



CITY OF BELLEVILLE, ILLINOIS
ZONING BOARD OF APPEALS
January 22, 2026, Meeting Minutes

Members: Deborah Brennan Excluded
 Tim Price Present
 Don Rockwell Present
 Steve Zimmerman Present
 Neil "Skip" MacEwen Present
 Becca Boyer Present
 Dan Nollman, Chairman Present

Staff present: Lloyd Cueto, Assistant City Attorney Excluded
 Eric Schauster, Director of Grants, EDPZ Excluded
 Dusty Hosna, Planning and Zoning Administrator Present
 Hannah Joseph, Secretary of Economic Development, Planning, and Zoning Present

Public present: Desiree St. Clair, Marion Dickey, Aaron Wolfe, Nick Murray, Rita Eckert, Steve Campo, Eric Conley, Patrick Gaul, Don Cramer, Wanda Cramer, Alex Withorn, Jason Buss, David Hite, Jeanny Hite, Mansour Gheisarpour, Scott Shelton

Elected Officials present: Bryan Whitaker (Ward 1), Lillian Schneider (Ward 1), Raffi Ovian (Ward 4), Gigi Dowling-Urban (Ward 2), Carmen Duco (Ward 2), Kathy Kaiser (Ward 5), Shelly Schaefer (City Clerk)

The meeting was called to order at 7:00 PM by Chairman Dan Nollman. Roll was called and a quorum declared. The Pledge was made, and the applicants and public were sworn in. (7:00 PM)

Chairman Nollman went over Emergency Procedures and meeting outline directions. (7:01 PM)

A motion was made by Skip MacEwen to approve the minutes with no changes from the November 25, 2025, meeting. The motion was seconded by Becca Boyer. The motion carried 6-0 with all present members voting in the affirmative. (7:03PM)

The following cases were heard:

Old Business: None

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.

The following public in attendance spoke in favor of this case: None
 The following public in attendance spoke against the case: Patrick Gaul, Lisa Gibbs
 City Council Comments: Bryan Whitaker (Ward 1), Lillian Schneider (Ward 1)

Aaron Wolfe, the site development manager on behalf of Casey's, is requesting a Special Use permit for a liquor license and to operate a convenience store. He stated that they will have eight fueling stations and will be open from 5AM-11PM daily. Aaron stated that they have incorporated some changes to the site plan after getting feedback from the neighbors. He stated they will be installing a six-foot wood fence along the north property line as far as the topography will allow. Aaron advised that where topography does not allow for a fence, a row of evergreens to provide some buffering between the properties.

Discussion was made about possible lighting issues. Aaron advised that Casey's has agreed to dim the lights that will remain on after closing by 25%.

Discussion was made about a traffic study that was conducted.

Discussion was made about the construction timeline.

Patrick Gaul lives on the North end of the property and is concerned about excess traffic and possible trespassing on his property. He requested that the fence be taller and extend the fence all the way through the topography.

Chairman Dan Nollman read an opposition letter from Lisa Gibbs (1817 Lebanon Avenue).

43-DEC25 – CASEY’S RETAIL COMPANY: A motion was made by Becca Boyer to approve the 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 in the name of the applicant only. (Applicable sections of the Zoning Code: 162.248, 162.515) Ward 1. The motion was seconded by Skip MacEwen. Motion carried by a vote of 6-0. (7:33 PM).

2. 1-JAN26 – ALEXANDER WITHORN: Request for a Special Use Permit to operate a Short-Term Rental/Airbnb at 224 Voss Place (08-21.0-315-002) 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.

The following public in attendance spoke in favor of this case: None

The following public in attendance spoke against the case: Dianna Bednara, Gary Kelso

City Council Comments: Lillian Schneider (Ward 1), Gigi Dowling-Urban (Ward 2), Raffi Ovian (Ward 4)

Alex Withorn is requesting a special use permit to operate a short-term rental/Air BnB in an A-2 zoning district. Alex advised that he purchased the 3-bedroom, 2-bathroom property in disrepair and has spent close to \$100,000 on rehab projects. He stated that he currently has another AirBnB 2 houses down from this property that is doing well.

Discussion was made about the size of the home and parking.

Discussion was made about security, lighting, and who will manage the property.

Dianna Bednara lives at 221 Voss Place and raised concerns about the parking traffic. She stated that she often gets blocked in and worries about EMS getting through if someone were to have a medical emergency.

Chairman Dan Nollman read an opposition letter from Gary Kelso (225 Voss Place).

1-JAN26 – ALEXANDER WITHORN: Request for a Special Use Permit to operate a Short-Term Rental/Airbnb at 224 Voss Place (08-21.0-315-002) located in an “A-2” Two Family Residence District with the stipulation that the City install no parking signs on the even side of the street. (Applicable sections of the Zoning Code: 154.15, 154.46, 154.49, 162.169, 162.515) Ward 2. The motion was seconded by Steve Zimmerman. Motion carried by a vote of 6-0.(8:05 PM).

