

ZONING BOARD OF APPEALS

AGENDA

Thursday, April 27, 2023

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



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

A public hearing before the Zoning Board of Appeals of the City of Belleville will be held on **Thursday, April 27, 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 March 23, 2023
- III. Emergency Procedures and Departmental Update
- IV. Old Business: None
- V. New Business:
 1. **13-APR23 WILLIAM F. FRERICHS:** Request for a Map Amendment to rezone the property commonly known as 312 Sahlender Street (08-17.0-511-004,005,006) from “A-1” Single-Family Residence District to “D-1” Light Industry District (Applicable section of the zoning code: 162.590) Ward 3
 2. **14-APR23 JANICE PITTMAN:** Request for a Special Use Permit to operate an Air BnB at 8115 West Main Street (07-01.0-114-064) located in a “A-1” Single-Family Residence District. (Applicable sections of the city and zoning code: 34.043, 154.15, 154.46, 154.49, 162.515) Ward 4
 3. **15-APR23 JODIE FERGUSON:** Request for a Special Use Permit for outdoor dining/seating at 732 South Illinois Street, Suite B (08-28.0-234-004) located in a “D-1” Light Industry District. (Applicable sections of the city and zoning code: 118.01, 162.307, 162.515) Ward 6
 4. **16-APR23 JODIE FERGUSON:** Request for a Special Use Permit for a liquor license at 732 South Illinois Street, Suite B (08-28.0-234-004) located in a “D-1” Light Industry District. (Applicable sections of the city and zoning code: 162.307, 162.515) Ward 6
 5. **17-APR23 GUY & BECKY VENUTI:** Request for a Special Use Permit to operate an Air BnB at 616 East Garfield Street (08-27.0-134-014) located in a “A-1” Single-Family Residence District. (Applicable sections of the city and zoning code: 34.043, 154.15, 154.46, 154.49, 162.515) Ward 6

6. **18-APR23 ASHLAND STORAGE CENTERS EAST:** Request for a Special Use Permit to expand and operate the existing self-storage facility with outdoor operations at 653 Carlyle Avenue (08-23.0-305-020) located in a “C-2” Heavy Commercial District. (Applicable sections of the zoning code: 162.248, 162.515) Ward 7
7. **19-APR23 – City of Belleville Zoning Code Amendment:** Request for amendments of Title XV (Land Usage) of the Revised Ordinances of the City of Belleville, Illinois, Sections 162.006 “Definitions” and Sections 162.248 and 162.278 “Special Uses” and further amending the “Supplementary Regulations For Specific Uses” provisions by adding section 162.401 “Event Centers”. The ordinance amending these sections of the code is open to inspection at the offices of the Economic Development, Planning & Zoning Department, 2300 W. Main Street, Suite M112, Belleville, Illinois, 62226. All interested parties can contact the department via email at edpz@belleville.net or telephone at 618-233-6518 ext. 1250 to request a copy of the proposed amendments.

VI. Adjourn

cc:

Applicants
Belleville Chamber of Commerce

Belleville News Democrat
City Engineer

Fire Department Chief