

CITY OF BELLEVILLE, ILLINOIS
ZONING BOARD OF APPEALS MEETING MINUTES
January 26, 2017

Members:

Rebecca Boyer	Excused
Tim Price	Present
Don Rockwell	Present
Patrick Sullivan	Present
Toni Toggias	Present
Steven Zimmerman	Excused
Dan Nollman, Chairman	Present

Staff present: Annissa McCaskill, Economic Development, Planning & Zoning Director
 Kari Tutza, Economic Development, Planning & Zoning Dept.
 Mathew Chandler, Planner/GIS Coordinator
 Brian Flynn, Assistant City Attorney

Present:		Present:	
Alderman Joe Hazel	No	Alderman Ken Kinsella	No
Alderman Mike Buettner	No	Alderman Jane Pusa	No
Alderman Scott Tyler	No	Alderman Kent Randle	No
Alderman Raffi Ovian	No	Alderman Johnnie Anthony	No
Alderman Ed Dintelman	No	Alderman Phillip Silsby	No
Alderman Paul Seibert	No	Alderman Bob White	No
Alderman Phil Elmore	No	Alderman Trent Galetti	No
Alderman Roger Wigginton	No	Alderman James Musgrove	No

Public present:
 Adam Jokish, Mr. Suki, Saliye Asani

The Zoning Board of Appeals meeting was held at Lindenwood University, 2600 West Main St., Alan J. Dixon building at 7:00 p.m. on January 26, 2017.

The meeting was called to order at 7:00 p.m. by Chairman Nollman. Roll called, quorum declared.

Chairman Nollman noted that all Zoning Board cases heard at this meeting will be considered at the February 6, 2017 City Council meeting.

Chairman Nollman asked if there were any corrections to be noted for the December 15, 2016 Zoning Board of Appeals meeting minutes. No corrections were made hence the minutes were approved by the Board.

Chairman Nollman explained the emergency procedures if needed.

Chairman Nollman explained that case 03-Jan17 would not be heard at the meeting; the applicant withdrew the case to be considered at the February 2017 Zoning Board meeting.

The applicant for case 01-Jan17 was not in attendance at the start of the meeting, so the Board heard case 02-Jan17 first, followed by 01-Jan17.

- **02-Jan17 – Adam Jokisch/SCC Event Center** – A request for a Special Use Permit for used motor vehicle sales at 1550 East State Route 15 (Parcel number: 13-01.0-400-028) located in a "C-4" Commercial Zoning District. (Applicable portion of zoning code: 162.278.) Ward 6

Mr. Jokish explained the reasoning in which he was requesting a Special Use Permit for used motor vehicle sales which was so his auction business can sell vehicles during their auctions. The location will not be used as a typical used car lot; the vehicles will arrive one or two days before the auction with the vehicles being sold that day or they'll be placed in a "holding area" near the back of the fenced in lot.

The Board discussed their concerns on what items will be seen through the fence. Mr. Jokish stated that he would like the public to be able to see what is on the lot right before an auction; that is the point of having their location visible from the highway. The Board asked Mr. Jokish to explain the parking area and how it will be used. Mr. Jokish explained that he plans on having different sort of events every weekend such as auctions, weddings, flea markets, and fish fry's. He would like to have the paved parking space in the front and the gravel parking space in the back for public parking. Mr. Jokish explained that he will build a "holding area" near the back of the property in which any vehicles that did not sell during the auction will be held until the next sale. The Board spoke on City Code and Staff Recommendations regarding the paving and striping of the public parking area and when Mr. Jokish would complete that; Mr. Jokish stated that paving the graveled area would destroy the asphalt due to the heavy equipment that will be sold at auctions. He would like to keep the back and side lots as gravel.

Mr. Jokish stated that he will install a six (6) foot fence around the property with several gates. The Board and Staff recommended privacy slats be placed wherever vehicles will be stored longer than the duration of an auction sale.

The Board asked about vehicle maintenance; Mr. Jokish answered that there will not be any service completed on the vehicles.

There was no one in the audience who wished to speak in favor or against the request.

With no further discussion, Chairman Nollman asked for a motion.

A motion was made by Don Rockwell to APPROVE the request with the following stipulation: (1.) Any vehicle that remains on the premise longer than one (1) week must be placed in a holding area which is surrounded by privacy fencing, so not to be viewed by the public. It was seconded by Toni Togias. All members present voted in the affirmative. The motion carried. 5-0.

- **01-Jan17 - Roundtable Restaurant** - A request for a Special Use Permit for a liquor license at 11 North 64th Street (Parcel number: 07-12.0-213-019) located in a "C-2" Heavy Commercial Zoning District. (Applicable portion of zoning code: 162.248.) Ward 4

Mr. Suki spoke as a representative for the applicant, stating that the business is being sold to Ms. Asani. The proposed hours of operation will be 6:00am-9:00pm, Monday-Thursday, 6:00am-10:00pm Friday & Saturday.

There was no one in the audience who wished to speak in favor or against the request.

With no further discussion, Chairman Nollman asked for a motion.

A motion was made by Patrick Sullivan to APPROVE the request with the following stipulation: (1.) In the name of the applicant only. It was seconded by Tim Price. All members present voted in the affirmative. The motion carried. 5-0.

Don Rockwell made a motion to ADJOURN, which was seconded by Tim Price. All members present voted aye. Chairman Nollman adjourned the meeting at 7:25 p.m.

Respectfully submitted,
Kari L. Tutza,
Economic Development, Planning & Zoning Department