

ZONING BOARD OF APPEALS AGENDA (Amended)

Thursday, June 25, 2026

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



Staff:

Mayor Jenny Gain Meyer
Austin Albert, Director EDPZ
Dusty Hosna, Planning & Zoning Administrator
Scott Tyler, Director of Health and Housing
Steve Thouvenot, Building Commissioner
Scott Saeger, City Engineer
Lloyd Cueto, Assistant City Attorney

Board Members:

Dan Nollman, Chairman
Tim Price
Don Rockwell
Steve Zimmerman
Becca Boyer
Curtis Whitehead
Kelvin Estell

-
1. Call to order / Roll Call of Members
 2. Approval of the meeting minutes from April 23, 2026
 3. Emergency Procedures
 4. New Business:
 1. **25-MAY26- 1919 PROPERTIES** – Request for a Use Variance to operate an Outdoor Storage Facility and Metal Buildings over 150sq ft at 2264 Frank Scott PKWY West (08-07.0-304-006) located in a “B-1” Multi-Family zoning designation (applicable sections of the zoning code 162.180, 162.570) Ward 8
 2. **26-MAY26 – LEVLING INC** - Request for a Use Variance for Multi-Family use at 216 N. Jackson (08-22.0-321-004) located in an “A-1” Single-Family zoning designation (applicable sections of the zoning code 162.090, 162.570) Ward 2
 3. **27-MAY26 – SHIRANK LLC** - Request for a Special Use Permit for an Establishment that holds a Class A, B, C, D, or F liquor license – for the purpose of a Class “C-1” Liquor License and Convenience store at 1 S Belt East (08-28.0-405-004) in a “C-2” Heavy Commercial zoning designation (applicable sections of the zoning code 162.248, 162.515) Ward 6
 4. **28-MAY26 – DAKSHESH LLC** - Request for a Special Use Permit for an Establishment that holds a Class A, B, C, D, or F liquor license – for the purpose of a Class “C-1” Liquor License and Convenience store at 105 S Belt East (08-27.0-307-029) in a “C-2” Heavy Commercial zoning designation (applicable sections of the zoning code 162.248, 162.515) Ward 6
 5. **29-MAY26 – JAMES MCCORMACK** – Request for a Use Variance to for the use of Outdoor Sale of Merchandise at 5330 North Belt West (08-18.0-208-080) in a “C-2” Heavy Commercial zoning designation (applicable sections of the zoning code 162.245, 162.570) Ward 8
 6. **30-MAY26 – CITY OF BELLEVILLE**– Request for a Text Amendment to Section 162.028 of Title XV: Land Usage City of Belleville Municipal Code Meeting Minimum Requirements by repealing Section 162.028(B) in its entirety (applicable sections of the zoning code 162.028, 162.590)

7. **31 – MAY26 – CITY OF BELLEVILLE** - Request for a Zoning Map Amendment at 5920 Gateway Industrial Drive (07-13.0-400-070) from “A-1” Single-Family Residential to “D-1” Light Industry (applicable sections of the zoning code 162.090, 162.305, 162.590)
8. **33-MAY26 - JOHN REICHERT** - Request for a Special Use Permit for a Short-Term Rental at 800 Gass Ave (08-28.0-103-011) in a “A-1” Single-Family Residence zoning designation (applicable sections of the zoning code 162.094, 162.515, 162.402) Ward 5
9. **23-APR26 – RYAN GOLDMAN** - Request for a Use Variance for Multi-Family use at 312 South Jackson (08-27.0-111-014) (08-27.0-111-015) in an “A-1” Single-Family zoning designation (Applicable sections of the zoning code 162.090, 162.570) Ward 6
10. **34-MAY26 – FAIRGROUNDS CONCESSIONS LLC** - Request for a Special Use Permit at 200 S. Belt East (08-27.0-316-003, 08-27.0-316-004, 08-27.0-316-006, 08-27.0-316-007, 08-27.0-316-008, 08-27.0-317-002, 08-27.0-317-003, 08-27.0-317-004, 08-27.0-317-005, 08-27.0-316-013, 08-27.0-317-005, 08-27.0-317-006, 08-27.0-317-007, 08-27.0-316-015, 08-27.0-317-008, 08-27.0-315-017) for an Establishment that holds a Liquor License for the purpose of a “Class B” liquor license in a “C-2” Heavy Commercial zoning designation(applicable sections of the zoning code 162.248, 162.515) Ward 6
11. **35-JUNE26-ALEXANDER WITHORN** - Request for a Special Use Permit for a Short-Term Rental at 20 N. Michigan Ave (08-23.0-300-013)(08-23.0-300-013) in a “A-1” Single-Family Residence zoning designation (applicable sections of the zoning code 162.094, 162.515, 162.402) Ward 7
12. **36-JUNE26-ST. CLAIR TNR AND RESCUE NFP** – Request for a Special Use Permit for an Animal Shelter at 650 Sherman (08-14.0-306-001) (08-14.0-306-008) in a “C-2” Heavy Commercial zoning designation (applicable sections of the zoning code 162.248, 162.515) Ward 1
13. **37-JUNE26-RACCOON RUM** - Request for a Special Use Permit for retail sale of merchandise and convenience store use at 202 S Church (08-27.0-117-043) in a “A-1” Single-Family Residence zoning designation (applicable sections of the zoning code 162.094, 162.515) Ward 6
14. **38-JUNE26-ALEXANDERS BAR AND GRILL LLC** - Request for a Special Use Permit for an Establishment that holds a Class A, B, C, D, or F liquor license – for the purpose of a Class "B" Liquor License and Outdoor Seating at 1201 E Main Street (08-22.0-416-011) (08-22.0-416-012) in a “C-2” Heavy Commercial zoning designation (applicable sections of the zoning code 162.248, 162.515) Ward 7

5. Adjourn

cc: Applicants, Belleville News Democrat, Fire Department Chief, Belleville Chamber of Commerce, City Engineer

Anyone requiring accommodations provided for in the Americans with Disabilities Act (ADA) to participate in this public meeting, please contact Shelly Schaefer, City Clerk/ADA Coordinator at (618) 355-8627 or sschaefer@belleville.net a minimum of 48 hours prior to the meeting.