

# PLANNING COMMISSION AGENDA



Economic Development,  
Planning, and Zoning  
Department

Wednesday,  
April 5 2023, 7:00 PM

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**Meeting Location:** Belleville City Hall, Second Floor Conference Room, 101 South Illinois Street, Belleville, IL 62220

**Staff:**

Mayor Patty Gregory  
Clifford Cross, Director Economic Development,  
Planning and Zoning  
Randy Smith, Director of Wastewater  
Sal Elkott, City Engineer  
Scott Tyler, Director of Health and Housing  
Steve Thouvenot, Building Commissioner

**Commission Members:**

Jim Kurtz, Chairman  
Larry McLean, Member  
Don Rigney, Member  
Don Rockwell, Member  
Sara Rice, Member  
Neil "Skip" MacEwen, Member  
Tim Gregowicz, Member  
Alderman Ed Dintelman, Ward 5  
Alderman Dr. Mary Stiehl, Ward 6

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- Call to order/Roll Call of members and staff
  - Introduction of guests and explanation of emergency procedures
  - Any corrections/approval of the February 16, 2023, regular meeting minutes
  - **Public Participation:**  
2-1-8 Public Participation-(A) Members of the public may address public officials at meetings of the City Council, its Committees and other subsidiary bodies in accordance with Section 2.06(g) of the IL Open Meetings Act (5 ILCS 120/2.06(g)). (B) Public comments are limited to three (3) minutes per speaker. (C) The subject of public comments shall be reasonably related to matter(s) identified on the meeting agenda and/or other City business. (D) Repetitive public comments should be avoided, to the extent practical, through adoption of prior public comment (eg. Agreeing with a prior speaker.) (E) The following conduct is prohibited during public participation: acting or appearing in a lewd or disgraceful manner; using disparaging, obscene or insulting language; personal attacks impugning character and/or integrity; intimidation; disorderly conduct as defined in Section 130.02 of this Revised Code of Ordinances; (F) Any speaker who engages in such prohibited conduct during public participation shall be called to order by the chair or ruling by the chair if a point of order is made by a sitting member of that body.
  - **New Business:**
    1. **Dionicio Alvarez:** Site Plan approval for the construction of an approximate 2,400 square foot storage building on an approximate 28,314 square foot lot within the C-2 (Heavy Commercial) district. (Parcel – 08-23.0-303-168). Ward 7.
    2. **St. Clair Service Company:** Site Plan approval for a proposed Bulk Fuel Plant and Retail Gas Station Facility to be located at 1036 S. Green Mount Road within the C-4 (Commercial) district. (Parcel – 13-01.0-300-010). Ward 6.
  - **Departmental Update**
  - **Adjourn**