

ZONING BOARD OF APPEALS AGENDA



Thursday, January 22, 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 November 25, 2025
 3. Emergency Procedures
 4. New Business:
 1. **43-DEC25 - CASEY'S RETAIL COMPANY:** Request for a Special Use Permit for a Class C Liquor License and to operate a Convenience store at 1801 Lebanon Avenue and 2430 Old Collinsville Road (08-14.0-103-035, 08-14.0-103-005) located in a "C-2" Heavy Commercial District. (Applicable sections of the Zoning Code: 162.248, 162.515) Ward 1.
 2. **1-JAN26 - ALEXANDER WITHORN:** Request for a Special Use Permit to operate a Short-Term Rental/Airbnb at 224 Voss Place (08-20.0-422-003) located in an "A-2" Two Family Residence District. (Applicable sections of the Zoning Code: 154.15, 154.46, 154.49, 162.169, 162.515) Ward 2.
 3. **2-JAN26 - OUTPATIENT LIVING:** Request for a Special Use Permit to operate a Large Community Residence at 220 South 17th Street (08-20.0-422-003) located in an "A-2" Two Family Residence District. (Applicable section of the Zoning Code: 162.169, 162.515) Ward 2.
 4. **3-JAN26 - DAVID HITE:** Request for a Special Use Permit for a Liquor License and Outdoor Seating for a restaurant at 104 West Main Street (08.21.0-443-046) located in a "C-2" Heavy Commercial District. (Applicable section of the Zoning Code: 162.248, 162.515) Ward 5.
 5. **4-JAN26 - MANSOUR GHEISARPOUR:** Request for a Special Use Permit to operate a Used Car Dealership at 1200 Centreville Avenue (08-29.0-414-024) located in a "C-2" Heavy Commercial District. (Applicable sections of the Zoning Code: 164.248, 162.515) Ward 5.
 6. **5-JAN26 - CITY OF BELLEVILLE:** Request for a Text Amendment to Chapter 162 City of Belleville Municipal Code (per Section 162.590)
 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.