

BOARD OF ADJUSTMENT
ABBREVIATED MEETING MINUTES
August 12, 2025

A regular meeting of the Board of Adjustment was held at 5:11 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, Wagner, Brockshus and Reynolds.

The following staff members were also present: Chris Madsen, Planning Manager; Wade Schuldt, Planner; Gabriel Fordjour, Planner; Steven Postolka, Assistant City Attorney; and Stefanie Konz, Administrative Secretary.

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).

Staff stated there was a question after the July 8, 2025, meeting if the Board of Adjustment has the authority to restrict "bring your own beverage" events. Staff verified with the State of Iowa that businesses are allowed to host "bring your own beverage" events even if they maintain a liquor license as long as they are not doing both concurrently. Staff is asking the Board of Adjustment to rehear the item and update the motion to withhold regulating "bring your own beverage" events.

Ross (Hegarty) moved to rehear Agenda Item 2025-043. Motion Carried. 6-1-0 (Yes: Reynolds, Bostinelos, Hegarty, Brockshus, Wagner and Ross. No: Glisar. Abstain: 0).

Schuldt presented the requested conditional use permit 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 many parking spaces are currently on the property and how many are required.

Representative of the petitioner, Randy Woods, stated that he provides security during events as well as cleans up the property. Woods also stated that they held an open house for neighbors and heard positive feedback from those who stopped by.

Michelle Kennedy spoke in opposition to the request stating that her main concern is inadequate parking as well as the garbage left after events. Glisar asked if she has experienced any issues due to the consumption of alcohol at the events. Kennedy stated there have been occasional incidents where the noise has become an issue.

The Board of Adjustment held a general discussion about what they were allowed to regulate and how to go about doing so. Glisar stated that he believes alcohol sales would encourage more events which would increase the issues that have been brought forward by neighbors at the previous meetings.

Ross (Brockshus) moved to approve Agenda Item 2025-043 with the following conditions: beer and wine sales only (Special Class C License), no alcohol sales on Friday and Saturday past 11

p.m., no alcohol sales Sunday through Thursday, alcohol sales are only permitted during special events, no alcohol sales to the general public, no off-premise alcohol sales, and the conditional use permit must come back in two years to be reheard. Motion Carried. 5-2-0 (Yes: Bostinelos, Ross, Wagner, Brockshus and Reynolds. No: Glisar and Hegarty Abstain: 0).

Other Business

- a. Other items brought forward by the Board and / or staff.
- b. Approval of the minutes of the July 22, 2025, meeting.

Bostinelos (Hegarty) moved to approve July 22, 2025, minutes. Motion Carried. 7-0-0 (Yes: Bostinelos, Glisar, Brockshus, Ross, Brockshus, Wagner and Hegarty. No: 0 Abstain: 0).

There being no further business, Hegarty motioned, Bostinelos seconded, and with a 7-0-0 vote the meeting was adjourned at 5:38 p.m.

Submitted by Stefanie Konz

ANDREW GLISAR, CHAIR

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