

ZONING BOARD OF APPEALS ~AGENDA~



Residential and
Commercial Development
Services

**Thursday,
April 22, 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 APRIL 2, 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 APRIL 22, 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, April 22, 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 March 25, 2021
- III. Emergency procedures and departmental update

IV. New Business:

- A. **23-APR21 – Joe and Onie’s:** Request for a Special Use Permit for Outdoor Dining at 18 E Main Street (08-21.0-445-013) located in a “C-2” Heavy Commercial District. (Applicable section of the zoning code: 162.248, 162. 515) Ward 6
- B. **24-APR21 – Belleville Mural Project:** Request for a Sign Installation Permit for the Area of Special Control for a mural at 510 West Main Street (08-21.0-441-001) located in a “C-2” Heavy Commercial District. (Applicable section of the zoning code:155.052, 155.053) Ward 5
- C. **25-APR21 – Belleville Mural Project:** Request for a Sign Installation Permit for the Area of Special Control for a mural at 227 East Main Street (08-22.0-334-038) located in a “C-2” Heavy Commercial District. (Applicable section of the zoning code: 155.052, 155.053) Ward 2
- D. **26-APR21 – Ronald Rust:** Request for a Use Variance for the manufacture of furniture at 2331 ‘A’ Old Collinsville Road (08-14.0-105-030) located in a “C-2” Heavy Commercial District. (Applicable section of the zoning code: 162.570) Ward 1
- E. **27-APR21 – Mark Dulle:** Request for a Special Use Permit to construct a metal sided building greater than 150 sq ft at 1140 South Charles Street (08-27.0-317-008) located in a “C-2” Heavy Commercial District. (Applicable section of the zoning code: 162.169, 162.515) Ward 6
- F. **28-APR21 – Randy Yates:** Request for an Area/Bulk Variance to extend the roofline in a non-conforming lot at 1814 N Charles Street (08-14.0-302-035) located in an “A-1” Single-Family Residence District. (Applicable section of the zoning code: 162.092; 162.570) Ward 1
- G. **29-APR21 – 10th Street Baking Co.:** Request for a Special Use Permit for Outdoor Dining at 1021 W Main Street (08-21.0-328-013) located in a “C-2” Heavy Commercial District. (Applicable sections of the zoning code: 162.248, 162.515) Ward 2
- H. **30-APR21 – Heart2Heart Coffee, LLC:** Request for a Use Variance to roast coffee beans at 6435 W Main Street (07-12.0-213-028) located in a “C-2” Heavy Commercial District. (Applicable section of the zoning code: 162.570) Ward 4

V. Adjourn

cc:

Applicants
Belleville Chamber of Commerce

Belleville News Democrat
City Engineer

Fire Dept. Chief