

ZONING BOARD OF APPEALS ~AGENDA~



Residential and
Commercial Development
Services

**Thursday,
February 25, 2021**

Belleville City Hall
101 South Illinois Street
Meeting via Teleconference

Meeting time: 7:00 p.m.

Staff:

Mayor Mark Eckert
Annissa 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 FEBRUARY 5, 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 25, 2021 ZONING BOARD OF APPEALS MEETING FOR ITS MEMBERS, STAFF AND PUBLIC.

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A public hearing before the Zoning Board of Appeals of the City of Belleville will be held on **Thursday, February 25, 2021 at 7:00 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 February 4, 2021
- III. Emergency procedures and departmental update
- IV. New Business:

- A. **07-FEB21 – Bennie H Parr, Jr.:** Request for a Sign Installation Permit for Area of Special Control for signage at 113 & 115 East Main Street (08-22.0-333-027; 08-22.0-333-028), located in a “C-2” Heavy Commercial District (Applicable section of the zoning code: 155.052, 155.053) Ward 2
- B. **08-FEB21 – Linda Weisenstein:** Request for a Special Use Permit to operate a Bed and Breakfast (Air BnB) at 620 East Garfield Street (08-27.0-134-015) located in an “A-1” Single-Family Residence District (Applicable section of the zoning code: 162.094, 162.515) Ward 6
- C. **09-FEB21 – Brandon McGraw:** Request for a Special Use Permit for a liquor license at 124 & 126 East Main Street (08-22.0-338-049), located in a “C2” Heavy Commercial District. (Applicable sections of the Code: 162.248, 162.515) Ward 6
- D. **10-FEB21 – Brandon McGraw:** Request for a Special Use Permit for outdoor dining at 124 & 126 East Main Street (08-22.0-338-049), located in a “C2” Heavy Commercial District. (Applicable section of the zoning code: 162.248, 162.515) Ward 6
- E. **11-FEB21 – Brandon McGraw:** Request for a Sign Installation Permit for Area of Special Control for signage at 124 & 126 East Main Street (08-22.0-338-049), located in an “C-2” Heavy Commercial District. (Applicable section of the zoning code: 155.052, 155.053) Ward 6
- F. **12-FEB21 – Eric Ramsey:** Request for a Use Variance for a Home Occupation for the repair and sale of lawn mowers at 540 Mascoutah Ave (08-27.0-201-012) located in an “A-1” Single Family Residence District. (Applicable sections of the zoning code: 162.570, 162.394) Ward 7
- G. **13-FEB21 – City of Belleville Zoning Code Amendment:** A request for amendment of Title XV (Land Usage) of the Revised Ordinances of the City of Belleville, Illinois, Sections 162.263 “Special Use” with the addition of “(A) Establishments that hold a Class A, B, C, D, or F liquor license;”.
- H. **14-FEB21 - Taylor Belleville CDJR, Inc.:** Request for a Special Use Permit for a Used Car Lot at 3795 West State Route 15 (08-19.0-400-023; 08-19.0-400-025) located in a “C-2” Heavy Commercial District. (Applicable section of the Code: 162.515) Ward 8

V. Adjourn

cc:

Applicants
Belleville Chamber of Commerce

Belleville News Democrat
City Engineer

Fire Dept. Chief