

**REGULAR MEETING MINUTES OF THE VILLAGE OF SWANSEA BOARD OF TRUSTEES**

**January 20, 2026 at 8:10 p.m.**

Administrative Building Board Room at 1444 Boul Avenue, Swansea, IL 62226

**Attendees:** Board President Jeff Parker, Village Clerk Gloria J. Collier, Village Administrator Ben Schloesser, Treasurer John Walter, Trustee Sherman Pochek Trustee Matt Lanter, Trustee Natalie Jablonski, Trustee Cary Lewis, Trustee Thouvenot, Finance Manager Kari Speir, Human Resources Director Kristina Essenpreis, Chief Howard, Rick Tucker, and Dan Thomas Building & Zoning Director

**Absent:** Trustee Brian McGuire, Chief Bloomberg, Chief Doug Little

**i) Call to Order**

Mayor Parker called the Regular Meeting of the Village of Swansea Board of Trustees to order on Tuesday, January 20, 2026, at 8:10 PM.

**ii) Pledge Allegiance to The Flag**

The Pledge of Allegiance was recited.

**iii) Roll Call**

Village Clerk Gloria Collier conducted roll call.

**iv) Approval of Minutes**

1. Board Minutes- January 5, 2026
2. Committee Minutes- January 5, 2026

Trustee Lanter noted several corrections needed in the January 5, 2026, minutes:

- On page 2, "Sergeant Craig Willard" should be corrected to "Sergeant Woolery"
- On page 3, "Steve Doug" should be corrected to "Steve Duff"
- On page 4, a missing resolution number needed to be added

Motion by Trustee Lanter, seconded by **Trustee Pochek**, to approve the Board Minutes and Committee Minutes of January 5, 2026, with the corrections noted. Trustee Votes – All Ayes.

**v) Acceptance Of Minutes Of Advisory Boards/Place On File**

There were no advisory board minutes to accept.

**vi) Mayor's Announcements/Correspondence**

Mayor Parker made several announcements:

- He thanked his wife for her understanding as he was attending the meeting on her birthday
- He mentioned that the attorney's report would be placed on the village website and shared on the Swansea resident page
- He asked residents to keep feedback positive and constructive when commenting on village matters
- He would be sharing thoughts about reserve funds on his personal page and the Swansea homepage

- He announced plans to call for a new Swansea comprehensive plan, noting conversations with the Village Administrator about this initiative
- He reported on his new "Chat with the Mayor Tonight" program at the Thompson Center, noting 8-9 people have already signed up for the next Tuesday session

## **VII) Village Attorney/Village Administrator-Announcements/Comment**

1. Department Head Reports
  - a. Public Works/Sewer
  - b. Police Department Stats
  - c. Fire Department Monthly Stats
  - d. Building and Zoning Department

### Department Head Reports

Mayor Parker requested that department heads come to the podium when giving reports so television viewers could see who was speaking.

### Public Works/Sewer

Rick Tucker stated he had nothing to add to his written report. When questioned by Trustee Lanter about power surge issues affecting equipment, Tucker reported that Ameren still has meters on-site, but there haven't been recent incidents. He will coordinate with Ameren to review the data before the meters are removed and noted that the new Voltas program might provide additional information.

### Police Department Stats

Deputy Chief Howard reported that the Illinois Chiefs Association conducted an inspection last week for police department accreditation. The process included interviews, evidence inspection, records inspection, and a ride-along. The department is being recommended for accreditation, with final confirmation expected next month. Deputy Chief Howard noted that south of Springfield, only Collinsville, O'Fallon, SIU Carbondale, and Carbondale police departments are currently accredited. Village Administrator Schloesser mentioned that accreditation could potentially benefit homeowner insurance rates.

The mayor highlighted the quality of the police department, noting that both the Chief and Deputy Chief are FBI Academy graduates, which is a distinction held by only about 1% of police officers nationwide.

### Fire Department Monthly Stats

Mayor Parker reported that the Fire Chief was sick, and the Deputy Chief was responding to a fire call in another community. Trustee Jablonski mentioned that the fire department had held a great awards banquet the previous Saturday.

### Building and Zoning Department

Dan Thomas reported on several items beyond his written report:

- The vacant building registry changed their reporting procedure, so the usual documentation wasn't available, but the registry is still functioning properly
- The special property oversight list was not included because court updates from the attorney were not available
- He addressed issues with fiber optic contractors working in the village, noting someone had impersonated a village official in speaking to contractors
- He explained that when utility main breaks occur during boring operations, it's typically because the utility marking was incorrect, not due to contractor errors.
- He defended the decision to permit two fiber companies to work simultaneously to minimize disruption

- Thomas reported significant progress on the old CVS site renovation, with completion possibly by May 2026

Thomas also sought the Board's opinion on a request from a barber/beauty shop at 4200 North Illinois for a Class A liquor license to serve beer during haircuts and other services. Trustee Lewis indicated support for the request, noting that the business wanted to "do things right" legally to serve beer, not hard liquor. Trustee Thouvenot and other board members expressed opposition to the request, and Thomas acknowledged their feedback.

