

CITY OF BELLEVILLE, ILLINOIS
ZONING BOARD OF APPEALS MEETING MINUTES
February 25, 2016

Members:

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

Staff present: Annissa McCaskill, Director of Economic Development, Planning & Zoning
 Kari Tutza, Administrative Assistant of Economic Development, Planning & Zoning
 Brian Flynn, Assistant City Attorney

	Present:		Present:
Alderman Joe Hazel	Yes	Alderman Ken Kinsella	Yes
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	Yes	Alderman Trent Galetti	No
Alderman Roger Wigginton	No	Alderman James Musgrove	No

Public present: Mary Rachas, Mark Jackson, RT Richmond, Barry Hayden, Susan & Nicole Walla, Mark & Cathy Tissier, Sharon McMurry, Jamie Klein, Vivian Thompson

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 March 7, 2016 City Council meeting.

Chairman Nollman Sullivan asked if there were any corrections to be noted for the January 28, 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.

The following cases were heard:

- **04-Feb16 – Hazel Bland Promise Center** – Requesting a Special Use permit in order to operate a Large Community Residence at 1024 Douglas Ave. (Parcel number: 08-22.0-101-037) located in an “A-2” Two-Family Residence District. (Applicable portion of zoning code:60-6-5.) Ward 1

Vivian Thompson, representative of Hazel Bland Promise Center, explained the request stating that the property will be used for developmentally disabled consumers. Sexual offenders are not permitted to reside at the property. The number of consumers allowed to reside there will be determined by the Fire Department, but the Center is requesting six (6) adults be allowed to reside at the location. A lawn maintenance company will maintain the lawn. There will be a Hazel Bland staff member on site twenty-four (24) hours a day while a consumer is on site.

Ms. Thompson explained a typical day/night for a consumer. The consumers attend workshops during the day and rest on the weekends. The consumers are long-term residents and they look forward to being a part of the community.

Ms. Thompson explained the proposed floor plan of the residence and explained the parking plan. She stated that there is ample parking for staff and visitors in the driveway and behind the residence.

Hazel Bland Promise Center has been licensed in the State of Illinois since 1999.

Mark Tissier spoke in favor of the request saying that there shouldn't be much traffic at the home, they are good neighbors, and residential occupancy inspections have passed at the site by the City of Belleville.

Richard Richmond spoke in opposition to the request saying that he has concerns about the safety of the neighbors.

Jamie Klein spoke in opposition to the request saying that he has traffic concerns with visitors. He believes his property values will depreciate. He asked why the large building in the back is not being used for the request instead of the single-family home in front.

Alderman Kinsella asked if the Board would consider making the recommendation of "in the name of the applicant only."

Alderman Hazel referenced the City Code stating that sexual offenders are not allowed to reside at a community residence and Ms. McCaskill concurred.

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

A motion was made by Steve Zimmerman to APPROVE the request with the following stipulations: (1.) In the name of the applicant only. (2.) Annual inspections by the City of Belleville for Fire and Building Code compliance. (3.) Limitation to the number of residents to a maximum of seven, BOCA permitting. It was seconded by Patrick Sullivan. All members present voted in the affirmative. The motion carried 6-0.

- **05-Feb16 – Barry Hayden** – Requesting a Special Use permit in order to permit multi-family dwelling units on twenty (20) acres of land off of Carlyle Ave. (Parcel number: 09-19.0-200-006) located in a "C-4" Commercial District. (Applicable portion of zoning code:60-6-63.) Ward 7

Rebecca Boyer excused herself from the case due to a conflict of interest.

Barry Hayden explained the proposed project. He stated that the apartments will be "high end, luxury" apartments. The building will begin in phases and he explained the layout of the apartments.

Mr. Hayden would like to connect the sidewalk to the complex so that tenants will have access to the metro link, shopping center, and SWIC.

The common/green space, pool house, building materials, entrances & exits, and parking was explained.

Mr. Hayden will manage the project. A full time maintenance person will live on site and there will be a full time manager employed there as well.

He briefly spoke on another possible project in that area which would be detached villas.

Alderman Elmore stated that he believes this is an exceptional project and Mr. Hayden's work ethic is also exceptional.

With no discussion by the Board, Chairman Nollman asked for a motion.

A motion was made by Don Rockwell to APPROVE the request. It was seconded by Patrick Sullivan. All members present voted in the affirmative, save Steve Zimmerman. The motion carried 4-1.

Don Rockwell made a motion to ADJOURN, which was seconded by Toni Togias. All members present voted aye. Chairman Nollman adjourned the meeting at 7:49 p. m.

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