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.

The following public in attendance spoke in favor of this case: Desiree St. Clair, Donald Kramer, Scott Shelton

The following public in attendance spoke against the case: None

City Council Comments: Gigi Dowling-Urban (Ward 2), Carmen Duco (Ward 2), Lillian Schneider (Ward 1), Bryan Whitaker (Ward 1)

Eric Conley, Founder and CEO of Illinois Recovery Center, is requesting a Special Use permit to operate a large community residence in an A-2 district. Eric advised that he founded Illinois Recovery Center in June of 2023 and they have serviced over 1,500 individuals that struggle with substance abuse.

Eric stated that Outpatient Living is the transition from living at an inpatient recovery center to going back to everyday life. He stated that residents are required to be employed, to attend support groups, and agree to drug and alcohol testing regularly. Eric also advised that there is a staff member on site 24/7.

Discussion was made about the size of the rooms and occupancy numbers.

Discussion was made about security and the qualifications of the “house manager”.

Discussion was made about licensing they have received through the State.

Discussion was made about the derelict building and the parking lot.

Desiree St. Clair, a neighbor across the street, raised some concern about turnover and not knowing who should be there, but she supports the request and says the house is in much better shape than it was with the previous group home.

Donald Kramer, a neighbor next door, spoke in favor of the request and stated the applicants have done very good work on the home.

Scott Shelton, former village administrator of Swansea, spoke in favor of the request and stated the facility did a remarkable job on the Illinois Recovery Center building and has had no problems with their operations.

Aldersperson Gigi Dowling-Urban spoke in favor of the request and stated that she and Aldersperson Duco had an opportunity to tour the home and was pleasantly surprised at the upgrades. She also stated that their program is sophisticated and they clearly state the line of care and guidelines for the home. Gigi stated that they work with Southwestern Illinois College to assist residents obtain their GED's and help teach basic life skills.

Aldersperson Lillian Schneider questioned meals and how cooking will operate. But ultimately, she is in favor of the case.

Aldersperson Carmen Duco spoke in favor of the request and stated that the home is beautiful and that they did a great job.

Aldersperson Bryan Whitaker spoke in favor of the request and stated that he is familiar with the work they did in Swansea and believes that if given the opportunity, they will be a great addition to Belleville.

2-JAN26 - OUTPATIENT LIVING: A motion was made by Becca Boyer to approve the 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 with the stipulations that there will be a maximum of nine (9) residents, a maximum of nine (9) vehicles parked on the lot, the demolition of the derelict structure, and that the lot be lined and paved prior to occupancy. The motion was seconded by Don Rockwell. The motion carried by a vote of 6-0. (8:56 PM).

Let the record show the Skip MacEwen exited the meeting at 8:56PM.

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.

The following public in attendance spoke in favor of this case: Diana Bednara

The following public in attendance spoke against the case: None

City Council Comments: Kathy Kaiser (Ward 5), Raffi Ovian (Ward 4), Lillian Schneider (Ward 1)

Jason Buss, along with David and Jeanny Hite, are requesting a special use permit for a liquor license and outdoor seating for a restaurant. Jason stated that they want to put 10-12 tables outdoors. Jason advised they have fully renovated the inside of the building, like new kitchen equipment, flooring, and painting. They will be serving food and alcohol 7 days a week, 11AM-2AM.

Discussion was made about previous businesses in that location.

Discussion was made about parking.

Diana Bednara spoke in favor of the request and stated that she likes the variety in food choices and outdoor seating.

Aldersperson Kathy Kaiser (Ward 5) spoke in favor of the request and stated that she is excited to see new development and can't wait to enjoy the establishment.

Aldersperson Raffi Ovian questioned the number of tables that will be outside and about parking.

Aldersperson Lillian Schneider expressed her excitement for the new business and soup and salad bar.

3-JAN26 – DAVID HITE: A motion was made by Becca Boyer to approve the 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 in the name of the applicant only. (Applicable section of the Zoning Code: 162.248, 162.515) Ward 5. The motion was seconded by Steve Zimmerman. The motion carried by a vote of 5-0. (9:06 PM).

5. 4-JAN26 – THE ROUNDABOUT BAR & GRILL: Request for a Sign Installation Permit in the Area of Special Control at 104 West Main (08-21.0-443-046) located in a "C-2" Heavy Commercial District. (Applicable sections of the city code: 155.052, 155.053, 155.090) Ward 5

The following public in attendance spoke in favor of this case: Diana Bednara

The following public in attendance spoke against the case: None

City Council Comments: Kathy Kaiser (Ward 5), Raffi Ovian (Ward 4), Lillian Schneider (Ward 1)

Jason Buss, along with David and Jeanny Hite, are requesting to install a sign in the area of special control. He stated that it is very basic design that will be installed directly onto the building. Jason advised that the sign will be self-installed.

