

**MINUTES**  
**SWANSEA PLANNING & ZONING BOARD**  
**November 14, 2017**

**CALL TO ORDER**

The regularly scheduled meeting of the Swansea Planning & Zoning Board, was called to order at the Swansea Government Center, 1444 Boul Ave., Swansea, IL, at 6:00 p.m. by Chairman Don Von Alst.

Roll call was taken and answered by the following:

Don Von Alst, Chairman	Present
Rob Anderson	Present
Gene Kish	Present
Doris Rebenstorff	Present
Brian Dulski	Present

Members Justin Champan and Matt Koesterer were absent.

Others Present:

Dallas Alley, Building and Zoning Director

Lyndon Joost, Village Administrator

Applicants / Members of the public

**APPROVAL OF MINUTES**

Motion by Mrs. Rebenstorff, seconded by Mr. Anderson to approve the minutes from October 12, 2017. All members present voted in favor on voice vote.

**NEW BUSINESS- Zoning Amendment HB to PB for 2411 N. Illinois St**

Mr. Alley explained that the applicant is requesting that the subject site be rezoned from Highway Business to Planned Business. He then asked the applicant if they wished to speak, and Mr. James McNutt, President of Midwest Petroleum came forward to speak on their behalf.

Mr. McNutt presented proposed plans to the board and he explained that they have a contract to purchase the property and they own the adjacent business (a convenience store). He went over the design of the proposed store including future gaming and the installation of ADA compliant restrooms. Then he detailed the future layout of the subject site. Mr. McNutt stated that they are looking at different options for the layout of the parking lot, fuel islands, and signage.

Chairman Von Alst asked about the proposed second fuel island and whether it would definitely be built, he also asked about what Mr. McNutt would do if a car wash is not built.

Mr. Kish asked Mr. McNutt if the fuel pumps in the front of the convenience store are the existing pumps, and Mr. McNutt stated that the Swansea requirement requires a 25' setback for

the fuel pumps and that he would be agreeable if the setback needed to be even further back. The new fuel island on the adjacent parcel will prevent stacking of cars and give customers more options on where to fuel their vehicles.

Mr. Alley advised the board that the current request is only for re-zoning, and that any conceptual design would have to come back before the board as a Planned Development hearing.

Mr. Anderson asked what the current zoning for the adjacent business was, and Mr. Alley responded that the gas station is zoned Planned Business. Mr. Anderson then stated that his understanding of the applicant's intent is to have consistent zoning for the entire site. Mr. McNutt responded in the affirmative. Mr. Joost stated that if the existing business were to be rezoned to highway business the existing building would be non-conforming due to insufficient setbacks.

Rob Anderson made comments regarding proposed design and inquired about the curb cuts. Mr. McNutt addressed his questions.

Mr. Alley asked for public comment and none was presented.

Motion by Mr. Anderson, seconded by Mrs. Rebenstorff to recommend that the Rezoning from HB – Highway Business to PB – Planned Business, be accepted as complying with the special provisions of the PB District and the Swansea Zoning Code.

#### Roll Call Vote

Don Von Alst, Chairman	Yeah
Rob Anderson	Yeah
Gene Kish	Yeah
Doris Rebenstorff	Yeah
Brian Dulski	Yeah
Justin Champan	Absent
Matt Koesterer	Absent

#### Public Hearing – Comprehensive Master Plan

Mr. Joost stated to the board that this is the required Planning and Zoning Board public hearing of the Comprehensive Master Plan.

Mrs. Alexa Edwards asked the board about the lack of a Mobile Home Residential Zoned District. Mr. Alley informed her that the proposed future land use map classifies her property as commercial / mixed use. He also indicated that the future land use map is not a true zoning classification; it's a guide for the Planning and Zoning Board when a hearing is brought before them. Mr. Anderson provided comments explaining the intentions of the future land use map. Mr. Alley gave Mrs. Edwards a further explanation of what the plan calls for in a mixed use area, including buffers between commercial and residential areas. Rocky McDonald asked for some clarification with Mr. Anderson explaining that the future land use map is Christmas list of how the Board envisions the land use within the Village.

