

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

Members:

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

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

Present:		Present:	
Alderman Joe Hazel	No	Alderman Ken Kinsella	Yes
Alderman Mike Buettner	No	Alderman Jane Pusa	Yes
Alderman Scott Tyler	No	Alderman Kent Randle	Yes
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 Zoning Board of Appeals meeting was held at Lindenwood University, 2600 West Main St., Alan J. Dixon building at 7:00 p.m. on July 28, 2016.

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 August 15, 2016 City Council meeting.

Chairman Nollman asked if there were any corrections to be noted for the June 23, 2016 Zoning Board of Appeals meeting minutes. A correction was noted and the minutes were approved by the Board.

Chairman Nollman explained the emergency procedures if needed.

 The following cases were heard:

- **26-Jul16 - Ronald Bartlett & Michele Schifferdecker** - Requesting a Use Variance for a Liquor License for **Centerfield Tavern** at 1403 East 'A' Street (Parcel: 08-23.0-300-002) located in an A-1 Single Family Residence District. (Applicable portions of zoning code: 60-6-4, 60-12-18) Ward 7

Ronald Bartlett and Michele Schifferdecker explained the request stating that they would like to open the business as a neighborhood bar with a possible 1:00 a.m. liquor license. Hours of operation being 11:00 a.m.-1:00 a.m.

Alderman Kinsella had heard no concerns from the public.

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 stipulation: In the name of the applicant only. It was seconded by Rebecca Boyer. All members present voted in the affirmative. The motion carried 5-0.

- **27-Jul16 – Alka Patel** - Requesting a Special Use for a Liquor License for **BP Gas Station** at 1 South Belt East (Parcel: 08-27.0-306-008) located in a C-2 Heavy Commercial District. (Applicable portion of zoning code: 60-5-50) Ward 6

Kenny Pundy represented the applicant, stating that business operations will remain the same with the same hours of operation.

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

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

- **28-Jul16 – Riverside Real Estate, LLC** - Requesting a Use variance in order to utilize the property at 9425 West Main Street (Parcel: 02-35.0-420-002) as a real estate office located in a B-1 Multi-Family Residence District. (Applicable portion of zoning code: 60-6-24) Ward 4

Eva Radecki represented the applicant stating that the business is a real estate property management office. They will contact the City's building department for the installation of the business sign. There are approximately seven (7) parking spaces available and three (3) employees. Hours of operation will be normal office hours. She doesn't aspire there will be much foot traffic at the office. They've completed typical maintenance to the property including landscaping.

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

A motion was made by Patrick Sullivan to APPROVE the request. It was seconded by Rebecca Boyer. All members present voted in the affirmative. The motion carried 5-0.

- **29-Jul16 – Jasmine Brooks** - Requesting a Sign Installation permit for the Area of Special Control in order to erect a 12' x 3' awning for **Seafood by Crushed Velvet** restaurant at 121 East Main Street (Parcel: 08-22.0-333-031) Ward 2

Jasmine Brooks explained the request stating that she will be replacing the canvas awning but using the metal structure underneath as support. She spoke on the possibility of adding lighting under the awning at a later date.

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

A motion was made by Rebecca Boyer to APPROVE the request. It was seconded by Toni Togias with the following stipulation: signage on said awning not exceed 34.5 square feet per the requirements of the Zoning Code. All members present voted in the affirmative. The motion carried 5-0.

- **30-Jul16 – Katherine Ruocco/Elder Care Matters, LLC** - Requesting a Special Use permit in order to erect a metal building over 150 square feet at 2940 West Main Street (Parcel: 08-17.0-319-010) located in a C-1 Light Commercial District. (Applicable portion of zoning code: 60-4-44) Ward 3

Katherine Ruocco explained the request stating that she will primarily use the property as her satellite office with her main office being in St. Louis, MO.

Ms. Ruocco explained the condition of the property when she purchased it and the renovations that have taken place since the purchase.

She stated that the metal structure will be used as a typical garage, not to be used to see clients. The structure will not be ADA (American Disabilities Act) accessible because she doesn't aspire to bringing clients there.

She stated that she purchased the neighboring property as well and spoke briefly on the proposed plans for the property.

Steve Lexow spoke in favor of the request. He is a direct neighbor to the property and he stated that this is the best the property has looked in a long time.

Tom Kammler spoke in favor of the request. He is a client of Ms. Ruocco.

Ken Ishibashi, stated that the property looks much better than before. He asked if there would be height added to the metal structure and would the applicant be improving the old business sign.

Ms. Ruocco stated that there would not be extra height added to the metal structure and she would be replacing the sign.

Alderman Randle spoke in favor of the request stating that his family has lived in the area for a long time. He explained the history of the property.

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 Rebecca Boyer. All members present voted in the affirmative. The motion carried 5-0.

Steve Zimmerman made a motion to ADJOURN, which was seconded by Rebecca Boyer. All members present voted aye. Chairman Nollman adjourned the meeting at 7:40 p. m.

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