

**SWANSEA PUBLIC HEARING
PLANNING & ZONING BOARD MINUTES
July 11th, 2017**

CALL TO ORDER

Planning & Zoning Board members gathered for a special meeting at the Swansea Government Center, 1444 Boul Ave., Swansea, IL. Chairman Von Alst called the meeting to order at 6:00 p.m.

Roll call was taken and answered by the following:

Dan Von Alst,	Chairman	Present
Doris Rebenstorff		Present
Matt Koesterer		Present
Gene Kish		Present
Justin Chapman		Present
Rob Anderson		Present
Brian Dulski		Absent

Others Present:

Randy Tedesco, Bldg. & Zoning Director,
Todd Streiler, Josh Phillips Jim Wetstone

APPROVAL OF MINUTES

A motion was made to approve minutes from June 13th, 2017 with a change in the first paragraph stating that Chairmen Von Alst called the meeting to order. First by Mrs. Rebenstorff, seconded by Mr. Kish.

NEW BUSINESS- Façade approval for Huck's-

Mr. Tedesco explained to the members that in each member's packet he attached the information of the correct sections in the Municipal code for tonight's meeting. Making sure those members reviewed the Guidelines that had been used in the past.

Jim Wetstone informed the members about the Huck's remodel. He stated that they will tearing done the current car wash and rebuilding a new store located at the most East side of the property the design will be 100% brick. This is what is attached and submitted this evening for your façade review.

Mr. Tedesco stated that IDOT has approved the egress on the parcel. Some changes at the Northwest entrance have been made. Jim Wetstone explained that they moved the North entrances and made it into one entrance, IDOT did not make them remove it but Huck's didn't like how close it was to the intersections of Frank Scott Parkway and North Illinois Street (159). Jim Wetstone indicated he brought with him a new site plan with the changes made. IDOT would not let them use the front detention area to become a below surface detention area. Since that was a change the building was moved back 10 feet. Rob Anderson asked about setbacks located at the rear of the property, the new plans show the building 14 feet from the property line and asked if we needed to address that at this time with a variance. Mr. Tedesco explained the original plan indicated the setback was met; this is the first I have seen the new site plan and will have to address this issue accordingly. We cannot issue a variance at this time due to required ordinances and procedures to grant a variance. Mr. Tedesco indicated you can put that as a stipulation in your motion; unfortunately we will have to work on resolving the structures placement or possibly taking the steps to grant a variance. IDOT will not allow the development to use certain parts of the parcel which makes the process easier to grant.

Mr. Anderson made a motion to approve the Façade review as submitted with a stipulation that the building setback will be resolved with moving the structure or file an application for a variance. Seconded by Doris Rebenstorff, a roll call vote was taken and all members are in favor, zero objections.

Planned Business Review- Shadow Ridge Apartments-

Mr. Tedesco explains to the members that this proposal is the 3rd phase of a complex that has already constructed 2 phases in Belleville. The next phase of this project is located in Swansea and that parcel is zoned PB.

With a lack of information needed Doris makes a motion to table the review until they provide added information, seconded by Dan Von Alst.

DISCUSSION ITEM- COMPRHENSIVE MASTER PLAN

Members discussed having the Board review a completed version of the plan.

OLD BUSINESS-

Adjournment -With no further business needed to be discussed before the board, a motion was made to adjourn the meeting at 7:43 p.m. by Mrs. Rebenstorff, seconded by Mr. Chapman.

Minutes recorded by:
Matt Koesterer
P&Z Board Member

FINAL