

# ZONING BOARD OF APPEALS

## AGENDA

Thursday, March 23, 2023

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



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### 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

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A public hearing before the Zoning Board of Appeals of the City of Belleville will be held on **Thursday, March 23, 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 February 23, 2023
- III. Emergency Procedures and Departmental Update
- IV. Old 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
- V. New Business:
  1. **09-MAR23 VALERIE SEALS:** Request for a Special Use Permit for a liquor license at 6500 West Main Street, Building 3, Suite 3-38 (07-12.0-210-041) located in a "C-2" Heavy Commercial District. (Applicable sections of the zoning code: 162.248, 162.515) Ward 8
  2. **10-MAR23 ZACHARY BAIR:** Request for a Special Use Permit to operate an Event Center at 316 East Main Street (08-22.0-340-022) located in a "C-2" Heavy Commercial District. (Applicable sections of the zoning code: 162.248, 162.515) Ward 6
  3. **11-MAR23 ZACHARY BAIR:** Request for a Special Use Permit for outdoor dining/seating at 316 East Main Street (08-22.0-340-022) located in a "C-2" Heavy Commercial District. (Applicable sections of the city and zoning code: 118.01, 162.400, 162.248, 162.515) Ward 6
  4. **12-MAR23 ZACHARY BAIR:** Request for a Special Use Permit for a liquor license at 316 East Main Street (08-22.0-340-022) located in a "C-2" Heavy Commercial District. (Applicable sections of the zoning code: 162.248, 162.515) Ward 6

5. **13-MAR23 VELOCITY METALWORKS:** Request for a Use Variance to continue the operation of a light manufacturing operation at 9401 IL RTE 15 (07-03.0-400-001) located in a “C-2” Heavy Commercial District. (Applicable sections of the zoning code: 162.248, 162.474, 162.570) Ward 8

**VI.** Adjourn

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**cc:**  
Applicants  
Belleville Chamber of Commerce

Belleville News Democrat  
City Engineer

Fire Department Chief