

**CITY OF BELLEVILLE, ILLINOIS**  
**ZONING BOARD OF APPEALS**  
**May 27, 2021**

<b>Members:</b>	Rebecca Boyer	Present
	Tim Price	Present
	Don Rockwell	Excused
	Andy Gaa	Absent
	Steve Zimmerman	Excused
	Mitoshia Scott	Present
	Dan Nollman, Chairman	Present
<b>Staff present:</b>	Eric Schauster, Assistant Director of Economic Development	
	Lloyd Cueto, Assistant City Attorney	
	Emma Oldehoeft, Planner and GIS Coordinator	
	Penny Moore, Secretary, Economic Development, Planning & Zoning	
	Ty Buckner, Assistant Information Technology Specialist	
<b>Public present:</b>	Ricardo Tucker (joined meeting at 7:08 PM)	
	Jerry Belleville	
	Debbie Belleville	
	Dr. Glen Walton	
<b>City Council Members present:</b>	Alderman Raffi Ovian	
	Alderman Johnnie Anthony	

The meeting was called to order via tele-conference at 7:00 PM by Chairman Dan Nollman. Roll was called and a quorum declared.

A motion was made to approve the minutes from the April 22, 2021 Zoning Board of Appeals meeting with all present voting in the affirmative. Motion carried 4-0.

A motion was made to approve the minutes from the March 25, 2021 Zoning Board of Appeals meeting with all present voting in the affirmative. Motion carried 4-0.

Chairman Nollman noted that the Zoning Board cases heard at this meeting would be considered at the June 7, 2021 City Council meeting. Chairman Nollman explained the emergency procedures.

The following cases were heard:

- 31-MAY21 – Ricardo Tucker, Tucker Quality Homes LLC:** Request for a Use Variance to establish a two-family dwelling at 6 Hi-Pointe Drive (02-36.0-408-004) located in an “A-1” Single-Family Residence District. (Applicable section of the zoning code: 162.570) Ward 4

Emma Oldehoeft explained the request, on behalf of the Applicant as a request for a Use Variance to establish a two-family dwelling at 6 Hi-Pointe Drive. Ms. Oldehoeft mentioned the home was originally constructed, later listed, and purchased as a two-family home residence from a St. Clair County auction by Mr. Tucker. Due to the home being vacant for more than one year, a Use Variance is required to establish the property as a two-family dwelling. Ms. Oldehoeft continued that there are other two-family dwellings in the neighborhood. Chairman Nollman mentioned that there is an apartment building down the street from said property.

Rebecca Boyer asked what renovations would occur to the property and if the home was set up as a Single-family home. Mr. Tucker explained that the property was set-up and sold to him by St. Clair County as a duplex; adding the only change was a hole was added in the dividing wall to act as a doorway to adjoin the two sides. Ms. Boyer asked how many bedrooms the units have.

Mr. Tucker answered stating there are two bedrooms, one bathroom and an individual basement on each side of the duplex. Chairman Nollman asked if each apartment would have access to one side of the two-car garage in the basement. Mr. Tucker answered yes.

Dr. Glen Walton, next door owner to said property, spoke in favor of Mr. Tucker's project, adding it would greatly improve the neighborhood. Alderman Ovan spoke in favor of the project, stating that with Mr. Tucker's purchase of the property, it will enhance the neighborhood to begin recovering to what it once was. Alderman Anthony spoke in favor of the project, adding the property has been in disrepair for about eight years. Alderman Anthony mentioned and the area is predominately multi-family.

**31-MAY21 – Ricardo Tucker, Tucker Quality Homes LLC: A Motion was made to APPROVE the Request for a Use Variance to establish a two-family dwelling at 6 Hi-Pointe Drive by Rebecca Boyer. It was seconded by Mitoshia Scott. The motion carried 4-0.**

2. **32-MAY21 – Jerry & Debbie Belleville: Request for an Area/Bulk Variance to erect an 8-foot fence at 421 John Henry Street (08-33.0-100-009) located in an "A-1" Single Family Residence District. (Applicable section of the zoning code: 162.570; 162.392) Ward 5**

Jerry Belleville explained the applicants request for an Area/Bulk Variance to erect an 8-foot fence. Mr. Belleville stated, that prior to Ameren IP conducting tree trimming at the rear of his property, they had twenty-eight (28) trees that provided shade, privacy, and wind protection. Rebecca Boyer asked what the fence color would be. Mr. Belleville explained that the fence would be eight (8) feet in height, made of vinyl, and almond in color. Ms. Boyer asked Emma Oldehoeft if the reason this request was before the Zoning Board of Appeals was due to the height being taller than six (6) feet. Ms. Oldehoeft answered yes. Chairman Nollman asked if the fence was going across the back of the property. Mr. Belleville said yes.

**32-MAY21 – Jerry & Debbie Belleville: A Motion was made to APPROVE the Request for an Area/Bulk Variance to erect an 8-foot fence at 421 John Henry Street by Rebecca Boyer. It was seconded by Mitoshia Scott. The motion carried 4-0.**

Rebecca Boyer made a motion to ADJOURN, which was seconded by Tim Price. All members present voted aye. Chairman Nollman adjourned the meeting at 7:25 PM.

Respectfully submitted,  
Penny Moore  
Secretary  
Economic Development, Planning, & Zoning Department

Approved:  Date:   
Chairman Dan Nollman