

**MINUTES
SWANSEA PLANNING & ZONING BOARD
February 13, 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	Excused
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. Kish to approve the minutes from January 9th, 2018. All members present voted in favor on voice vote.

NEW BUSINESS- Planned Business Submittal – Innovation Construction Services.

Mr. Alley informed the board that Innovation Construction Services (ICS) has provided the Village with a Planned Business Submittal and he asked if the submitter was present. Brandon McGraw of ICS was present and came forward to present testimony.

Mr. McGraw stated that ICS plans to relocate their business to 924 North Belt West. He also stated that they intend in the future to build a larger office on the subject site. He informed the board that the subject property was previously a rental property and the company has owned the site for numerous years. Mr. McGraw stated that the office would not have customers. He gave the board an overview of what type of services ICS provides.

Mr. Alley informed that board that in the event ICS perused the construction of an additional building that would require an additional Planned Business Submittal.

Mr. McGraw stated that ICS is not open to the public; however the business may receive parcel shipments from time to time.

Mr. Von Alst inquired as to the type of rental the property was and Mr. McGraw indicated that the site was a residential rental previously. Mrs. Rebenstorff asked Mr. McGraw if the previous tenant had vacated the property and Mr. McGraw confirmed that they has in fact vacated the property.

Mr. Anderson inquired as the if the company intended to pave the parking lot and Mr. McGraw stated that the plan was to remove the existing trees immediately and that a portion of the property may immediately would be paved, but that the remainder would not due to the fact that future development would damage the pavement.

Mr. Kish asked Mr. McGraw if he ever intends of providing site access from Roger Avenue, and Mr. McGraw stated that the Roger Avenue cannot be used to access the site, and acquiring additional frontage to Rover Avenue is not an option. General discussion regarding site access ensued.

Mr. Anderson questioned setbacks in relation to signage; he asked Mr. Alley if signage was a separate application. Mr. Alley stated that signage requires a separate permit and that in a Planned Business District the setbacks for a sign are the same as any other zoned district.

Mr. Von Alst asked the board if they had any additional question, and none were presented.

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

Mr. Anderson made a motion to approve the Planned Business Submittal for ICS, with the statement what all signs shall comply with the relevant Swansea Village codes. Ms. Rebenstorff seconded the motion.

Roll Call Vote

Dan Von Alst, Chairman	Yeah
Rob Anderson	Yeah
Gene Kish	Yeah
Doris Rebenstorff	Yeah
Brian Dulski	Yeah
Justin Champan	Absent
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- Text Amendment Cosmetic Tattooing.

Mr. Alley stated that Ms. Paula Tubbs submitted text amendment 18-013 to include cosmetic tattooing as an approved use in Planned Business District. He indicated that Ms. Tubbs was present and that she could present to the board.

Ms. Tubbs gave a brief background of herself and what cosmetic tattooing entailed. She provided handouts to the board and stated that currently no forms of tattooing were permitted within the Village. She explained the difference between cosmetic tattooing and traditional tattooing.

Ms. Tubbs asked the board if they had any specific questions of her. Ms. Rebenstorff asked Ms. Tubbs if she performed any additional services in addition to cosmetic tattooing, and Ms. Tubbs indicated that she did not. Mr. Kish stated that the Village Board may have some concern about the term tattooing, and Mr. Anderson replied that certain terminology may help alleviate their concern. General discussion ensued about terminology and how to best approach the naming of said cosmetic procedures. Mr. Alley recommended to the board that a definition of cosmetic tattooing be established and included with the text amendment.

Mr. Anderson and Mr. Dulski discussed different approaches on how to classify cosmetic tattooing to limit the included procedures, but at the same time not cause undue burden on an applicant. Ms. Rebenstorff asked Ms. Tubbs if she was willing to coordinate with Mr. Alley to develop a definition and Ms. Tubbs stated that she was willing to coordinate.

Mr. Anderson stated that he would be willing to approve the proposed text amendment and to address the definition of cosmetic tattooing after approval of the text amendment.

