, on property known as 9035 State Rte. 163, Millstadt, Illinois, in Centreville Township (Parcel # 07-09.0-300-012). Applicant Michael Kostelac appeared at the hearing, with ACE Grease employee Matt Froese and both presented the application to the Board. County Board member Marty Crawford was present and expressed his support for the application and proposed modification of the Planned Building Development. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, a motion was made by Kent Heberer, seconded by Steven Howell to **grant** the request. Roll Call Vote. Motion passes. (See attached Decision Report.)
3. **Hearing 2026-01-SP** – Patricia Thomas, 4234 Schwab Road, Millstadt, Illinois, Owner and Mike Thomas, 4234 Schwab Road, Millstadt, Illinois, Applicant. This is a request for a Special Use Permit to allow a Home Occupation (Personal Auto Rebuilder) in a “RR-3” Rural Residential Zone District, on property known as 4234 Schwab Road, Millstadt, Illinois, in Millstadt Township (Parcel # 12-26.0-400-027). Patricia Thomas, owner of the property and mother of Mike Thomas appeared and presented the application to the Board. Mr. Thomas did not appear. Ms. Thomas explained what her son proposed to do, and advised that he does not live at 4234 Schwab Road, Millstadt, IL that his residence is in Fults, Illinois. She stated that Mr. Thomas could not carry on the proposed activity at his residence at Fults, Illinois because he doesn’t have a shed but then advised that he would take any vehicle back to his house. Ms. Thomas was advised of the regulations pertaining to Home Occupations, specifically that such can be only carried on by residents of those who live at the premises. County Board Member Phil Henning was present and indicated that while he had no objection to the application, he was unaware of the provision requiring only inhabitants of the property to operate home occupations. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, the Zoning Board of Appeals being fully advised in the premises, as well as the Zoning Code, a motion was made by Paul Bergkoetter, to **DENY** the request for a special use permit for a home occupation at 4234 Schwab, Millstadt, Illinois as such is contrary and in violation of the Zoning Code. The motion was seconded by Steve Lindauer. Roll call vote. Motion passes. (See attached Decision Report.)

#### F. Old Business

4. **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 a “A” Agricultural Industry Zone District, on property known as XXXX Ruth School Road, Trenton, Illinois, in Mascoutah Township (Parcel # 10-02.0-300-005). On April 7, 2026, Scott Berberich appeared and

presented the application to the Board. Mr. Berberich stated that he and his brother Ronald Berberich inherited the property from their father Marvin. County Board member Kevin Dawson was in attendance and stated that he was in favor of the application and had no objection. On June 2, 2026 Scott Berberich and Ronald Berberich attended the hearing. Both testified about their desire to obtain an Area Bulk Variance to allow for one-single family residence to be built upon the parcel as they desire to offer the property for sale, and being able to build a residence upon the property would yield a higher sales price. After considering all the testimony and evidence, a motion was made by Paul Bergkoetter, seconded by Steven Howell to **deny** the request. Roll Call Vote. Motion passes. (See attached Decision Report.)

**Adjournment**

S.Howell made a motion to adjourn the meeting. Seconded S. Lindauer. Roll call vote.  
Motion approved.

Meeting adjourned.