

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

April 7, 2026

Board Members:

Chairman Scott Penny

Alexa Edwards

Kent Heberer

Steve Lindauer

Steven Howell

Paul Bergkoetter

1. Pledge of Allegiance
2. Call Meeting to Order
3. Roll Call
4. Public Comment
5. Approve Minutes of March 3, 2026
6. New Business
 - A) 6:00 P.M. -- 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)
 - B) 6:15 P.M. -- 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)

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

7. Old Business (*Immediately following New Business*)

A) 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)
Continued from December 2, 2025

B) 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 # 12-26.0-300-002, 005 & 010)
Continued from December 2, 2025

8) Adjournment

Elected Officials:

Phil Henning, County Board District # 19 (2026-04-ABV)
Quentin Grommet, Smithton Twp Supervisor (2026-04-ABV)
Paul Reinneck, Smithton Hwy Comm (2026-04-ABV)

Kevin Dawson, County Board District # 24 (2026-03-ABV)
Christina Dawson, Mascoutah Twp Supervisor (2026-03-ABV)
Kyle Moll, Mascoutah Hwy Comm (2026-03-ABV)

Andy Bittle, County Board District # 21 (2025-21-SP)

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) (2025-21-SP)
Stanley A. Jarvis, Millstadt Twp Hwy Comm (2025-02-ZA) (2025-21-SP)