4-JAN26 – THE ROUNDABOUT BAR & GRILL: A motion was made by Tim Price to approve the Request for a Sign Installation Permit in the Area of Special Control at 104 West Main (08-21.0-443-046) located in a "C-2" Heavy Commercial District. (Applicable sections of the city code: 155.052, 155.053, 155.090) Ward 5. The motion was seconded by Don Rockwell. Motion carried by a vote of 5-0. (9:06 PM).

6. 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.

The following public in attendance spoke in favor of this case: None

The following public in attendance spoke against the case: Kevin Walk, Scott Shelton, Rita Eckert

City Council Comments: Shelly Schaefer (City Clerk), Raffi Ovian (Ward 4), Kathy Kaiser (Ward 5), Gigi Dowling-Urban (Ward 2)

Mansour Gheisarpour is requesting a special use permit to operate a used car dealership at 1200 Centreville Avenue. He stated that he purchased the building 4-5 months ago and is planning to sell used commercial vehicles, Monday through Friday, 10AM-5PM. Mansour stated that he just wants to use the parking lot for now, not the building. He stated that he would like to have around 30-40, maybe even 100 cars displayed.

Discussion was made about whether he will be working on the cars at the property.

Discussion was made about dilapidated vehicles that are currently parked on the lot.

Discussion was made about State offices that are currently in the property.

Discussion was made about where he would display the vehicles and if he will make any improvements to the property, like adding a fence or replacing windows on the building.

Kevin Walk, who owns property 1 Holiday Drive, which is North of the proposed car lot, spoke in opposition of this request. He expressed concern about access to his building being blocked by the cars on the proposed car lot.

Dr. Scott Shelton, who lives at 1313 Benevolent, south of the proposed car lot, spoke in opposition to the request. He stated that the business is not conducive to the residential area and raised concerns about the lack of a business plan.

Scott also stated that the applicant already has derelict cars parked on the City of Belleville's property.

Rita Eckert, a resident of Ward 5, also spoke in opposition to the request. She stated that the vehicles parked on the property are an eye sore for one of the big entrances to the City.

Shelly Schaefer, City Clerk and resident of Ward 5, spoke in opposition to this request. She stated that the applicant is already not following rules by parking vehicles on City property and operating without the proper licenses.

Raffi Ovian (Ward 4) questioned where he gets his vehicles.

Kathy Kaiser (Ward 5) spoke in opposition to this request. She stated that numerous residents have reached out to her in opposition of the request. Kathy advised that residents are hoping this use is not allowed after spending a lot of money to demolish the Executive Inn.

Gigi Dowling-Urban (Ward 2) spoke in opposition to this request. She stated that the intent for this property was to create a viable and large lot for big development, and a used car lot is not conducive to that plan.

4-JAN26 – MANSOUR GHEISARPOUR: A motion was made by Steve Zimmerman to DENY the 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. The motion was seconded by Becca Boyer. The motion carried by a vote of 5-0. (9:31 PM).

7. 5-JAN26 – CITY OF BELLEVILLE: Request for a Text Amendment to Chapter 162 City of Belleville Municipal Code (per Section 162.590

The following public in attendance spoke in favor of this case: Diana Bednara

The following public in attendance spoke against the case: None

City Council Comments: Bryan Whitaker (Ward 1), Kathy Kaiser (Ward 5)

Dusty Hosna, Planning and Zoning Administrator for the City of Belleville, is requesting a text amendment to the zoning code. He stated that he is looking to strike the language that contradicts the current practice of use variance. Dusty also is requesting an amendment to the short-term rental section of the code to specify that each dwelling unit must be licensed for commercial applications. He added that he is requesting an amendment to allow the department to approve the division or consolidation of three or less lots. Dusty added that he is requesting an amendment to add data centers and or information technology centers as a special use in light and heavy industry districts.

Diana Bednara spoke in favor of the case, specifically for calling out data centers and requiring City review.

Discussion was made about tax revenue generated on data centers.

5-JAN26 – CITY OF BELLEVILLE: A motion was made by Becca Boyer to approve the Request for a Text Amendment to Chapter 162 City of Belleville Municipal Code (per Section 162.590. The motion was seconded by Tim Price. The motion carried by a vote of 5-0. (9:38 PM).

Departmental Update: None

A motion was made to adjourn by Don Rockwell and seconded by Don Tim Price. Motion carried 5-0 with all present members voting in the affirmative. Chairman Nollman adjourned the meeting at 9:38 PM.

Respectfully submitted,

Hannah Joseph

Hannah Joseph
Secretary

Economic Development, Planning, & Zoning Department

Approved: Danny Nollman Date: Feb 26, 2026
Chairman Dan Nollman