

ZONING BOARD OF APPEALS ~AGENDA~



Residential and
Commercial Development
Services

**Thursday,
February 4, 2021**

Belleville City Hall
101 South Illinois Street
Meeting via Teleconference

Meeting time: 6:00 p.m.

Staff:

Mayor Mark Eckert
Annisca McCaskill, Residential and Commercial Development Services Dir.
Michael Velloff, City Engineer
Aldermen
Assistant City Attorney

Board Members:

Rebecca Boyer
Steve Zimmerman
Don Rockwell
Tim Price
Andy Gaa
Mitoshia Scott
Dan Nollman, Chairman

PLEASE TAKE NOTICE THAT, PURSUANT TO SECTION 7(e) OF THE ILLINOIS OPEN MEETINGS ACT (5 ILCS 120/7(e)) AND THE GUBERNATORIAL DISASTER PROCLAMATION ISSUED BY GOVERNOR JB PRITZKER ON JANUARY 3, 2021, THE ZONING BOARD OF APPEALS OF THE CITY OF BELLEVILLE IS CONDUCTING THIS MEETING BY AUDIO CONFERENCE AND IS PROVIDING THE FOLLOWING REMOTE ELECTRONIC ACCESS TO ITS FEBRUARY 4, 2021 ZONING BOARD OF APPEALS MEETING FOR ITS MEMBERS, STAFF AND PUBLIC.

Please join the meeting from your computer, tablet or smartphone.

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A public hearing before the Zoning Board of Appeals of the City of Belleville will be held on **Thursday, February 4, 2021 at 6:00 p.m.** to consider the below applications. The City of Belleville is providing the following remote electronic access for its members, staff and public.

- I. Call to order / Roll Call of members
- II. Approval of meeting minutes from December 17, 2020
- III. Emergency procedures and departmental update
- IV. New Business:

- A. **01-JAN21 – The Arcades Centre, LLC:** Request for Rezoning of commercial office space at 5312 West Main Street (08-07.0-303-033), from a “C-1” Light Commercial District to a “C-2” Heavy Commercial District (Applicable section of the zoning code: 162.590) Ward 8
- B. **02-JAN21 – Savannah Motors:** Request for a Special Use Permit for a Used Car Lot at 514 South Illinois Street (08-28.0-224-006, 08-28.0-224-009) located in a “C-2” Heavy Commercial District. (Applicable section of the zoning code:162.515) Ward 6
- C. **03-JAN21 – Roe Management (Bill Roe):** Request for a Special Use Permit for multi-family dwellings at 2120 West Main Street (08-20.0-223-012), the former the Lindenwood University Lynx Lodge, located in a “C2” Heavy Commercial District. (Applicable sections of the Code: 152.248, 162.515) Ward 2
- D. **04-JAN21 – L. Keeley Construction:** Request for a Special Use Permit for material and equipment storage at 900-950 West Boulevard (08-14.0-317-001, 08-14.0-317-002) located in a “C-2” Heavy Commercial District. (Applicable section of the zoning code: 162.515) Ward 1
- E. **05- JAN21 – Douglas Coggeshall:** Request for a Use Variance to manufacture toiletries at 1511 East Main Street (08-22.0-420-051), located in an “A-1” Single-Family Residence District. (Applicable section of the zoning code: 162.394) Ward 7
- F. **06-JAN21 – Douglas Coggeshall:** Request for a Use Variance for a Home Occupation in conjunction with the manufacture of at 1511 East Main Street (08-22.0-420-051) located in an “A-1” Single Family Residence District. (Applicable sections of the zoning code: 162.570, 162.394) Ward 7

V. Adjourn

cc:

Applicants
Belleville Chamber of Commerce

Belleville News Democrat
City Engineer

Fire Dept. Chief