Thomas concluded by mentioning that the next Planning and Zoning Board hearing was scheduled for February 10.

### **viii) Treasurer's Report**

Treasurer John Walter presented the fund balances as of December 31, 2025:

- General Fund: \$7,559,889.96
- ARPA Fund: \$0
- Motor Fuel Fund: \$1,275,957.35
- Rural King District: \$268,222.18
- 159 Bull Business District: \$1,864,113.26
- 2501 Redevelopment Fund: \$198.64
- TIF #1: \$2,551,010.63
- TIF #2: \$346,214.78
- Sewer Operation Maintenance: \$647,962.22
- Sewer Capital Replacement: \$8,141,294.31
- Service Reserve Fund: \$758,628.65
- Capital Fund: \$11,466.84
- Capital Maintenance Fund: \$1,768,287.38
- Total: \$25,193,246.20

Motion by Trustee Jablonski, seconded by Trustee Thouvenot, to accept the Treasurer's Report and place it on file. Trustee Votes – All Ayes.

### **ix) Park Board Chairman Report**

Park Board Chairman Report

Charlie Pitts reported that the next Park Board meeting would be on February 14, where Heartland Conservancy would discuss their approach and plans for the Swansea Parks master plan. He explained that Heartland, which is already a partner at Clinton Hills, would create a 5–10-year plan for the parks and outline implementation steps.

Mayor Parker noted that the Park Board now has a full complement of members after his request for volunteers from the village and described the new members as enthusiastic and thinking "outside the box."

## x) Public Comment

### Public Comment

Todd Herzog thanked the mayor for mentioning the comprehensive plan review. He suggested the Board consider public engagement similar to what was done in 2016 before the previous comprehensive plan was implemented. Herzog mentioned that in 2016, a 100-question survey was sent to 200 people and recommended using electronic means like SurveyMonkey Government for future surveys, noting that this would save staff time in analyzing results.

## XI) Report of Committees

### Personnel Committee – Comments

1. Request for Travel - Kristina Essenpreis & Kari Speir to Attend Annual IPBC Meeting
2. Request to Hire - Duty Crew Firefighter- Ms. Kathryn Gattuso
3. Request for Travel- Ben Schloesser- ILCMA Training/Conference Request\*

### Personnel Committee

*Request for Travel - Kristina Essenpreis & Kari Speir to Attend Annual IPBC Meeting*

Trustee Jablonski reported the cost would be less than \$300 for both employees.

Motion by Trustee Thouvenot, seconded by Trustee Lewis, to approve travel for Kristina Essenpreis and Kari Speir to attend the Annual IPBC Meeting. Trustee Votes – All Ayes.

*Request to Hire - Duty Crew Firefighter- Ms. Kathryn Gattuso*

The Board considered hiring Ms. Kathryn Gattuso as a Duty Crew Firefighter at a rate of \$19.00 per hour.

Motion by Trustee Jablonski, seconded by Trustee Lewis, to approve hiring Ms. Kathryn Gattuso as a Duty Crew Firefighter at \$19.00 per hour. Trustee Votes – Ayes.

*Request for Travel- Ben Schloesser- ILCMA Training/Conference Request*

The cost for Village Administrator Schloesser to attend the ILCMA training was reported as \$698 plus gas.

Motion by Trustee Pochett, seconded by Trustee Jablonski, to approve travel for Ben Schloesser to attend ILCMA Training/Conference at a cost of \$698 plus gas. Trustee Votes – All Ayes.

## 2. Finance Committee Report – Comments

1. General Fund Analysis\*
2. Approval of Bills\*

### Finance Committee Report

*Approval of Bills*

Trustee Lanter reported that bills totaled \$650,125.32.

Motion by Trustee Thouvenot, seconded by Trustee Pochett, to approve payment of bills in the amount of \$650,125.32. Trustee Votes – All Ayes.

## 3. Judiciary Committee – Nothing Requested At Agenda Time

## 4. Community & Economic Development Enumerated Ordinances & Resolutions

1. Ord. No. \_\_\_\_\_ An Ordinance Granting A Special Use Permit For A Proposed Townhome Development At 4480 Biverton\*
2. Res. No. \_\_\_\_\_ A Resolution Approving The Planned Business Submittal For The Villas At Crystal Lake In Accordance With The Zoning Regulations Of The Village Of Swansea\*

