

BOARD OF ADJUSTMENT
ABBREVIATED MEETING MINUTES
June 10, 2025

A regular meeting of the Board of Adjustment was held at 4:57 p.m. on this date in the City Council Chambers located on 5th Floor, City Hall, 405 - 6th Street, Sioux City, Iowa. The following members were present on call of the roll: Ross, Bostinelos, Hegarty, Glisar, and Brockshus. Absent (Excused): Wagner and Reynolds.

The following staff members were also present: Marty Dougherty, Economic and Community Development Director; Wade Schuldt, Planner; Gabriel Fordjour, Planner; Steven Postolka, Assistant City Attorney; Stefanie Konz, Administrative Secretary; and Ruby Dominick, Student Intern.

Glisar read the opening statement.

Agenda Item 2025-043: Requested conditional use permit pursuant to Municipal Code Section 25.06.130 Changes of Use and Reuse for the property located at 2110 Summit Street. (Petitioner: Capone's Speakeasy LLC).

Schuldt presented the requested conditional use permit pursuant to Municipal Code Section 25.06.130 Changes of Use and Reuse for the property located at 2110 Summit Street. The petitioner, Capone's Speakeasy LLC, is requesting to reestablish alcohol sales for on-site consumption. Schuldt provided a description of the property, and a history of the conditional use permits previously applied for that were approved and denied. Schuldt stated that the property has sufficient parking, an adequate buffer space, complies with the yard requirements, has a main entrance setback of 90 feet, and that no opening would face direct light onto a residential district. Glisar asked how the parking is sufficient. Schuldt stated that there is on street parking, underground parking, and that the petitioner is working on enlarging and enhancing the surface parking. Schuldt stated that the petitioner is interested in offering a very limited menu of beer and wine only, which would be a Special Class C license.

Ralph Hesse, 2105 Summit Street, Thomas Humbert, 2121 Summit Street, Jeff Sands, 2300 Summit Street, and Mary Hulit, 2204 Summit Street, all spoke in opposition to the proposed conditional use permit. The concerns expressed were in regard to the parking, litter, safety, loud noise and children who live in the apartment complex on the property. All who spoke stated that allowing alcohol sales in a residential neighborhood would be harmful to the neighborhood.

The Board of Adjustment discussed whether allowing the conditional use permit would help or hinder the neighborhood. Glisar stated that he was opposed to the request whereas Hegarty stated he didn't think allowing the conditional use permit would change the issues presented and stated it may even be better regulated if the petitioner was able to control the alcohol served. The Board of Adjustment also discussed the possibility of adding conditions to the permit.

Glisar (Ross) moved to approve Agenda Item 2025-043. Motion Denied. 1-4-0 (Yes: Brockshus. No: Glisar, Ross, Hegarty, and Bostinelos. Abstain: 0).

Other Business

- a. Other items brought forward by the Board and/or staff.
- b. Approval of the minutes of the May 13, 2025, meeting.

Hegarty (Bostinelos) moved to approve the May 13, 2025, minutes. Motion Carried. 5-0-0 (Yes: Bostinelos, Glisar, Brockshus, Ross, and Hegarty. No: 0 Abstain: 0).

There being no further business, Hegarty motioned, Ross seconded, and with a 5-0-0 vote the meeting was adjourned at 5:36 p.m.

Submitted by Stefanie Konz

ANDREW GLISAR, CHAIR

*MARTIN J. DOUGHERTY, ECONOMIC &
COMMUNITY DEVELOPMENT DIRECTOR*