

ZONING BOARD OF APPEALS AGENDA



City of Belleville, Illinois

Economic Development,
Planning & Zoning
Department

**MARCH 23,
2017**

Lindenwood University
2600 West Main Street

Alan Dixon Building, Rear Banquet Hall
Meeting time: 7:00 p.m.

Staff:

Mayor Mark Eckert
Annisca McCaskill, Economic Development, Planning, & Zoning Director
Mathew Chandler, Planner/GIS Coordinator
Jeff Heidorn, Building Commissioner
Bob Sabo, Health & Housing Director
Aldermen
Assistant City Attorney

Board Members:

Rebecca Boyer
Toni Togias
Steve Zimmerman
Don Rockwell
Patrick Sullivan
Tim Price
Dan Nollman, Chairman

Call to order / Roll Call of members

Approval of the meeting minutes from February 23, 2016.

In case of severe weather, all should exit to the basement; in case of fire or smoke, proceed to the nearest outside exit and assemble in front of the campus auditorium facing West Main Street.

AGENDA ITEMS:

Item #1: WITHDRAWN 09-Mar17--Joe Wellinghoff - A request for a Special Use permit in order to erect a metal building over 150 square feet at 615 South 6th Street (Parcel: 08-28.0-145-005) located in an "A-1" Single Family Residence District. (Applicable portion of zoning code: 162.094, 162.515) Ward 5

Item #2: 10-Mar17 - Belleville Historical Society - A request for a Use Variance in order to operate a Museum at 6 Oak Knoll Place (Parcel number: 07-01.0-109-013) located in an "A-1" Single Family Residence Zoning District. (Applicable portion of zoning code: 162.093, 162.570.) Ward 4

Item #3: 11-Mar17 - Belleville Historical Society - A request for a Special Use Permit in order to operate a Bed & Breakfast at 6 Oak Knoll Place (Parcel number: 07-01.0-109-013) located in an "A-1" Single Family Residence Zoning District. (Applicable portion of zoning code: 162.094, 162.515.) Ward 4

Item #4: 12-Mar17 - Randy Tate - A request to Rezone the property at 7705-7707 West Main (Parcel number: 07-01.0-311-054, 055) from "C-1" Light Commercial District to "C-2" Heavy Commercial District. (Applicable portion of the Zoning Code: 162.230 through 162.248, 162.590.) Ward 4

Item #5: 13-Mar17 - Sheryl Williams - A request for a Use Variance in order to operate a church service at 7705 West Main Street, suites 1 & 3 (Parcel number: 07-01.0-311-055) located in a "C-2" Heavy Commercial District. (Applicable portion of the Zoning Code: 162.247, 162.570.) Ward 4

Item #6: 14-Mar17- Kareemah Lampley - A request for a Special Use permit for a liquor license at 104 West Main Street (Parcel: 08-21.0-443-046) located in an "C-2" Heavy Commercial District. (Applicable portion of zoning code: 162.248, 162.515) Ward 5

Item #7: 15-Mar17- Kareemah Lampley - A request for a Special Use permit for outdoor dining at 104 West Main Street (Parcel: 08-21.0-443-046) located in an "C-2" Heavy Commercial District. (Applicable portion of zoning code: 162.248, 162.515) Ward 5

Item #8: 16-Mar17- Kareemah Lampley- A request for a Sign Installation permit in the Area of Special Control in order to place one (1) window graphic and one (1) flush mounted sign at 104 West Main Street (Parcel: 08-21.0-443-046) located in an "C-2" Heavy Commercial District. (Applicable portion of zoning code: 155.045) Ward 5

Item #9: 17-Mar17- Lindsey Tyler- A request for a Sign Installation permit in the Area of Special Control in order to place one (1) window graphic and one (1) awning decal at 18 East Main Street, Suite B (Parcel: 08-21.0-445-013) located in an "C-2" Heavy Commercial District. (Applicable portion of zoning code: 155.045) Ward 6

Item #10: 18-Mar17- Jeff Stehl- A request for a Special Use permit in order to erect a metal building over 150 square feet at 1401 S. Illinois (Parcel: 08-33.0-200-035) located in an "C-2" Heavy Commercial District. (Applicable portion of zoning code: 162.248, 162.515) Ward 5

Item #11: 19-Mar17-Robert Rosner -A request for a Special Use permit in order to erect a metal building over 150 square feet at 2712 Walter Street (Parcel: 08-20.0-208-007) located in an "A-1" Single Family Residence District. (Applicable portion of zoning code: 162.094, 162.515) Ward 2

Item #12: 20-Mar17- JMRR Inc. - A request for a Special Use permit for a liquor license at 6401-6405 W. Main Street (Parcel: 07-12.0-213-026) located in an "C-2" Heavy Commercial District. (Applicable portion of zoning code: 162.248, 162.515) Ward 4

Item #13: 21-Mar17-Amber Johnson-A request for a Sign Installation permit in the Area of Special Control in order to place one (1) window graphic and one (1) flush mounted sign at 12 East Main Street (Parcel: 08-21.0-445-008) located in an "C-2" Heavy Commercial District. (Applicable portion of zoning code: 155.045) Ward 6

cc:

Applicants

Belleville News Democrat

Belleville Chamber of Commerce

City Engineer

Police Dept. Chief

Fire Dept. Chief