3. Res. No. \_\_\_\_\_ A Resolution Authorizing The Village Of Swansea To Fund The Power Cost For Street Lighting At The Villas Of Jennings Station\*
4. Res. No. \_\_\_\_\_ A Resolution Authorizing The Village Of Swansea To Fund The Power Cost For Street Lighting At Chateaux At Woodfield Phase 5\*
5. Ord. No. \_\_\_\_\_ An Ordinance Annexing Certain Contiguous And Adjacent Territory To The Village Of Swansea, St. Clair County, Illinois\*
6. Ord. No. \_\_\_\_\_ An Ordinance Approving Tax Increment Redevelopment Plan And Project Of The Triple Lakes TIF\*
7. Ord. No. \_\_\_\_\_ An Ordinance Designating The Triple Lakes TIF\*
8. Ord. No. \_\_\_\_\_ An Ordinance Adopting Tax Increment Financing For The Triple Lakes TIF\*
9. Ord. No. \_\_\_\_\_ An Ordinance Establishing And Designating The Triple Lakes Business District And Approving The Triple Lakes Business District Plan Within The Village Of Swansea IL\*
10. Ord. No. \_\_\_\_\_ An Ordinance Establishing And Imposing Certain Business District Taxes In The Village Of Swansea Triple Lakes Business District\*
11. Ord. No. \_\_\_\_\_ An Ordinance Amending Sections 154.018 And 154.059 Of The Code Of Ordinances Of The Village Of Swansea, Illinois To Establish Definitions And Regulations For The Parking And Storage Of Vehicles, Recreational Vehicles, Commercial Vehicles, Utility Trailers, And Vehicle Coverings\*

### Community & Economic Development

The special use permit for a proposed townhome development at 4480 Biverton and the resolution approving the planned business submittal for the Villas at Crystal Lake were both on hold.

*Resolution Authorizing the Village of Swansea to Fund the Power Cost for Street Lighting at the Villas At Jennings Station*

Motion by Trustee Lewis, seconded by Trustee Lanter, to approve Resolution No. 1-2726, a Resolution Authorizing the Village of Swansea to Fund the Power Cost for Street Lighting at the Villas at Jennings Station. Trustee Votes – All Ayes.

*Resolution Authorizing the Village of Swansea to Fund the Power Cost for Street Lighting at Chateaux At Woodfield Phase 5*

Motion by **Trustee Jablonski**, seconded by Trustee Lewis, to approve Resolution No. 1-2727, a Resolution Authorizing the Village of Swansea to Fund the Power Cost for Street Lighting at Chateaux at Woodfield Phase 5. **Trustee Votes – All 5 Ayes (Trustee Lanter opposed)**

The Board conducted first readings of the following ordinances:

- An Ordinance Annexing Certain Contiguous and Adjacent Territory to the Village of Swansea, St. Clair County, Illinois
- An Ordinance Approving Tax Increment Redevelopment Plan and Project of the Triple Lakes TIF
- An Ordinance Designating the Triple Lakes TIF
- An Ordinance Adopting Tax Increment Financing for the Triple Lakes TIF
- An Ordinance Establishing and Designating the Triple Lakes Business District and Approving the Triple Lakes Business District Plan within the Village of Swansea
- An Ordinance Establishing and Imposing Certain Business District Taxes in the Village of Swansea Triple Lakes Business District
- An Ordinance Amending Sections 154.018 and 154.059 of the Code of Ordinances of the Village of Swansea, Illinois to Establish Definitions and Regulations for the Parking and Storage of Vehicles, Recreational Vehicles, Commercial Vehicles, Utility Trailers and Vehicle Coverings

Mayor Parker noted that these were first readings, and the items would return for second reading and vote at the next meeting.

**5. Public Safety Committee – Nothing Requested At Agenda Time**

**6. Public Works Committee – Comments**

1. Res. No. \_\_\_\_\_ A Resolution Accepting The Price Quotation Of \$24,300.00 From Equipment Service Co. Inc., 4415 Douglas Rd., Millstadt, IL 62260, For The Purchase And Installation Of A New Warren WXL-10 Dump Body For The Public Works Department's 2015 Peterbilt PB337 Dump Truck\*

Public Works Committee

*Resolution Accepting the Price Quotation for Purchase and Installation of a New Dump Body*

Motion by Trustee Thouvenot, seconded by Trustee Lewis, to approve Resolution No. 1-2728, a Resolution Accepting the Price Quotation of \$24,300.00 from Equipment Services Company Incorporated for the Purchase and Installation of a New Warren WXL-10 Dump Body for the Public Works Department's 2015 Peterbilt PB337 Dump Truck. Trustee Votes – All Ayes.

**7. Cultural Committee – Nothing Requested At Agenda Time**

**8. Swansea Report Committee – Nothing Requested At Agenda Time**

**xii) Old Business**

There was no old business to discuss.

**xiii) New Business**

There was no new business to discuss.

**xiv) Announcements**

Trustee Jablonski announced that the Rotary Club of Swansea would be holding their annual Rotary Roundup dinner on Saturday, February 28th. She would be sending out flyers with additional information to the Board following the meeting. Information was also available on the Rotary Club's website ([swansearotary.org](http://swansearotary.org)) and in the foyer of the Government Center.

