

MINUTES
SWANSEA PLANNING & ZONING BOARD
January 9, 2018

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 Dan Von Alst.

Roll call was taken and answered by the following:

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

Others Present:

Dallas Alley, Building and Zoning Director
Applicants / Members of the public

APPROVAL OF MINUTES

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

OLD BUSINESS- Special Use Permit for 2511 Caseyville Ave.

Mr. Alley stated that the Special Use Permit Application by Poelker's Garage was taken under advisement by the Planning and Zoning Board at the December 12th, 2017 meeting. He asked the applicant if they had any additional testimony or exhibits to present and the applicants stated that they did not. He asked the board if they had any additional questions and none were presented, however Mr. Anderson did make comments relating to the prohibition of a site with 3 or more inoperable vehicles within 500 feet of a residential lot line, as well as a requirement for screening/fencing of a minimum of 10 ft in height.

Mr. Anderson made a motion to deny the Special Use Permit Application based upon the fact that The special use does not in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Trustees pursuant to the recommendation of the Planning and Zoning Board. Ms. Rebenstorff seconded the motion.

Roll Call Vote (Yeah to deny the request)

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

Mr. Alley explained to the applicants that the Planning and Zoning recommendation would be forwarded to the Swansea Village Board who would make the final decision.

NEW BUSINESS- Planned Business Submittal for Applegate Apartments 1422 Cantwell Ln.

Mr. Alley explained to the board that the subject site is zoned Planned Business and the current submittal differs from previous planned business submittals for this site and as such a new submittal is required.

Mr. Alley asked the applicant to provide testimony. Denise Krager from Applegate Apartments came forward to provide testimony. Ms. Krager stated that the new ownership no longer wishes to build additional apartment units, however they desire to have a permanent storage building on the site. Mr. Dulski inquired as to the setback between the subject site and the Knights of Columbus parking lot directly adjacent and Ms. Krager stated that there currently exists a tree line between the two.

Mr. Alley informed the board that the Planned Business District has no established setbacks, but buildings by adopted code must be at least 10 feet apart, and Mr. Anderson inquired as to how far the planned structure would be from the lot line. Ms. Krager stated that she would not anticipate the building being closer than 5 feet from the lot line. Mr. Kish inquired if there are any right-of-way issues and Mr. Alley indicated there are not. Discussion related to building setbacks ensued.

Mr. Alley asked if the board had any additional question, none were presented. Mr. Alley asked for public comment, none were presented.

Mr. Dulski made a motion to recommend approval of the Planned Business Submittal with the stipulation that the structure be at least 5 feet from the lot line. The motion was seconded by Ms. Rebenstorff.

Roll Call Vote

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

Mr. Alley explained to the applicants that the Planning and Zoning recommendation would be forwarded to the Swansea Village Board who would make the final decision.

NEW BUSINESS- Planned Business Submittal for Midwest Petroleum 2400 North Illinois St.

Mr. Alley gave a brief background of the property and stated that Mr. James McNutt of Midwest Petroleum was present to provide testimony.

Mr. McNutt provided testimony relating to the new layout of the ZX gas station. He informed the board that the new layout will remove the existing fuel dispensers, create four fuel dispensers on the northern parcel of their property, then to create additional parking in front of the convenience store. He also indicated that ZX is including in their request the possibility of a future car wash on the site. Mr. McNutt gave an overview of the site layout and stated that a new ingress/egress door would be constructed to provide access to the new fuel dispensers. Mr. McNutt stated that he felt that the proposed layout would help alleviate some of the issues with vehicular ingress and egress on the site. Mr. McNutt explained to the board the intended construction plan and indicated that the existing fuel dispensers would continue to operate until the new fuel dispensers are installed and operational. Mt. McNutt asked if the board has any further questions.

