

**CITY OF BELLEVILLE, ILLINOIS**  
**ZONING BOARD OF APPEALS MEETING MINUTES**  
**June 23, 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:** Eric Schauster, Assistant Director of Economic Development, Planning & Zoning  
 Brian Flynn, Assistant City Attorney

<b>Present:</b>		<b>Present:</b>	
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:**

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 July 5, 2016 City Council meeting.

Chairman Nollman asked if there were any corrections to be noted for the May 26, 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.

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 The following cases were heard:

- **25-May16 - Ahsan Raza/Shop72.com Inc.** – Requesting a Use variance in order to sell to the public at 34 Empire Dr., Ste. 3, 4, 5 (Parcel: 08-26.0-407-003) located in a “D-1” Light Industry District. (Applicable portion of the zoning code: 60-6-74.)

Ahsan Raza, business owner, explained the request stating that he’d like to sell directly to the public from the location inside the Industrial Park.

The Board discussed the contents for sale which is clothing, toys, and packaged candy/food items. Hours of operation are 10:00am-4:00pm., Monday-Friday.

The Board asked why the business owner decided to open a retail store in the Industrial Park; the applicant stated that a large percent of the sales are completed online but he’d like the option to sell directly to the public to grow his business.

The Board discussed customer parking spaces and delivery truck times.

Bill Semos, the property owner, spoke in favor of the request stating that he has plenty of parking.

Jim Rockman, business owner and neighbor of property, stated that there is not enough parking for retail sales. He stated that the applicant's employees are parking in his business parking lot already as well as the retention area in the back. He spoke of the safety concerns with children coming to purchase candy at the location with all the semi trucks driving around the Industrial Park. He explained the locations of the large garage doors and handicapped parking spaces. He referred to the commercial use ordinance regarding parking spaces.

Miguel Ortega, the business manager, said that they are using three suites which have designated parking spaces and one marked handicapped. There are eight spaces available for employees to park in the back.

The Board discussed the requirements regarding retail space and public parking and the requirements regarding parking in front of the large garage doors.

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 Tim Price. All members present voted in the affirmative save Rebecca Boyer. The motion carried 5-1.**

Steve Zimmerman made a motion to ADJOURN, which was seconded by Rebecca Boyer. All members present voted aye. Chairman Nollman adjourned the meeting at 7:18 p. m.

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