Mayor Parker added that the event would include a paddle raise fundraiser for the Missouri Valley Search and Rescue Squad, which had helped find Mr. Crispen, who had been missing for about 7 days. Deputy Chief Howard shared details of the remarkable case, noting that Mr. Crispen had become tangled in a wooded area off Frank Scott Parkway and was found thanks to the Missouri Valley Search and Rescue team and 50-70 community members who helped with the search. The mayor indicated he would be contacting the family to invite them to the event.

**xv) Adjournment**

Motion by Trustee Thouvenot, seconded by Trustee Lewis, to adjourn the meeting. Trustee Votes – All Ayes.

The meeting adjourned at 9:08 pm.

**COMMITTEE MEETING MINUTES OF THE VILLAGE OF SWANSEA BOARD OF TRUSTEES**

**January 20, 2026 at 6:00 p.m.**

Administrative Building Board Room 1444 Boul Avenue, Swansea, IL 62226

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**Attendees:** Board President Jeff Parker, Village Clerk Gloria J. Collier, Village Administrator Ben Schloesser, Village Treasurer John Walter, Trustee Sherman Pochek Trustee Matt Lanter, Trustee Natalie Jablonski, Trustee Cary Lewis, Trustee Thouvenot, Finance Manager Kari Speir, Human Resources Director Kristina Essenpreis, Chief Howard, Rick Tucker, Dan Thomas Building & Zoning Director, Village Attorney John Kurwoski

Absent: Trustee Brian McGuire, Chief Bloomberg, Chief Doug Little

**PERSONNEL COMMITTEE** – 6:00 – 6:22

Chair: Trustee Jablonski; Vice-Chair: Trustee Lewis V. Members: Trustees Lanter, Pochek, McGuire, Thouvenot

1. *Executive Session: "The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity." 5 ILCS 120/2(c)(1).*
2. Request for Travel - Kristina Essenpreis & Kari Speir to Attend Annual IPBC Meeting\*
3. Request to Hire - Duty Crew Firefighter- Ms. Kathryn Gattuso\*
4. Request for Travel- Ben Schloesser- ILCMA Training/Conference Request\*

**Personnel Committee**

The personnel committee opened at 6:00 PM with Trustee Jablonski chairing.

**Request for Travel - Kristina Essenpreis & Kari Speir to Attend Annual IPBC Meeting**

Trustee Jablonski introduced the first travel request: "The first one, have a travel request for Kristina Essenpreis and Kari Speir to attend the annual IPBC, which, Kristina, I understand it's intergovernmental personal benefit cooperative. Is that right?"

Kristina Essenpreis confirmed and explained the purpose: "So this is our annual board of directors meeting with the IPBC. They provide all of our insurance, health, dental, wellness benefits, and this is where we go actually get to meet directly with UnitedHealthcare, Delta Dental, those representatives." She emphasized the importance, adding "And the big thing that we'll be talking about is if there will be any increases in our rates."

Trustee Jablonski detailed the costs: "So for March eighteenth and nineteenth, travel estimated cost hotel accommodations, 106 a night for 2 people. So, it's less than 300 for both employees. And everyone should have additional information about the conference in your packet."

Motion by Trustee Jablonski to forward the travel request to the board, seconded by Trustee Lanter. Trustee Votes – All Ayes.

**Request for Travel - Ben Schloesser - ILCMA Training/Conference Request**

Trustee Jablonski introduced the second travel request: "Next travel request I have is for Ben for the ILCMA training conference.

Ben Schloesser confirmed and provided details: "Yes. Thank you, Trustee Jablonski. This is the annual conference for Illinois City Managers Association this year from February eleventh to the thirteenth. It is budgeted and I attend this annually." He outlined the conference topics: "Topics this year include sessions on labor relations, IMRF, new state legislation, leadership ethics, and a handful of panel discussions. This is all contained in the memo I additionally provided."

Schloesser noted additional benefits: "Also an opportunity to discuss emerging issues with leaders from around the state, and particularly Brad Cole, who is the executive director of the Illinois Municipal League." He also mentioned his transition role: "Additionally, this is as the outgoing president of Southwestern Illinois City Managers Association, because of that position sat on the statewide board, this

will be the first meeting that my successor will sit in on those meetings. So, I will be present for the first half of those and can pass the hat along."

Trustee Jablonski expressed appreciation: "Excellent. I'm sure in the leadership role you'll be excited to do that... Thanks for stepping into that role." She detailed the costs: "So I got registration at 300, hotel at approximately 159 times 2. So, for the meals, we've got about 698 plus gas is what we're estimating."

Motion by Trustee Jablonski to forward the travel request to the board, seconded by Trustee Lewis. Trustee Votes – All Ayes.

### Request to Hire - Duty Crew Firefighter- Ms. Kathryn Gattuso

Trustee Jablonski introduced the hiring request: "And then chief, it looks like we also have an exciting piece in here with regards to hiring a new firefighter on duty crew firefighter. Is that right?"