Mr. Anderson inquired about the lack of an Engineers seal from the State of Illinois, and Mr. McNutt indicated that the construction documents would be signed and sealed by an Engineer from the State of Illinois. Mr. Anderson also questioned the safety of having parking aligned directly with the curb cut leading onto IL-159. Mr. Alley stated that the driving lane between parking and the street far exceeds the Village requirements. Mr. Anderson was as concerned with the lack of plans submitted in relation to landscaping and stormwater retention. Mr. Alley informed the board that during plan

review the civil plans would be reviewed and the site would have to meet the requirements for stormwater retention outlines in the Swansea Village code of ordinances. Mr. Koesterer added that IDOT will not allow stormwater discharges that exceed the limits of their system. General discussion ensued relating to parking solutions.

Mr. Dulski asked Mr. McNutt as to the intention of the remainder of the property. Mr. McNutt indicated that the intent is to sell the remaining property to adjacent property owners.

Mr. Alley asked if the board had any additional question, none were presented. Mr. Alley asked for public comment, none were presented.

Mr. Von Alst made a motion to recommend approval of the Planned Business Submittal. The motion was seconded by Mr. Koesterer.

Roll Call Vote

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

Mr. Alley explained to the applicants that the Planning and Zoning recommendation would be forwarded to the Swansea Village Board who would make the final decision.

NEW BUSINESS- Amendment to the Text of the Swansea Village Code of Ordinances – Freestanding Sign Height

Mr. Alley gave the board a background relating to the request. He stated that he is requesting a text amendment to the freestanding sign height requirement. Mr. Alley is requesting the maximum allowable sign height from the curb be increased from 15 feet to 30 feet. Mr. Alley added that the majority of the existing signs in the Village are more than 15 feet in height and as such cannot be substantially improved or replaced. He also indicated that he has been in consultation with the Village Board on this topic. A general discussion of the history of freestanding sign height in the Village ensued. Mr. Kish explained that a previous Village Board preferred monument style signs and a compromise of lowering the freestanding sign height to 15 feet was approved. Mr. Koesterer asked if this portion of the code applied to all businesses, and Mr. Alley stated that yes this stipulation applies to all zoning districts and business types. Mr. Alley added that this change does not alter the allowable sign size in square feet.

Mr. Von Alst inquired as to the generally accepted sign height in other jurisdictions and Mr. Alley stated that the generally accepted sign height varies from 25 feet to 30 feet.

Mr. Koesterer stated that a sign with a maximum height of 15 feet would potentially block and truck from driving underneath it. Mr. Alley stated that multiple existing businesses cannot replace their old and dilapidated signs because of the limit on sign height.

Ms. Rebenstorff asked if this change would allow billboard type signs to be installed and Mr. Alley stated that it would not.

Mr. Dulski was concerned with the appearance of signs along IL-159 and stated that the lower height requirement is a change for Swansea to differentiate itself from adjacent municipalities whos business corridors look cluttered and distracting. He stated that he felt the current requirement is not prohibitive to business and that his preferred course of action would be to require variances to the sign height when required. Mr. Anderson inquired as to how the Village handles replacement of currently non-conforming signs, and Mr. Alley responded that he considers this text amendment to be the solution to dealing with such signs. Mr. Alley addressed Mr. Dulski's comments relating to variances, stating that great caution should be used when considering the allowance of variances because a variance has to be site specific and will cause precedence.

Discussion between members of the board regarding the advantages and disadvantages of increasing the freestanding sign height from 15 feet to 30 feet.

Mr. Dulski made a motion to recommend denial of Text Amendment 17-197. The motion was seconded by Mr. Anderson.

Roll Call Vote

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

General Discussion – Ms. Rebenstorff inquired as to any updates on the comprehensive plan. Mr. Alley stated that the comprehensive plan map is being revised and will be presented to them at the February meeting for approval.

Adjournment

There being no further business for discussion before the Board, motion by Mrs. Rebenstorff, seconded by Mr. Von Alst to adjourn. Motion passed with all members present voting in the affirmative.

The meeting was adjourned at 7:13 p.m.

Minutes recorded by:

Dallas Alley
Building and Zoning Director

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