

CITY OF BELLEVILLE, ILLINOIS
ZONING BOARD OF APPEALS MEETING MINUTES
April 28, 2016

Members: Rebecca Boyer Present
 Tim Price Present
 Don Rockwell Present
 Patrick Sullivan Present
 Toni Togias Excused
 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	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	Yes
Alderman Phil Elmore	No	Alderman Trent Galetti	No
Alderman Roger Wigginton	Yes	Alderman James Musgrove	No

Public present:

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 May 16, 2016 City Council meeting.

Chairman Nollman asked if there were any corrections to be noted for the March 24, 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Chairman Nollman stated that cases 15-Apr16 and 18-Apr16 had been withdrawn by the applicants and would not be heard at the April 2016 Zoning Board of Appeals meeting.

 The following cases were heard:

- **14-Apr16 – Todd Kennedy** – A request for a Special Use permit to utilize a vacant lot adjacent to **4204 Main Street Brewing Company** for outdoor restaurant/dining establishment uses at 4200 West Main St. (Parcel: 08-18.0-215-033) located in a “C-2” Heavy Commercial District. (Applicable Section of the zoning code: 60-6-50.) Ward 8

Todd Kennedy, property and business owner, explained the request. The following topics were discussed; (1.) the outdoor area has already been built, (2.) the area was used for the 2016 Ale Fest sponsored by the Belleville Chamber of Commerce, (3.) bands are not planned for the outside area but if plans change, they will not be loud or be large bands but acoustic, smaller bands, (4.) noise complaints have been dealt with swiftly, (5.) none of the lighting should be intrusive on neighboring properties, (5.) an employee will monitor the fire pits during operating hours, (6.) the entire outside area is fenced in except

two entrances that will remain open, (7.) there will not be outside restrooms available, (8.) additional parking was added to the parking area, (9.) security cameras will be installed, (8.) the proposed hours of operation is 4:00 p.m – 10:00 p.m.

Ms. McCaskill noted that after inspection, the Fire Department will decide the number of occupants allowed in the outside area at one time.

David Arndt, neighbor, spoke in favor of the request saying that it's a great business and creates a positive effect on the area.

Alderman Wigginton spoke in favor of the request. He asked Mr. Kennedy to be aware of noise and hours of operation in reference to the residents.

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

A motion was made by Rebecca Boyer to APPROVE the request with the following stipulation: (1.) All outside music must end by 10:00 p.m. It was seconded by Patrick Sullivan. All members present voted in the affirmative. The motion carried 6-0.

- **16-Apr16 – Jeff Hammel** – A request for a Sign Installation for Area of Special Control in order to place a 13.5" x 36" brushed aluminum polymetal sign at 23 South 1st St. (Parcel: 08-21.0-443-029, ...036) located in a "C-2" Heavy Commercial District. (Applicable Section of the zoning code: 53-4-1.) Ward 5

Jeff Hammel explained the sign request stating that he's occupied the building since 1988 and he'd like a small sign to advertise his business. The same material will be used as the previously approved sign for that location which is aluminum polymetal.

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 Rebecca Boyer. All members present voted in the affirmative. The motion carried 6-0.

- **17-Apr16 – Marvin & Alvina Pruett** – A request for a Special Use permit in order to build a metal building over 150 square feet at 1002 South Charles St. (Parcel: 08-27.0-311-011, ...002) located in an "A-1" Single Family Residence District. (Applicable Section of the zoning code: 60-6-5.) Ward 6

Alvina Pruett explained the request. The following topics were discussed; (1.) a color has not been decided upon but they will not use a "loud" color, (2.) the building material will be metal including the roof, (3.) it will be less than 15 ft. tall, (4.) the exact location of the proposed garage has not been decided upon but the plan is to build it closer to the alley.

Herb Bagley, neighbor, spoke in favor of the request saying that the old garage was a safety hazard and an eyesore. He's happy with the plans of the proposed garage.

Alderman White spoke in favor of the request.

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

A motion was made by Steve Zimmerman to APPROVE the request. It was seconded by Don Rockwell. All members present voted in the affirmative. The motion carried 6-0.

Rebecca Boyer made a motion to ADJOURN, which was seconded by Steve Zimmerman. All members present voted aye. Chairman Nollman adjourned the meeting at 7:48 p. m.

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