The Mayor interjected to explain the chief's absence: "The chief is under the weather right now... Deputy chief George May was to be here tonight, but as the fire department, it never ceases if something comes up." "There was a 3-alarm fire in Hollywood Heights department and they called for 3 alarms. We sent an engine. They're back on the scene, all taken care of. No engines, nobody hurt, but there is a lot to do after they get done with the fire. So, they're deconning, they're cleaning equipment, getting all the items back in service for our community."

Kristina Essenpreis provided details about the candidate: "She is actually a current firefighter for O'Fallon. And when she's not working, she'll be coming and doing duty crew with us."

Trustee Jablonski confirmed the details: "So it's a non-exempt hourly position at 19 an hour. Are there any questions for Kristina?"

Motion by Trustee Jablonski to forward the hiring request to the board, seconded by Pochek. Trustee Votes – All Ayes.

### Executive Session

Trustee Jablonski made a motion to enter executive session: "the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity 5 ILCS 120/2(c)(1)."

Motion by Trustee Jablonski to go to executive session, seconded by Trustee Thouvenot. Trustee Votes – All Ayes.

Upon returning from executive session at 6:22 PM:

Motion by Trustee Jablonski to close personnel committee, seconded by Trustee Thouvenot. Trustee Votes – All Ayes.

### **FINANCE COMMITTEE** – 6:22 – 6:53

Chair: Trustee Lanter; Vice-Chair: Trustee Thouvenot  
Jablonski

Members: Trustees Lewis V, Pochek, McGuire,

1. General Fund Analysis\*
2. General Fund Reserves – Analysis from Village Attorney John Kurowski, and General Discussion on Future Legislation
3. Discussion Item- Community Solar

### Finance Committee

Finance committee opened at 6:22 PM with Trustee Lanter chairing.

## General Fund Analysis

Trustee Lanter asked if there were any items to speak to on the general fund analysis. No questions were raised.

### **General Fund Reserves – Legal Analysis by Village Attorney John Kurowski & Discussion on Future Legislation**

#### **1. Introduction of Topic**

The mayor opened the discussion by introducing Village Attorney **John Kurowski**, explaining that he had been asked to review concerns raised regarding the Village's general fund reserves. The mayor emphasized transparency and noted that Kurowski would remain available for public questions following his presentation.

#### **2. Attorney Kurowski's Presentation**

##### **2.1 Purpose of Review**

Attorney Kurowski stated he was asked by the Mayor and Village Administrator to review a report addressing allegations made by Trustee Thouvenot regarding the accumulation and management of the Village's reserve funds.

##### **2.2 Summary of Allegations**

Kurowski outlined the concerns raised:

- Reserves were allegedly stockpiled beyond what ordinances permit.
- Taxpayer dollars were being unfairly retained.
- Reserve funds were intended only for emergencies or extraordinary needs.
- The most serious allegation: the Village no longer had authority to decide how to use the funds.
- A suggestion was made for a **forensic audit**.

##### **2.3 Nature of the Report**

Kurowski clarified that his report was not an attorney–client privileged document but an **investigative analysis** intended for public understanding.

#### **3. Review of Relevant Ordinance**

##### **3.1 Ordinance Cited**

The key provision is **Section 36-32** of the Swansea Municipal Code, governing general fund reserves. It states:

- The **unrestricted fund balance** must be maintained at **no less than 2 months and no more than 4 months** of the current fiscal year's budgeted general fund revenues (excluding grant money).

##### **3.2 Interpretation of the Ordinance**

- The **2-month minimum** is a **mandatory reserve** that cannot be spent except for emergencies or extraordinary expenses, and only with a **two-thirds board vote**.
- Funds **above the 2-month minimum** are **not restricted** and may be allocated by the Board through normal budgeting.
- The **4-month ceiling** is unusual; few municipalities impose a maximum reserve.

#### **4. Findings and Clarifications**

#### 4.1 Legality of Current Reserve Levels

- Swansea currently holds approximately **8 months of reserves**, which Kurowski described as “very healthy.”
- Only the first 2 months are restricted; the remaining reserves are fully under the Board’s discretion.

#### 4.2 Misconceptions Addressed

- The claim that general fund revenues were improperly used for ongoing expenses is **incorrect**; expenditure was properly budgeted.
- The suggestion that reserves beyond 4 months are no longer the Village’s to spend is **legally unfounded** and “illogical.”

#### 4.3 Forensic Audit Not Needed

- Kurowski reviewed **eight years of audits**, all approved by the Board.
- Annual independent audits already address the concerns raised.
- He found **no basis** for a forensic audit.

#### 4.4 Legal Interpretation of the 4-Month Cap

- The ordinance includes a mandate (“shall”), but **no remedy** for exceeding the cap.
- Under Illinois law, when a statute includes a mandate without a consequence, it is considered **directory, not mandatory**.
- Therefore, exceeding the 4-month cap does **not** invalidate the Village’s authority over the funds.

