

**MINUTES  
SWANSEA PLANNING & ZONING BOARD  
OCTOBER 12, 2017**

**CALL TO ORDER**

In the absence of Chairman Von Alst, the regularly scheduled meeting of the Swansea Planning & Zoning Board, which had been rescheduled from October 10, 2017 to this date, was called to order at the Swansea Government Center, 1444 Boul Ave., Swansea, IL, at 6:01 p.m. by Rob Anderson, serving as Acting Chairman.

Roll call was taken and answered by the following:

Rob Anderson , Acting Chairman	Present
Gene Kish	Present
Doris Rebenstorff	Present
Justin Chapman	Present
Brian Dulski	Present

Chairman Dan Von Alst and member Matt Koesterer were absent.

Others Present:

Lyndon Joost, Village Administrator  
Todd Streiler, Streiler Planning, LLC  
Applicants / Members of the public

**APPROVAL OF MINUTES**

Motion by Mrs. Rebenstorff, seconded by Mr. Kish to approve the minutes from August 8, 2017. All members present voted in favor on voice vote.

**NEW BUSINESS- PB Submittal for Boul Avenue Project**

Mr. Joost explained that in 2016 the Village purchased the property on Boul Avenue that wraps behind the Government Center, behind Don's Hardware, abuts Melvin Price Park, and fronts Boul Avenue to the northwest - adjacent to that side of Don's Hardware. The Village previously issued a Request for Proposals that offered a portion of this parcel, about 3.5 acres, and a development incentive to an individual, business or developer who would commit to redevelopment of the site for commercial, retail development. No proposals were received under that original RFP request. The Village reissued the RFP in September and received one proposal from Jason and Christina Keck, owners of Peace by Piece, who are proposing to relocate their retail store from Belleville to this site in Swansea.

A copy of the Keck's proposal was included in the meeting packet and they were present to discuss their proposed development.

Mr. Keck provided an overview of their proposed project which will include a 6,000 square foot building with Peace by Piece occupying 3,000 square feet and two tenants occupying the

remaining two, 1,500 square foot spaces. They are working towards commitments from those other tenants, but are not ready to announce them at this time. He stated that they would prefer to include a sandwich / coffee shop in the development. Their project is proposed for only Lot 1 as it was depicted on one of the concepts in the Village's Request for Proposals.

Mrs. Rebenstorff requested details on the roadway and shared detention. Mr. Joost explained that the proposal calls for the Village to construct, own and maintain both the roadway and shared detention basin. He noted that this is somewhat of a unique situation in that the Keck's want to be moving ahead with design and development, but the property still needs to be subdivided and an agreement created between the Keck's and the Village. The Village has two roles here: as property owner / seller, and as the municipality reviewing and approving any incentives and plans. The Village and the Keck's have committed to outlining a timeline for all components of the process that need to be accomplished and to stay on top of that timeline in order to help ensure the project can be completed on schedule.

Members discussed the drainage and detention concepts in some detail and Mr. Joost and Mr. Keck provided clarification. In response to additional questions, Mr. Joost noted that typically the Village would not want developments to have storm water detention off-site, but that is an existing condition in this case in that Don's Hardware uses the existing detention basin which is on the property that the Village purchased, and is not on the Don's Hardware property. Through the current process the basin will need to be enlarged and some criteria established for joint use and maintenance.

Acting Chairman Anderson questioned the level of detail available to the Planning and Zoning Board from the application, but noted that this is a concern of his for all Planned Business developments, where he personally would expect that a project is fully designed when presented to the Planning & Zoning Board. Mrs. Keck stated that they have met with and discussed the project with architect Gary Karasek, but they feel that the cost of fully involving an architect or other professionals at this stage, when it is not certain that zoning approval will be granted, is cost prohibitive.

Ms. Rebenstorff questioned the proposal for wayfinding signage on Rt. 159 and if in fact that is possible. Members and the applicants discussed to some degree. Mr. Joost noted that the Village is interested in creating wayfinding signage for the southern end of Swansea that helps create a unified feel and ties the region together for development and the beginning of a streetscape project on this end of the community. So this concept was included in the RFP for the Boul Avenue redevelopment and will be coordinated by the Village.

Mr. Joost also discussed the origination of Planned Business zoning in Swansea, noting that he was involved in the drafting of the codes and regulations at this time. He stated that the intent with Planned Business zoning was to allow some flexibility for developments in relation to setbacks and other zoning issues, in exchange for the applicant providing specifically detailed information. But the review is limited to zoning and only the data required for a Planned Business submittal, and does not involve architectural or building code issues. Those details will still be required by the Village as part of the normal permitting process, once the zoning has been established.

Acting Chairman Anderson discussed his interpretation of Planned Business and his belief that the submittal becomes a fixed plan once approved by the Planning & Zoning Board. His concern was that there is not enough submitted detail for that level of approval. Mr. Streiler also shared his perception of the application in relation to Planned Business zoning and some of the recent

discussions during preparation of the Comprehensive Master Plan. Members discussed the need for an agreement between the Village and the Keck's related to things like off-site detention, wayfinding signage, and the maintenance of the roadway.

Mr. Joost reiterated that the intent of Planned Business is not to produce final plans, but to meet zoning requirements. All of the other concerns that were voiced as part of the discussion are being addressed by the Village with the Kecks as part of the RFP process for this site and project, noting again that the Village has two roles – reviewer and the seller of the property. The process before the Planning and Zoning Board at this time is simply to say from a zoning perspective, this project meets the requirements of the Planned Business district.

