

ZONING BOARD OF APPEALS ~AGENDA~



Residential and
Commercial Development
Services

**Thursday,
March 25, 2021**

Belleville City Hall
101 South Illinois Street
Meeting via Teleconference

Meeting time: 7:00 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 MARCH 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 MARCH 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, March 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 25, 2021
- III. Emergency procedures and departmental update
- IV. New Business:

- A. **15-MAR21 – Harmony-Emge School District 175:** Request for a Special Use Permit to erect a metal building greater than 150 ft² at 7401 Westchester Drive (07-11.0-403-011) located in an “A-2” Two-Family Residence District. (Applicable section of the zoning code: 162.169, 162.515) Ward
- B. **16-MAR21 – Sikorski Signs:** Request for a Sign Installation Permit for the Area of Special Control for signage at 6 East Washington Street (08-21.0-450-033) located in a “C-2” Heavy Commercial District. (Applicable section of the zoning code: 155.052, 155.053) Ward 6
- C. **17-MAR21 – Belleville Mural Project:** Request for a Sign Installation Permit for the Area of Special Control for a mural at 129 West Main Street (08-21.0-437-012) located in a “C-2” Heavy Commercial District. (Applicable section of the zoning code: 155.052, 155.053) Ward 2
- D. **18-MAR21 – Belleville Mural Project:** Request for a Sign Installation Permit for the Area of Special Control for a mural at 16 North Jackson Street (08-22.0-334-046; 08-22.0-334-050) located in a “C-2” Heavy Commercial District. (Applicable section of the zoning code: 155.052, 155.053) Ward 2
- E. **19-MAR21 – Tracy Chapman:** Request for a Use Variance for a Home Occupation to operate a barber shop at 2119 West Main Street (08-20.0-217-026) located in a “C-1” Light Commercial District. (Applicable section of the zoning code: 162.570, 162.394(D)(1)(a), 162.232) Ward 2
- F. **20-MAR21 – Clifton Smith:** Request for a Use Variance to establish a two-family dwelling at 614 South Charles Street (08-27.0-129-005) located in an “A-1” Single-Family Residence District. (Applicable section of the zoning code: 162.570) Ward 6
- G. **21-MAR21 – Tribout Distributors:** Request for a Special Use Permit for a liquor license at 517 South Illinois Street (08-28.0-223-028) located in a “C-2” Heavy Commercial District. (Applicable section of the zoning code: 162.248, 162.515) Ward 5
- H. **22-MAR21 – Goodall Tire Recycling:** Request for Rezoning of vacant land at 901 West Boulevard (08-14.0-303-021; 08-14.0-303-020; 08-14.0-303-019; 08-14.0-303-018) from a “MH-2” Mobile Home Park district to a “D-1” Light Industry District. (Applicable section of the zoning code: 162.590) Ward 1

V. Adjourn

cc:

Applicants
 Belleville Chamber of Commerce

Belleville News Democrat
 City Engineer

Fire Dept. Chief