### 5. Recommendations from Attorney Kurowski

#### 1. Revisit the Ordinance

- The ordinance is 15 years old and may no longer reflect current financial realities.
- The Board should evaluate whether the 2-month minimum and 4-month maximum remain appropriate.

#### 2. Develop a Policy for Managing Excess Reserves

- With reserves exceeding 8 months, the Board should consider legislation or policy to guide future reserve management.

### 6. Public Comment and Questions

#### 6.1 Charlie Pitts

- Asked whether the Village is legally required to follow the 4-month cap.
  - **Kurowski:** There is **no legal consequence** for exceeding it.
- Asked about the legal meaning of “shall.”
  - **Kurowski:** Cited *People v. Robinson*, explaining that “shall” is not determinative when no remedy is provided.

#### 6.2 Ed Ebersman

- Supported revisiting the ordinance.
- Suggested researching the **original intent** behind the 4-month cap.

### 6.3 Rebecca Mead

- Asked about the math behind the reserve levels, noting the reported **\$8 million** surplus.
- Questioned whether this implies the Village requires **\$1 million per month** in revenue.
- Expressed concern about the size of the reserve relative to typical expectations.

### 6.4 Availability of the Report

- The mayor stated the report will be posted on the **Village website**.
- Trustee Jablonski recommended referencing the online location in future communications.

## 7. Board Member Comments

### Trustee Jablonski

- Thanked Kurowski for a thorough and easy-to-understand report.

### Trustee Lewis

- Agreed with the recommendation to revisit the ordinance.
- Emphasized the importance of understanding the original intent and involving the judiciary committee.

## 8. Conclusion

The Board acknowledged the findings and expressed interest in reviewing the ordinance and developing future policy regarding reserve management. Attorney Kurowski remained available for additional questions as part of the Village's commitment to transparency.

### Discussion Item: Community Solar Program

#### 1. Introduction of Topic

Village Administrator **Ben Schloesser** introduced the Community Solar discussion, noting the Village's ongoing work with **Good Energy**, the Village's energy consultant for both municipal and residential aggregation programs.

#### 2. Overview of Community Solar Program

##### 2.1 Legislative Background

- Community Solar was created through Illinois legislation known as the **SHINE Act**.
- The Act incentivizes solar energy production by offering **tax credits** to companies generating solar power.

##### 2.2 Program Requirements

Schloesser outlined two key requirements:

1. The program must be administered by a major utility (Ameren, ComEd, or another northern Illinois utility).
2. **50% of the solar energy credits must be offered to governmental entities**, making Swansea eligible.

#### 3. Swansea's Potential Participation

##### 3.1 Available Energy Capacity

- Swansea, as an end user, has approximately **2 million kilowatt-hours** available annually for participation in the program.
- This allows the Village to receive solar energy credits and associated financial benefits.

##### 3.2 Market Challenges

- Finding a solar provider with sufficient capacity to serve Swansea's full energy block has been difficult.
- Larger communities such as **Belleville** and **Edwardsville** have already secured contracts due to their larger energy blocks.

#### 4. Financial Impact and Contract Details

##### 4.1 Proposed Contract

- Good Energy recommends the Village sign a contract for **75% of its available credits**.

- This would generate an estimated **\$26,000 in annual revenue** for the Village.

#### 4.2 Tax Credit Structure

- The SHINE Act mandates a **90/10 split** of tax credits:
  - **90%** goes to the solar provider (Ampeon).
  - **10%** goes to the Village.
- For the current 2 million kWh allocation:
  - Total annual tax credits: approximately **\$260,000**.
  - Swansea's share (10%): approximately **\$26,000**.

#### 4.3 Billing Mechanics

- Credits will appear directly on the Village's **Ameren bills**.
- The Village will then remit 90% of the credit value back to Ampeon, retaining 10% as revenue.

### 5. Timeline and Contract Execution

#### 5.1 Market Volatility

- Solar capacity pricing changes rapidly.
- The Village has a standing resolution authorizing the Administrator to sign contracts recommended by Good Energy to ensure timely action.

#### 5.2 Expected Revenue Timing

- Schloesser could not provide a precise start date due to market fluctuations.
- He anticipates **revenue certainty by FY27 budgeting season** at the latest.

### 6. Clarifications and Questions

#### 6.1 Trustee Lewis

**Question:** Is access to the program automatic?

**Answer (Schloesser):** No. This program affects **only Village-owned accounts** (streetlights, municipal buildings, wastewater plant). It has **zero impact on residents**.

