

January 13th, 2026 Planning and Zoning Board meeting

Meeting minutes

CALL TO ORDER 6:00 P.M.

The regular meeting of the Swansea Planning and Zoning Board was called to order at 6:00pm on Tuesday, January 13th, 2026. Chairman Justin Chapman presided over the meeting.

ROLL CALL & DETERMINATION OF QUORUM

Roll call was taken with the following members present: Chapman, Anderson, Kuldell, Kish, Riess, Schanuel, and Dahm. A quorum was established.

NEW BUSINESS

Conduct a public hearing regarding a Special Use Permit for a potential town home development at 4480 Biverton.

The Board opened the public hearing for the Special Use Permit application for a townhome development at 4480 Beaverton. Dan, the Director, presented the application, explaining that the special use permit is described in section 154.213 of the code, outlining the parameters that must be met for the planning and zoning board to make a recommendation to the board of trustees. He stated that staff had reviewed the application, found it in conformance with the code requirements, and recommended a positive recommendation from the board.

Seth from Netemeyer Engineering presented on behalf of the applicant, explaining that they had developed a residential concept for the vacant highway business zoned parcel. He emphasized that it was a preliminary concept plan for zoning and that final site layout and utility details could be refined through subsequent submittals based on feedback.

During public comment, approximately 20 residents from the adjacent Stonefield Crossing neighborhood expressed concerns about:

- The density of the development (57 units shown on the plan with up to 62 in the application)
- Traffic congestion on Frank Scott Parkway
- Drainage issues and potential flooding
- Impact on property values
- Impact on local schools (capacity, teacher shortages)
- The apartment-like appearance of the buildings rather than traditional townhomes
- Construction disruption and timelines

- Lack of common areas or playground space for residents

Residents also questioned why a special use permit was being sought rather than a zoning change for the parcel that is currently zoned as highway business. Several attendees argued that the development would diminish their property values and change the character of the area.

The applicant responded to questions, clarifying that:

- There would be 57 units (not 62 as shown on the application)
- The units would be rental townhomes, all 2-bedroom
- Construction would be phased, potentially taking a couple of years
- While a full traffic study had not been conducted at this preliminary stage, the residential use would generate less traffic than if the property were developed for highway business
- The project would use existing stormwater detention facilities

Board members expressed concerns about the density of the development, the use of the ingress/egress easement through an adjacent strip mall, and potential impacts on drainage and infrastructure.

Motion by Anderson against the special use permit, seconded by Dahm, to decline the application for a special use permit for the townhome development at 4480 Biverton.

Motion to decline the application carried unanimously.

Dan clarified that the recommendation would be presented to the Board of Trustees on January 20th, who would make the final decision.

Conduct a public hearing for a Planned Business submittal regarding an extension of the Villas at Crystal Lake.

The Board conducted a public hearing regarding a Planned Business submittal for an extension of the Villas at Crystal Lake. Dan, the Director, explained that the parameters of a planned business submittal differ from the special use permit discussed earlier, requiring a more detailed application including a site plan, narrative submission, and impact statement. He stated that staff had reviewed the provided documentation, found it in conformance with the required standards, and recommended approval.

Doug Mcelvain from Roseman and Associates represented the applicant, Capital 360, which has owned the property for approximately 12 years. He explained that the project involves:

- Adding 40 dwelling units to the existing 216 apartments
- A comprehensive refresh of the existing property, updating interior and exterior materials
- Replacing existing garages with new residential buildings
- Creating four new buildings (primarily 1-bedroom units with some 2-bedrooms)
- Relocating and upgrading the existing dog park
- Adding a dog washing station

The applicant requested a reduction in parking stall width from 10 feet to 9 feet and a reduction in the minimum parking requirements from 1.81 to 1.66 spaces per unit. A traffic study indicated the development would add about 27 trips at peak hour each day.

Public comment included concerns about:

- Loss of enclosed garages for current residents
- Adequacy of parking
- Traffic impact

Board members asked questions about:

- The parking ratio calculation
- Whether current garage tenants had been notified about the changes
- Fire access and infrastructure
- Possible impacts on the drainage system, particularly as it relates to the dam along Illinois 159
- Building heights and construction

Rob Anderson expressed concerns about buildings 13 and 12 potentially impacting the dam and drainage system along Illinois 159, and requested verification that there would be no issues with IDNR regarding construction in that area. The applicant agreed to follow up on these concerns.

Motion by Schanuel, seconded by Dahm, to approve the Planned Business submittal regarding an extension of the Villas at Crystal Lake. Motion carried 5-2 with Anderson and Riess voting no.

The recommendation will be forwarded to the Board of Trustees for consideration at their January 20th meeting.

Conduct a public hearing for a code text amendment to an ordinance establishing regulations for the parking and storage of vehicles, recreational vehicles, commercial vehicles, utility trailers, and vehicle coverings.

Dan presented proposed amendments to the recently passed ordinance (Section 154.059) regulating parking and storage of vehicles, which had received considerable public pushback. He explained that the changes were requested by the mayor and other elected officials.

The key changes include:

- Expanding permitted parking surface types to include concrete, asphalt, pavers, gravel, rock, crushed stone, and compacted mulch (previously limited to concrete or asphalt)
- Requiring surfaces to support the weight of vehicles without rutting or soil erosion
- Clarifying that vehicles can be parked on driveways, but not on grass in front yards
- Adding language prohibiting using vacant lots for long-term vehicle storage

- Requiring parking surfaces to contain the drip line of the vehicle and remain free of grass, weeds, and vegetation
- Requiring recreational vehicles to be properly registered and licensed

No changes were proposed to the commercial vehicle section, which continues to prohibit commercial vehicles exceeding one-ton capacity from parking on residential streets.

Public comment was mixed. Some residents supported the relaxed surface requirements, noting that the original ordinance created hardship for those with gravel driveways. Others expressed concern that allowing more surface types would lead to decreased aesthetic standards in neighborhoods, with one resident stating she was "thrilled" when the original stricter ordinance was passed and feared the amendments would lead to neighborhood deterioration. Several attendees asked clarifying questions about specific scenarios and enforcement.

Board members expressed concerns about how the looser standards would be enforced, particularly regarding vegetation growth through gravel/rock surfaces and the long-term appearance of these alternative surfaces. Dan acknowledged these concerns but noted that the changes reflected the desire of elected officials, and that enforcement would occur on a case-by-case basis, with staff being reasonable about temporary situations.

Motion by Schanuel, seconded by Dahm, to approve the code text amendment to the ordinance establishing regulations for the parking and storage of vehicles, with the understanding that Dan would clarify language regarding commercial vehicles carrying explosives or hazardous materials. Motion carried 5-2 with Anderson and Kish voting no.

The recommendation will be forwarded to the Board of Trustees for their January 20th meeting.

Old Business

Nothing at this time.

Adjournment

The next meeting of the Swansea Planning & Zoning Board is tentatively scheduled for February 10th, 2026.