Motion by Mr. Dulski, seconded by Mr. Kish to recommend that the Site Plan and Narrative submitted by Jason and Christina Keck for the proposed Peace by Piece retail store in a "PB" – Planned Business Zoning District, be accepted as complying with the special provisions of the PB District and the Swansea Zoning Code.

All members present voted in favor on voice vote, with the exception of Mr. Chapman who abstained.

**NEW BUSINESS- Annexation and Designation of Zoning for 3450 Old Collinsville Road; PPN 08-11.0-100-010**

Mr. Joost noted from Mr. Tedesco's staff report that this property is the historic John Messinger Cemetery owned and maintained by the St. Clair County Historical Society and that they are seeking to have the property annexed into the Village. He stated that among the powers and duties of the Planning & Zoning Board is to designate land suitable for annexation and to recommend the zoning classification for such land, which would be "C" – Conservation District in this case. No representative of the annexation petition was present to discuss the annexation. Members discussed briefly.

Motion by Mrs. Rebenstorff, seconded by Mr. Dulski, that 3650 Old Collinsville Road, St. Clair County Permanent Parcel ID # 08-11.0-100-010, be considered for and annexed to the Village of Swansea by the Swansea Board of Trustees, and that upon annexation the property be zoned as "C" – Conservation District.

**NEW BUSINESS- Planned Business submittal for 1339 N. 17<sup>th</sup> Street – Holy Nation Christian Church**

Mr. Joost referred to Mr. Tedesco's staff report that Holy Nation Christian Church has purchased and rehabilitated an existing building at 1339 N. 17<sup>th</sup> Street which had previously been occupied by an accounting firm. The building has been vacant for 8 years. The intent is to change the use to a church. The structure is in a Planned Business district and therefore subject to the requirements of that district.

The Rev. Kerry Douglas was present and clarified that the building would only be used as a church and not also as a school. He also stated that all modifications to the interior of the building have already been made.

Mrs. Rebenstorff asked if the basement space included windows or a means of secondary escape. Rev. Douglas stated that it did not, to which Mrs. Rebenstorff questioned if the basement could be occupied in any manner.

Rev. Douglas also noted that two partition walls were removed on the ground floor to create a larger worship space, toilets were replaced, the building was painted and new carpet installed. Upon speaking with Randy Tedesco, the Church hired Kuhlman Design Group to draw up plans.

Acting Chairman Anderson questioned the location and layout of the noted accessible parking spaces, stating that as drawn they do not comply with applicable design standards because they are sharing a striped access area.

Motion by Mrs. Rebenstorff, seconded by Mr. Kish to recommend that the Site Plan and Narrative submitted by Holy Nation Christian Church for a proposed church in a "PB" – Planned Business Zoning District at 1339 N. 17<sup>th</sup> Street, be accepted as complying with the special provisions of said district and the Swansea Zoning Code provided that accessible parking spaces are constructed / striped in compliance with applicable design standards.

All members present voted in favor on voice vote.

#### **OLD BUSINESS- Planned Business Review- Meadows of Shadow Ridge III Apartments (Tabled item)**

Acting Chairman Anderson noted that at the July 11, 2017 meeting a proposal for Phase 3 of the Shadow Ridge apartment complex on IL Rte. 161 was presented and discussed but the Planning and Zoning Board needed additional information from the developer to complete its review. The project remains as an "old business" item because it was tabled at that July meeting. Members decided to have the item remain as 'tabled' for another month, but if the developers do not respond with the requested information, the item may be called from the table by motion, and some action taken by the Planning and Zoning Board.

#### **DISCUSSION ITEM- COMPRHENSIVE MASTER PLAN**

Todd Streiler was present to update members on the current status of the Comprehensive Master Plan and provided an overview of the process to date at some length. He specifically noted that he has been working with the Board of Trustees and presented the draft plan to them at their September 18<sup>th</sup> meeting, and has vetted the plan with the Police and Fire departments to ensure their data is correct. While he made no fundamental changes, he stated that he has gone through the entire document for "quality control" making minor corrections. He has that document ready to provide to the Village for posting on-line prior to public hearings. Mr. Streiler also stated that he would prepare an Executive Summary of the plan. He, members and Mr. Joost discussed the possible format and contents of that summary.

Mr. Joost stated that the availability of the plan on the website, as well as the dates of the Public Hearings, will be included in the November Swansea Report in order to make the public aware of the final draft. Members briefly discuss dates and agreed that the Planning and Zoning Board will hold a public hearing at 6:00pm on the night of its regular November meeting – November 14, 2017 – and that the Board of Trustees will hold a public hearing on November 20, 2017 to

consider the ordinance that will enact the Plan. That ordinance is then expected to be passed on December 4, 2017.

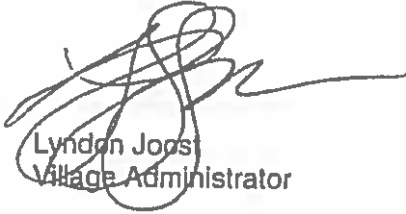
**Adjournment**

There being no further business for discussion before the Board, motion by Mrs. Rebenstorff, seconded by Mr. Chapman to adjourn. All members present voted in favor on voice vote.

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The meeting was adjourned at 7:10 p.m.

Minutes recorded by:



Lyndon Joos  
Village Administrator

**FINAL**