#### 6.2 Laura Pitts

**Question:** Where are the solar panels located?

**Answer:** Not near Swansea. Projects must be:

- Located within Illinois
- Connected to the **MISO energy grid**, which covers much of the Midwest

#### 6.3 Trustee Lanter

**Question:** When will credits begin appearing?

**Answer:** Timing is uncertain due to market conditions, but revenue should be predictable by FY27.

### 7. Future Considerations

Schloesser noted that some municipalities, such as **Edwardsville**, use Community Solar revenue to:

- Build capital reserves
- Fund future solar infrastructure projects
- Potentially develop their own large-scale solar installations

He suggested this as an option for the Board to consider in future planning.

### 8. Adjournment

A motion to adjourn the Finance Committee was made by **Trustee Lanter**, seconded by Trustee Jablonski.

All were in favor.

**Finance Committee adjourned at 6:53 PM.**

#### JUDICIARY COMMITTEE – 6:53 – 7:00

Chair: Trustee Lewis V.; Vice-Chair: Trustee Thouvenot      Members: Trustees Lanter, Pochek, McGuire, Jablonski

1. Discussion Item- Packet Schedule

Judiciary Committee

Judiciary committee opened at 6:53 PM with Trustee Lewis chairing.

Discussion Item - Packet Schedule

## Discussion Item: Board Packet Schedule & Distribution Process

### 1. Introduction of Topic

Trustee Lewis opened the discussion, noting that the sole agenda item was a review of the **board packet schedule**, including:

- How packets are currently prepared
- How and when they are disseminated to the public
- How soon trustees receive them
- Opportunities for improvement

He emphasized the importance of transparency and ensuring both trustees and the public understand the timing of packet release.

### 2. Trustee Comments

#### 2.1 Trustee Thouvenot

- Shared his experience from when he joined the board 2–3 years ago.
- At that time, packets were sometimes released **late Thursday or Friday** for a Monday meeting.
- Requested that **Wednesday** be the minimum release day to allow adequate review time.
- Expressed preference for **more time**, especially for large agendas such as Community & Economic Development.
- Noted that weekends are often reserved for family, making late packets difficult to review thoroughly.

#### 2.2 Trustee Lewis

- Noted that the current packet was released **Wednesday night**, indicating improvement.
- Expressed appreciation for staff efforts, acknowledging trustees are technically part-time but often work beyond that.
- Suggested aiming for **consistent Wednesday night releases**, if feasible.
- Emphasized gratitude for staff and understanding of their workload.

### 3. Staff Perspective

#### 3.1 Administrator Ben Schloesser

Schloesser provided context on staff operations and constraints:

##### A. Historical Discussions

- Packet timing has been discussed multiple times over his nearly 8 years with the Village.
- Trustees have expressed differing preferences, which is appropriate.
- Staff will follow whatever timeline the Board sets.

##### B. Impact on Village Operations

- Swansea is known for being **efficient and responsive**, especially regarding development.
- Packet timing directly affects how quickly business can be conducted.

##### C. Example of Time Constraints

- On Tuesday night, the Planning & Zoning Director held a meeting until 9 PM.
- Staff worked the next morning to prepare agenda items and obtain required signatures.
- This resulted in a **one-day turnaround** to meet the packet deadline.

##### D. Trade-Offs

- If trustees require **one week** to review packets, development timelines could be delayed **two weeks**, affecting developers financially.
- Swansea's reputation for efficiency could be impacted.

##### E. Bill Payment Considerations

- Sometimes packets are delayed by a day to avoid **late fees** on large bills.
- Staff must choose between:
  - Delaying packet release by a day, or
  - Paying unnecessary late fees
- Staff prefers the former to protect Village finances.

##### F. Conclusion

- Staff will comply with any timeline the Board chooses.
- Schloesser asked trustees to consider the operational impacts of stricter deadlines.

#### 4. Trustee Response

##### 4.1 Trustee Lewis

- Thanked Schloesser for the explanation.
- Acknowledged the practical reasons packets may not always be early.
- Recommended the Board extend **grace** to staff given their workload and responsibilities.
- Suggested aiming for **Wednesday or Thursday** packet release when possible.
- Stated this would be in the best interest of the Village and consistent with his role as Judiciary Chair.

#### 5. Closing

The mayor thanked Trustee Lewis and noted the need to move forward due to time constraints. He asked Trustee Lewis to close out the Judiciary Committee.

Motion by Trustee Lewis to close judiciary committee, seconded by Trustee Jablonski. Trustee Votes – All Ayes. Judiciary committee closed at 7:00 PM.