Mr. Alley asked the Board if there is anything in the future land use map would restrict the expansion of the existing County Meadows Mobile Home community. Mrs. Rebenstorff stated that the future land use map does not limit expansions. Mr. Kish stated that the board's intent actually was that the Country Meadows would expand their property to the north and Crystal Lakes Villas would expand to the south.

Mr. Joost commented that hypothetically if in 20 years the Mobile Home community was to close and a multifamily project would be proposed while the developer would have to rezone the property the Comprehensive Plan would back up their proposal.

Mr. Alley and Mr. Anderson stated that the future land uses are not an exact match to the current zoning and that is part of the intent of a comprehensive plan, and general discussion ensued. Mr. Anderson stated that the future land use map will help guide the board going forward.

Mrs. Edwards asked for clarification as to what land uses would be approved based on the future land use map and Mr. Joost indicated that the zoning code dictates what uses are approved.

Andrew Edwards inquired about the green area along Grimmig Road and what the Planning and Zoning Boards intent was having this area be classified as conservation. Mr. Anderson answered stating that the intent here was to provide areas of trails and parks on the east side of Highway IL-159. Mr. Dulski concurred and stated that there currently is no park serving the eastern half of the community. Mr. Edwards questioned having the entire tract along Grimmig Road as conservation, and Mr. Alley clarified that the current zoning of that area is SR-1 and would remain SR-1, and that the future land use map would provide a guide for future developers to incorporate trails and parks into the design of their neighborhood. Mr. Anderson added that the areas classified as conservation were selected based on where the best locations to incorporate green space are. Mr. Alley stated that some of the areas on the future land use map are currently unincorporated, and Mr. Dulski stated that part of the process involved envisioning where future road corridors may be placed.

Unidentified Shiloh Village Trustee asked the board about the process that they went through to complete the comprehensive plan. Mrs. Rebenstorff stated that they had a great deal of help from Todd Streiler. Mr. Kish discussed the public meeting at the Thompson Center where three different groups with three different proposals selected what they would want for the future of Swansea. He added that anyone who came to the meeting was given an opportunity to give their input as to what they would like to see in the Village.

Mr. Kish discussed that from the three different proposals the board picked the best components and prioritized what items were the most important, with the annexation of land at the northwest corner of Frank Scott Parkway and Sullivan Drive being the highest priority, as well as developing the Boul Avenue development project.

Mr. Anderson told the Shiloh Trustee that the main going was to have a guide for developers and to select the best components that actually fit your municipality.

Mr. Kish recommended to the Shiloh Trustee that he take the time to read the entire comprehensive plan to get a feel for how it was assembled.

Chairman Von Alst informed the Shiloh Trustee that Mr. Streller was the boards guide, and that he has worked with many municipalities of a similar size and demographic as Swansea.

The Shiloh Trustee inquired about a 4 page summary document and Mr. Joost stated that the summary document is on the Village website. Mr. Joost also suggested that the Village of Shiloh look at using a dedicated website for public outreach.

Mrs. Rebenstorff asked for any additional questions and none were presented.

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

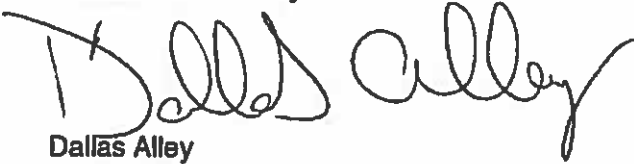
Mr. Alley informed the board that he put this on the agenda because it was tabled at the last meeting. Mrs. Rebenstorff asked if the board could remove the item from future agendas. Mr. Joost discussed the board's options to either keep the item tabled or to make a motion to take no action. General discussion was held and the board determined the best course of action was to leave the item tabled until December.

**Adjournment**

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

The meeting was adjourned at 6:42 p.m.

Minutes recorded by:



Dallas Alley  
Building and Zoning Director

FINAL