

ZONING BOARD OF APPEALS AGENDA



Thursday, February 26, 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
Eric Schauster, Director of Grants & Special Projects
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:

Deborah Brennan
Tim Price
Dan Nollman, Chairman
Steve Zimmerman
Becca Boyer
Neil "Skip" Mac Ewen
Don Rockwell

1. Call to order / Roll Call of Members
 2. Approval of the meeting minutes from January 22, 2026
 3. Emergency Procedures
 4. New Business:
 1. **7-FEB26-TAPESTRY OF COMMUNITY OFFERINGS:** Request for a Special Use Permit to operate an Extreme Weather Overnight Center at 301 S. 1st St. (08-28.0-207-023) located in a "C-2" Heavy Commercial District. (Applicable sections of the zoning code: 112.43, 162.515) Ward 5
 2. **8-FEB26-JEREMY CLARK:** Request for a Special Use Permit to operate an Event Center and Amusement Center at 56 S 65th St. STE 4 (07-12.0-211-008) located in a "C-2" Heavy Commercial District. (Applicable sections of the zoning code: 162.401, 162.248, 162.515) Ward 8
 3. **9-FEB26-GABRIEL FUDGE:** Request for a Special Use Permit to operate a Used Car Lot at 3509 Misty Hollow Drive (08-26.0-215-014) located in a "C-2" Heavy Commercial District. (Applicable sections of the zoning code: 162.169, 162.515) Ward 7
 4. **10-FEB26-AHMAD FANOUS:** Request for a Sign Installation Permit in the Area of Special Control at 215 West Washington (08-21.0-442-017) located in a "C-2" Heavy Commercial District. (Applicable sections of the city code: 155.052, 155.053, 155.090) Ward 5
 5. **11-FEB26-WALTER HARRIS:** Request for a Special Use Permit to operate a Short-Term Rental / AirBnB at 2777 Brookmeadow Dr (09-30.0-104-017) located in a "A-1" Single Family Residential District. (Applicable sections of the zoning code: 34.043, 154.15, 154.46, 154.49, 162.090, 162.094) Ward 7
 5. Adjourn
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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.