

ORDINANCE NO. 9460-2026

A ZONING ORDINANCE IN RE CASE #6-Jan26-
City of Belleville Zoning Code Amendment

THE CITY OF BELLEVILLE, ST. CLAIR COUNTY, ILLINOIS (THE "CITY"), IS A DULY ORGANIZED AND EXISTING MUNICIPALITY CREATED UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF ILLINOIS.

THE CITY OF BELLEVILLE IS NOW OPERATING UNDER THE PROVISIONS OF THE ILLINOIS MUNICIPAL CODE, AS SUPPLEMENTED AND AMENDED AND AS A HOME RULE MUNICIPALITY PURSUANT TO ARTICLE VII OF THE ILLINOIS CONSTITUTION OF 1970; AND IN THE EXERCISE OF ITS HOME RULE POWERS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLEVILLE, ILLINOIS:

Whereas, an application has been filed requesting amendment of Title XV (Land Usage) of the Revised Ordinances of the City of Belleville, Illinois, Section 162.570 "Variances", 162.240 "Short-Term Rentals", Chapter 161 "Subdivisions", Section 162.308 "Special Uses" and Section 162.323 Special Uses.

Whereas, a public hearing was held on January 22, 2026 before the City's Zoning Board of Appeals which has issued its advisory report.

NOW, THEREFORE, be it ordained by the City Council of the City of Belleville, Illinois as follows:

Section 1. That the application requesting amendments of Title XV (Land Usage) of the Revised Ordinances of the City of Belleville, Illinois, Section 162.570 "Variances" is hereby repealed and replaced with the following:

§ 162.570 VARIANCES

(A) Definition. For the purposes of this chapter, the following definition shall apply unless the context clearly indicates or requires a different meaning.

VARIANCE. A relaxation of the requirements of this chapter that are applicable to a particular lot, structure, or use. ~~A so-called use variance (which would allow a use that is neither permitted nor special in the district in question) is not a variance; it is an amendment, and may be granted only as provided for in § 162.574 of this chapter.~~ No use or area/bulk variance shall be granted if it is in conflict with the standards of division (B) below. Any area/bulk or use variance approved expires in one year unless substantial development (in excess of 80%) has been completed.

(B) The City Council shall not grant a variance unless it shall, in each case, make specific written findings based upon the particular evidence presented to it that supports the following conclusions:

(1) The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district, and is not created by an action or actions of the property owner or the applicant;

(2) The strict application of the provisions of this chapter, from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application;

(3) The variance requested will not adversely affect the adjacent properties or public health, safety, order, convenience or general welfare of the community;

(4) The variance granted does not allow for the establishment of a defined use identified within other underlying zoning districts;

(5) Granting the variance desired will not violate the general spirit and intent of this chapter.

(C) Except as specifically provided otherwise elsewhere in this chapter, a minor variance may be administratively granted by the Zoning Administrator subject to the following conclusions:

(1) The minor variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district, and is not created by an action or actions of the property owner or the applicant. An exception to the action of the property owner provision shall apply to the minimum dwelling unit requirements;

(2) The strict application of the provisions of this chapter, from which a minor variance is requested will constitute unnecessary hardship upon the property owner represented in the application;

(3) The minor variance requested will not adversely affect the adjacent properties or public health, safety, order, convenience or general welfare of the community;

(4) Granting the minor variance desired will not violate the general spirit and intent of this chapter.

Section 2. That the application requesting amendments of Title XV (Land Usage) of the Revised Ordinances of the City of Belleville, Illinois, Section 162.402 “Short-Term Rentals” is hereby repealed and replaced with the following:

- (A) ~~The~~ **Each** dwelling **unit** must be licensed with the city as a short-term rental, with inspection of the property by the city prior to license approval and annual renewal.
- (B) The maximum length of stay per registered party shall be less than 30 consecutive days.
- (C) ~~The entire~~ **Each** dwelling **unit** shall be rented in the name of one individual, who represents the entire family or group renting the dwelling during the reserved time period.
- (D) No exterior or interior sign intended to be seen by the public shall be permitted.

Section 3. That the application requesting amendments of Title XV (Land Usage) of the Revised Ordinances of the City of Belleville, Illinois, Chapter 162 “Minor Land Subdivision” is hereby enacted with the following:

§ 161.004 MINOR LAND DIVISION

- (A) Minor Subdivisions. A minor subdivision is the division of a parcel into no more than three lots with approval of the Economic Development Planning and Zoning Department. The minor subdivision must meet all zoning requirements, and all lots must comply with setbacks and other City regulations. A final plat must be submitted and recorded with the St. Clair County Recorder of Deeds.**
- (B) Minor Lot Consolidation. Three contiguous lots under common ownership may be consolidated with approval of the Economic Development Planning and Zoning Department. The consolidation must meet all zoning requirements, and all lots must comply with setbacks and other City regulations. A final plat must be submitted and recorded with the St. Clair County Recorder of Deeds.**

Section 4. That the application requesting amendments of Title XV (Land Usage) of the Revised Ordinances of the City of Belleville, Illinois, Chapter 162.308 “Light Industry District Special Uses” is hereby enacted with the following:

**LIGHT INDUSTRY DISTRICT
§ 162.308 SPECIAL USES**

(O)Data Center / Information Technology Center

Section 4. That the application requesting amendments of Title XV (Land Usage) of the Revised Ordinances of the City of Belleville, Illinois, Chapter 162.323 “Heavy Industry District Special Uses” is hereby enacted with the following:

**HEAVY INDUSTRY DISTRICT
§ 162.323 SPECIAL USES**

(P)Data Center / Information Technology Center

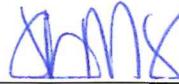
Section 5. That conflicting ordinances or pertinent portions thereof in force at the time of this ordinance takes effect are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication, all as provided by law.

PASSED by the City Council of the City of Belleville, Illinois, on this 2nd day of February, 2026 on the following roll call vote:

	<u>AYE</u>	<u>NAY</u>
Bryan Whitaker	<u>X</u>	_____
Lillian Schneider	<u>X</u>	_____
Carmen Duco	<u>X</u>	_____
Gigi Dowling-Urban	EXCUSED	_____
Kent Randle	<u>X</u>	_____
Scott Ferguson	<u>X</u>	_____
Johnnie Anthony	<u>X</u>	_____
Raffi Ovian	<u>X</u>	_____
Ed Dintelman	<u>X</u>	_____
Kathy Kaiser	<u>X</u>	_____
Dr. Mary Stiehl	<u>X</u>	_____
Chris Rothweiler	<u>X</u>	_____
Phil Elmore	<u>X</u>	_____
Dennis Weygandt	<u>X</u>	_____
Nora Sullivan	<u>X</u>	_____
Kara Osthoff	<u>X</u>	_____

APPROVED by the Mayor of the City of Belleville, Illinois this 3rd day of February, 2026.



JENNIFER GAIN MEYER, MAYOR

ATTEST:



SHELLY SCHAEFER, CITY CLERK

