

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

*June 2, 2026*

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**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  
Approve Minutes of April 7, 2026  
Approve Minutes of May 5, 2026
6. New Business
  - A) 6:00 P.M. -- 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 100 ft. required in an "A" Agricultural Industry Zone District, on property known as 3876 & 3924 Mascoutah Avenue, Belleville, Illinois, in Shiloh Valley Township. (Parcel #09-27.0-100-005 & 006)

- B) 6:15 P.M -- 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 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 Case 2022-11-SP to include a 40 X 60 ft. building addition, the construction of an 80 x 120 ft. structure, a 70 x 70 ft. structure and a 12 x 22 ft. structure in an "A" Agricultural Industry Zone District, on property known as 9035 State Rte 163, Millstadt, Illinois, in Centreville Township. (Parce #07-09.0-300-012)
- C) 6:30 P.M. -- 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 Home Occupation (Personal Auto Rebuilder) in a "RR-3" Rural Residential Zone District, on property known as 4234 Schwab Road, Millstadt, Illinois, in Millstadt. (Parcel #12-26.0-400-027)

7) Old Business

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) (*Continued from April 7, 2026*)

8) Adjournment

Elected Officials:

Jana Moll, County Board Member, District #23 (2026-09-ABV)  
Jody Renner, Shiloh Valley Township Supervisor (2026-09-ABV)  
Brian Ellison, Shiloh Valley Township Hwy Commissioner (2026-09-ABV)

Mary Crawford, County Board Member, District #6 (2026-01-PD)  
Curtis McCall Jr., Centreville Township Supervisor (2026-01-PD)  
Marty Crawford, Centreville Township Hwy Commissioner (2026-01-PD)

Phil Henning, County Board Member, District #19 (2026-01-SP)  
Kevin Juhas, Millstadt Township Supervisor (2026-01-SP)  
Stanley A. Jarvis, Millstadt Township Hwy Commissioner (2026-01-SP)

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