

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

**Members:**

Rebecca Boyer	Present
Tim Price	Present
Don Rockwell	Present
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, Planner/GIS Coordinator  
 Brian Flynn, Assistant City Attorney

<b>Present:</b>		<b>Present:</b>	
Alderman Joe Hazel	No	Alderman Ken Kinsella	No
Alderman Mike Buettner	Yes	Alderman Jane Pusa	No
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	Yes
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 August 25, 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 September 6, 2016 City Council meeting.

Chairman Nollman asked if there were any corrections to be noted for the July 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.

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 The following cases were heard:

- **31-AUG16 - SEKOU & NATALIE KELSEY** - Requesting a Use variance in order to operate a juice bar café at 2801 West Main Street (Parcel: 08-20.0-200-001) located in a "C-1" Light Commercial District. (Applicable portion of the zoning code: 60-6-43 and 60-12-14.) Ward 3

Natalie Kelsey explained the request stating that they would like to open the business as a juice bar cafe. They will update the exterior and interior of the building. She mentioned that outdoor seating is a possibility in the future, they will speak with City staff to discuss the plans if needed. They will have approximately one (1) to three (3) employees to start.

David Buckley, neighbor, asked questions regarding type of business, parking, and outdoor seating.

Alderman Randle asked a series of questions regarding type of food served, will they request a liquor license, and is there ample parking available.

Alderman Buettner had several comments regarding American Disability Act (ADA) requirements for bathrooms and walkways, cooking hoods, and parking.

Ms. McCaskill reminded the Aldermen that the applicant will submit a Commercial Occupancy application which will begin the inspection process by City staff.

Ms. Kelsey stated that they will adhere to any and all requirements needed to operate the business successfully. Mr. Kelsey noted that they do not anticipate parking being an issue with twelve (12) spaces or more available and it being more of a "take-out" sort of establishment.

Chairman Nollman read aloud a letter of support submitted by two (2) neighbors.

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

**A motion was made by Toni Togias to APPROVE the request. It was seconded by Rebecca Boyer. All members present voted in the affirmative. The motion carried. 7-0.**

- **32-AUG16 - LOCAL LUCY'S** - Requesting a Sign Installation permit for the Area of Special Control in order to place two vinyl window graphics at 310 East Main Street (Parcel: 08-22.0-340-004) located in a "C-2" Heavy Commercial District. (Applicable portion of the zoning code: 53-4-1 and 53-4-8.) Ward 6

Nancy Schulte explained the sign request stating that the sign will be vinyl lettering on the top and bottom of the main window.

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. 7-0.**

- **33-AUG16 - OAK TREE MANAGEMENT** - Requesting a Special Use permit for a Liquor License for **The Shrine Restaurant** at 442 South Demazenod Dr. (Parcel: 07-04.0-401-012) located in a "C-2" Heavy Commercial District. (Applicable portion of the zoning code: 60-6-50.) Ward 8

Rebecca Boyer abstained.

Chane Keller explained the request stating that no changes would be made to the business, simply an ownership change.

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

**A motion was made by Steve Zimmerman to APPROVE the request in the name of the applicant only. It was seconded by Tim Price. All members present voted in the affirmative. The motion carried 6-1-0.**

Rebecca Boyer made a motion to ADJOURN, which was seconded by Don Rockwell. All members present voted aye. Chairman Nollman adjourned the meeting at 7:24 p. m.

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