

# ZONING BOARD OF APPEALS ~AGENDA~



Economic Development  
Planning and Zoning

**Thursday,  
July 22, 2021**

Belleville City Hall  
101 South Illinois Street  
Council Chambers

Meeting time: 7:00 p.m.

## Staff:

Mayor Patty Gregory  
Eric Schauster, Assistant Director Economic Development  
Scott Tyler, Director of Health and Housing  
Steve Thouvenot, Building Commissioner  
Sal Elkott, City Engineer  
Aldermen  
Assistant City Attorney  
Emma Oldehoeft, Planner/GIS Coordinator

## Board Members:

Mitoshia Scott  
Steve Zimmerman  
Don Rockwell  
Tim Price  
Andy Gaa  
Deborah Brennan  
Dan Nollman, Chairman

A public hearing before the Zoning Board of Appeals of the City of Belleville will be held on **Thursday, July 22, 2021 at 7:00 p.m.** in the City Council Chambers to consider the below applications.

- I. Call to order / Roll Call of members
- II. Approval of meeting minutes from June 24, 2021
- III. Emergency procedures and departmental update
- IV. New Business:
  - A. **39-JUL21 – Kimberly Langdon:** Request for Rezoning of a residence at 116 N Missouri Ave (08-22.0-408-011) from an “A-1” Single Family Residence District to an “A-2” Two-Family Residence District. (Applicable section of the zoning code: 162.590) Ward 1
  - B. **40-JUL21 – Stop N Save, LLC:** Request for a Use Variance to utilize a metal temporary structure for storage at 7311 Old St. Louis Road (07-12.0-310-001) located in a “C-2” Heavy Commercial District (Applicable sections of the zoning code: 162.027, 162.570) Ward 8
  - C. **41-JUL21 – Lochmueller Group:** Request for a Sign Installation Permit in the Area of Special Control for 18B East Main Street (08-21.0-445-013) located in a “C-2” Heavy Commercial District (Applicable sections of the zoning code: 155.052, 155.053) Ward 6
  - D. **42-JUL21 – Ken Westermann:** Request for an Area/Bulk Variance to construct a gazebo in the front yard at 202 East E Street (08-22.0-302-017) located in an “A-1” Single Family Residence District and

the Hexenbuckel Historic District (Applicable sections of the zoning code: 162.570, 162.392,162.352, 162.361) Ward 2

- E. 43-JUL21 – Gateway Storage Mall:** Request for a Special Use Permit to operate a storage facility at 25 Royal Heights Center (08-08.0-202-004) located in a “C-2” Heavy Commercial District. (Applicable section of the zoning code: 162.248, 162.515) Ward 3
- F. 44-JUL21 – Gateway Storage Mall:** Request for a Use Variance to utilize temporary metal structures for storage at 25 Royal Heights Center (08-08.0-202-004) located in a “C-2” Heavy Commercial District. (Applicable section of the zoning code: 162.027, 162.570) Ward 3
- G. 45-JUL21 – Victoria Ferguson:** Request for a Special Use Permit for a Liquor License 1011 West Main Street (08-21.0-328-017) located in “C-2” Heavy Commercial District. (Applicable section of the zoning code: 162.248, 162.515) Ward 2
- H. 45-JUL21 – Victoria Ferguson:** Request for a Special Use Permit for outdoor dining at 1011 West Main Street (08-21.0-328-017) located in a “C-2” Heavy Commercial District. (Applicable section of the zoning code: 162.248, 162.515) Ward 2

V. Adjourn

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**cc:**

Applicants  
Belleville Chamber of Commerce

Belleville News Democrat  
City Engineer

Fire Dept. Chief