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

Mr. Anderson made a motion to recommend approval of the amendment with the stipulation that a definition be created describing cosmetic tattooing and include language that discusses restoring the body to its natural pigmentation. The motion was seconded by Ms. Rebenstorff.

Roll Call Vote

Dan Von Alst, Chairman	Yeah
Rob Anderson	Yeah
Gene Kish	Nay
Doris Rebenstorff	Yeah
Brian Dulski	Yeah
Justin Champan	Absent
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- Text Amendment - Sign Illumination

Mr. Alley gave a brief background of the intent of amending the zoning code text. He stated that while many dynamic display signs are present in the Village, the zoning code does not make any mention of dynamic display signs. The amendment is intended modernize the code and place limits on these types of signs. He explained to the board how the proposed text amendment was drafted and he asked the board to review the text, and then make recommendations for improvement prior to sending the text amendment to the Village Board.

Mr. Alley highlighted the main components of the text amendment. Ms. Rebenstorff asked if this would include billboards and Mr. Alley replied that the amendment does not include billboards. He added that any sign that is currently non-conforming would have 30 days to become conforming.

Mr. Dulski asked about the language referring to the prohibition of motion and wanted to clarify if this prohibited transitions between images. Mr. Alley responded that transitions would have to be instant from message to message; features similar to a wipe or fades would not be allowed. Mr. Dulski asked for the reasoning for instant transition, and Mr. Alley responded that this was to limit driver distraction. Mr. Kisch asked about "ticker tape" type messages, and Mr. Alley informed the board that single color "ticker tape" type messages are currently allowed. Mr. Alley added that dynamic display signs are different from these types of message signs.

Mr. Anderson inquired about if the dynamic display signs were calculated as part of a business's allowable sign area, and Mr. Alley stated that yes in fact the allowable sign area for a business is the sum total of all signage.

Mr. Anderson inquired as to if the text amendment should combine message boards and dynamic display signs. Mr. Dulski inquired as to why the term dynamic display sign is used as opposed to led sign. Mr. Alley responded that while led signs are dynamic display signs, there are other types of dynamic display signs. Mr. Dulski stated that while these signs have dynamic display capabilities the proposed amendment would prohibit dynamic features, and Mr. Alley clarified that the text allows for dynamic features, it only prohibits the animated features of the dynamic signs.

Mr. Kish asked what the term "Nits" meant. Mr. Alley informed the board that "Nits" was the term to measure the number of candela, with one candela being equivalent to the light produced by a single candle.

Mr. Kish asked if there was a definition for dynamic display sign in the text amendment, and Mr. Alley stated that the current version does not include a definition but that a definition could be added.

Mr. Anderson indicated that he would like to see the current ordinance language for sign illumination be merged with the proposed text amendment. Mr. Dulski stated that he would desire a definition of both message board and dynamic display sign in the ordinance. General discussion about the intent of the text amendment 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 table the of the text amendment. The motion was seconded by Mr. Kish. All members present voted in favor of the motion.

NEW BUSINESS- Rescheduling of March 2018 Planning and Zoning Meeting

Mr. Alley informed the board that he would not be in town for the night of the regularly scheduled March 2018 Planning and Zoning Board meeting, and he requested that the board approve his request to reschedule the meeting to March 20th 2018.

Ms. Rebenstorff made a motion to approve the request. The motion was seconded by Mr. Anderson. All members present voted in favor of the motion.

OLD BUSINESS- Swansea Future Land Use Map

Mr. Alley informed the board that in the Village Board public hearing for the Swansea Future Land Use Map several comments were made and as a result a second Swansea Future Land Use Map has been crafted. He presented to the Planning and Zoning Board a draft of this map and asked the board for comments. The board reviewed the new map and provided comments. Mr. Alley stated that he would work on the map to address their comments.

Adjournment

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

The meeting was adjourned at 7:53 p.m.

Minutes recorded by:



Dallas Alley
Building and Zoning Director

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