

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

December 2, 2025

Board Members:

Chairman Scott Penny

George Meister

Kent Heberer

Steve Lindauer

Alexa Edwards

Steven Howell

1. Pledge of Allegiance
2. Call Meeting to Order
3. Roll Call
4. Public Comment
5. Approve Minutes of November 3, 2025
6. New Business

A) 6:00 P.M. -- 2025-15-ABV -- Link Farms LLC (John and Molly Link), 5901 Probst Road, New Athens, Illinois, Owners and Molly Link, 5901 Probst Road, New Athens, Illinois, Applicant. This is a request for an Area/Bulk Variance to allow the division of 25.34-acres creating one 20 +/- acre parcel and one 5 +/- acre parcel instead of the 40-acres required in an "A" Agricultural Industry Zone District, on property known as 5901 Probst Road, New Athens, Illinois 62264, in Prairie DuLong Township.
(Parcel #17-21.0-400-018)

B) 6:15 P.M. -- 2025-14-ABV -- Sharron Mehrmann, 3266 Hidden Prairie Lane, New Athens, Illinois, Owner & Applicant. This is a request for an Area/Bulk Variance to allow the division of 62.78-acres creating one 57.77 +/- acre parcel and one 5 +/- acre parcel instead of the 40-acres required in an "A" Agricultural Industry Zone District, on property known as 3266 Hidden Prairie Lane, New Athens, Illinois, in Prairie DuLong Township.
(Parcel #17-22.0-400-013)

C) 6:30 P.M. -- 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)

D) 6:45 P.M. -- 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)

7) Old Business

8) Adjournment

Elected Officials:

Phil Henning, County Board District # 19 (2025-15-ABV) (2025-14-ABV) (2025-02-ZA)

Michael Karban, Prairie DuLong Twp Supervisor (2025-15-ABV) (2025-14-ABV)

Gilbert Birkner, Prairie Dulong Hwy Comm (2025-15-ABV) (2025-14-ABV)

Susan Gruberman, County Board District # 22 (2025-13-SP)

Shelly Tribout-Korves, St Clair Twp Supervisor (2025-13-SP)

Bob Trentman, St Clair Twp Hwy Comm (2025-13-SP)

Kevin Juhas, Millstadt Twp Supervisor (2025-02-ZA)

Stanley A. Jarvis, Millstadt Twp Hwy Comm (2025-02-ZA)