

ZONING BOARD OF APPEALS AGENDA



Thursday, March 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

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1. Call to order / Roll Call of Members
 2. Approval of the meeting minutes from February 26, 2026
 3. Emergency Procedures
 4. New Business:
 1. **12-MAR26-GERRIEL GREENWOOD:** Request for a Special Use Permit for an Establishment that holds a Class A, B, C, D, or F liquor license at 6500 W Main (07-12.0-210.025) (Applicable sections of the zoning code 162.248, 162.515) Ward 8
 2. **13-MAR26-CITY OF BELLEVILLE:** Request for a Text Amendment to Title XV Land Use Chapter 162: Zoning Section 162.248, 162.263, 162.278, 162.308 and 162.323 to include newly established liquor license designations. (Applicable sections of the zoning code: 162.248, 162.263, 162.278, 162.308, 162.323 and 162.590)
 3. **14-MAR26-KRIMSON ACHIEVEMENT YOUTH FOUNDATION:** Request for a Special Use Permit for an Establishment that holds a Class A, B, C, D, or F liquor license and for the use of club/lodge at 802 W C St. (08-21.0-320-001) (Applicable sections of the zoning code 162.248, 162.515) Ward 2
 4. **15-MAR26-BONFIRE HOLDINGS:** Request for a Special Use Permit for a Planned Unit Development for the use of amusement and recreation and business offices of all types at 4204 Frank Scott Pky West (08-19.0-300-011) located in a "A-1" Single-Family Residence District. (Applicable sections of the zoning code: 162.050, 162.090, 162.515) Ward 8
 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.