

**CITY OF BELLEVILLE, ILLINOIS**  
**PLANNING COMMISSION MEETING MINUTES**  
**June 1, 2016, 7:00 pm**

**IN ATTENDANCE:**

<b>MEMBERS:</b>	Jim Kurtz, Chairman	Present
	Tony Toenjjes	Excused
	Chris Rothweiler	Present
	Don Rockwell	Present
	Art Jacobs	Present
	Larry McLean	Present
	Don Rigney	Present
	Alderman, Ed Dintelman	Present
	Alderman, Bob White	Present

**STAFF:** Annissa McCaskill, Director of Economic Development, Planning & Zoning  
Tim Gregowicz, City Engineer

**GUESTS:** Brian Barnard, Dan Cook

Chairman Kurtz opened the meeting at 7:00 p.m. with an introduction of members, staff & guests.

Ms. McCaskill explained emergency procedures.

Chairman Kurtz asked if there were any corrections to be noted for the April 6, 2016 Planning Commission meeting minutes. Chris Rothweiler made a motion to Approve the minutes. It was seconded by Art Jacobs. Motion carried 8-0.

Chairman Kurtz asked if there were any corrections to be noted for the May 4, 2016 Planning Commission meeting minutes. Chris Rothweiler made a motion to Approve the minutes. It was seconded by Art Jacobs. Motion carried 8-0.

**PUBLIC PARTICIPATION:**

None

**NEW BUSINESS:**

1. Panera Bakery and Cafe (5801 Belleville Crossing): Site Plan, Landscape Plan, and Architectural Elevations

Ms. McCaskill explained the proposed location and use. She asked the Commission for input regarding the South side of the building facing Highway 15 in regards to aesthetics; a discussion was held on placing an awning, lighting or more on this blank wall.

Mr. Barnard and Mr. Cook, Panera representatives, explained the materials to be used for building construction, outdoor seating, dumpster enclosures, and elevations & landscape plans.

The Commission noted the importance of requiring current and future development to make the buildings aesthetically pleasing from all angles.

Mr. Barnard and Mr. Cook suggested placing faux windows with awnings and lighting on the South side of the building facing Highway 15.

They will have approximately twenty-five to thirty-five seats in the outdoor seating area.

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

**A motion was made by Don Rockwell to APPROVE the request with following stipulation: 1. The discussed modifications of faux windows with awnings and lighting to be placed on the South side of the building. It was seconded by Chris Rothweiler with all present members voting in the affirmative. Motion carried 8-0.**

**OLD BUSINESS:**

1. Parking requirements

Ms. McCaskill showed the Commission a spreadsheet with possible parking requirements. The Commission and Ms. McCaskill discussed the current and recommended future parking requirements for restaurants. Some key topics discussed were downtown parking, overall parking criteria, possible parking code language, definitions of sit-down and fast-food restaurants, and minimum & maximum parking spaces needed for different types of restaurants.

**OTHER BUSINESS:**

Ms. McCaskill reminded the Commission that future Planning Commission meetings will be held temporarily at Fire Engine House #4 until further notice.

Ms. McCaskill gave an update on the Meredith Home, Hofbrauhaus, and the new Business District on the west end.

**MOTION TO ADJOURN:** Chris Rothweiler made a motion to ADJOURN. It was seconded by Don Rockwell with all present members voting in the affirmative. Motion carried 8-0.

Chairman Kurtz adjourned the meeting at 8:02 p.m.

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