



ZONING BOARD OF APPEALS

AGENDA – *** REVISED ***

Thursday, January 26, 2023

Economic Development Planning and Zoning
Belleville City Hall, Council Chambers
101 South Illinois Street
Meeting time: 7:00 p.m.

Staff:

Mayor Patty Gregory
Cliff Cross, Director, Economic Development, Planning and Zoning
Eric Schauster, Assistant Director, Economic Development
Penny Moore, Secretary
Scott Tyler, Director of Health and Housing
Steve Thouvenot, Building Commissioner
Sal Elkott, City Engineer
Lloyd Cueto, Assistant City Attorney
Aldermen

Board Members:

Deborah Brennan
Tim Price
Ryan Moore
Don Rockwell
Mitoshia Scott
Steve Zimmerman
Dan Nollman, Chairman

A public hearing before the Zoning Board of Appeals of the City of Belleville will be held on **Thursday, January 26, 2023 at 7:00 PM** in the City Council Chambers to consider the below applications.

- I. Call to order / Roll Call of members
- II. Approval of the meeting minutes from December 8, 2022
- III. Emergency procedures and departmental update
- IV. New Business:
 - 1. **01-JAN23 - IVAN MALPICA:** Request for a Use Variance to establish and operate a mixed-use development containing office space on floors 1 & 2 and a co-living residential use on floors 3 & 4 at the property commonly known as 7 N. High Street (08-21.0-439-028) located in a “C-2” Heavy Commercial District. (Applicable section of the zoning code:162.247, 162.248, 162.183, 162.570, 162.590) Ward 2
 - 2. **02-JAN23 - LISA & ROBERT DISERENS:** Request for a Special Use Permit to operate an Air B&B at 410-412 East C Street (08-22.0-323-004) located in a “A-1” Single-Family Residence District. (Applicable section of the zoning code: 162.094, 162.515) Ward 2
 - 3. **03-JAN23 – STOP N SAVE, LLC:** Request for a Use Variance for a one-year extension to utilize a metal temporary structure for storage at 7311 Old St. Louis Road (07-12.0-310-001) located in a “C-2” Heavy Commercial District (Applicable sections of the zoning code: 162.027, 162.570) Ward 8
 - 4. **04-JAN23 – THE QUARTER GROUP, LLC:** Request for a Sign Installation Permit in the Area of Special Control at 126 East Main St (08-22.0-338-049) located in a “C-2” Heavy Commercial District. (Applicable sections of the city code: 155.052, 155.053, 155,090) Ward 6
 - 5. **05-JAN23 - CITY OF BELLEVILLE ZONING CODE AMENDMENT:** Request for amendments of Title XV (Land Usage) of the Revised Ordinances of the City of Belleville, Illinois, Section 162.278 “Special Uses” and Section 162.504 “Site Plan Requirements”.
- V. Adjourn

cc:

Applicants
Belleville Chamber of Commerce

Belleville News Democrat
City Engineer

Fire Department Chief