#### COMMUNITY & ECONOMIC DEVELOPMENT Enumerated Resolutions & Ordinances– 7:00 – 8:06

Chair: Trustee Lanter; Vice-Chair: Trustee Jablonski                      Members: Trustees Lewis V, McGuire, Pochek, Thouvenot

1. Ord. No. \_\_\_\_ An Ordinance Granting A Special Use Permit For A Proposed Townhome Development At 4480 Biverton\*
2. Res. No. \_\_\_\_ A Resolution Approving The Planned Business Submittal For The Villas At Crystal Lake In Accordance With The Zoning Regulations Of The Village Of Swansea\*
3. Res. No. \_\_\_\_ A Resolution Authorizing The Village Of Swansea To Fund The Power Cost For Street Lighting At The Villas Of Jennings Station\*
4. Res. No. \_\_\_\_ A Resolution Authorizing The Village Of Swansea To Fund The Power Cost For Street Lighting At Chateaux At Woodfield Phase 5\*
5. Ord. No. \_\_\_\_ An Ordinance Annexing Certain Contiguous And Adjacent Territory To The Village Of Swansea, St. Clair County, Illinois\*
6. Ord. No. \_\_\_\_ An Ordinance Approving Tax Increment Redevelopment Plan And Project Of The Triple Lakes TIF\*
7. Ord. No. \_\_\_\_ An Ordinance Designating The Triple Lakes TIF\*
8. Ord. No. \_\_\_\_ An Ordinance Adopting Tax Increment Financing For The Triple Lakes TIF\*
9. Ord. No. \_\_\_\_ An Ordinance Establishing And Designating The Triple Lakes Business District And Approving The Triple Lakes Business District Plan Within The Village Of Swansea IL\*
10. Ord. No. \_\_\_\_ An Ordinance Establishing And Imposing Certain Business District Taxes In The Village Of Swansea Triple Lakes Business District\*
11. Ord. No. \_\_\_\_ An Ordinance Amending Sections 154.018 And 154.059 Of The Code Of Ordinances Of The Village Of Swansea, Illinois To Establish Definitions And Regulations For The Parking And Storage Of Vehicles, Recreational Vehicles, Commercial Vehicles, Utility Trailers, And Vehicle Coverings\*

#### Community & Economic Development

Community and Economic Development committee opened at 7:00 PM with Trustee Lanter chairing.

##### 1. Agenda Item

Ordinance No. \_\_\_\_ – Special Use Permit for Proposed Townhome Development at 4480 Biverton

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##### 2. Staff Presentation – Dan Thomas, Building & Zoning Director

###### 2.1 Project Overview

- The proposal involves a **multifamily development** on a **Highway Business–zoned lot** north of Stonefield Crossing.
- A **public hearing** was held on **January 13** with proper notice.
- The **Planning & Zoning Board did not issue a positive recommendation.**

- Per Village Code, an ordinance has been prepared, and the **Village Board must determine next steps.**

## 2.2 Clarification on “Townhome” Definition

Thomas noted the need to determine whether the project qualifies as “townhomes” under Village Code:

- Townhomes are defined as:
  - Multifamily dwellings
  - 1–2 stories
  - Living areas on the ground floor, bedrooms on the second
  - **Owner-occupied** units with common sidewalls
- During the hearing, it was stated these units would be **rentals**, which **does not meet the Village’s definition** of townhomes.

## 2.3 Special Use Permit Requirements

Thomas outlined what **must** be submitted for a special use permit:

- Scaled site plan showing:
  - Ground area
  - Height and bulk of buildings
  - Lot lines and dimensions
  - Building setbacks
  - Signs, easements, underground utilities
  - Septic systems, tile fields, wells
  - Adjoining street names
  - Driveways and off-street parking locations

## 2.4 What Is Not Required at This Stage

A special use permit **does not require**:

- Drainage calculations
- Civil engineering plans
- Stormwater mitigation plans
- School district impact considerations

These items are not part of the special use permit review process.

## 2.5 Comparison to Other Permitted Uses

Thomas emphasized that the property’s current zoning allows **135+ permitted uses** without public hearings or board oversight, including:

- Auto wash facilities
- Rust-proofing services
- Bars and lounges
- Boat sales and repair
- Fast-food restaurants
- Glass-cutting establishments

He noted that many permitted uses could be **more disruptive** than residential housing.

## 3. Developer Presentation – Seth, Niedermeyer Engineering

### 3.1 Concept Overview

- Niedermeyer Engineering was asked to prepare a **residential concept plan** for the parcel.
- The team believes the site provides a **logical transition**:
  - Commercial uses in front
  - Multifamily residential in the middle
  - Single-family residential behind

### 3.2 Site Buffering and Stormwater

- The parcel includes an **existing stormwater detention basin**:
  - Approximately **80 feet wide** behind most of the development
  - Narrowing to **48 feet** on the west side
- Seth described the buffering as “decent or good.”

### 3.3 Density

- Concept plan includes **57 units**.
- Under MF zoning, the site could allow **up to 84 units**.
- The developer intentionally proposed **well below the maximum density**.

### 3.4 Parcel Selection

- The parcel is currently **on the market**.
- The developer:
  - Likes the location
  - Likes Swansea
  - Is motivated to begin a project in the community

## 4. Board Discussion and Comments

### 4.1 Mayor's Comment

The mayor responded positively to the developer's interest in Swansea, noting:

- He often hears negative comments online about Swansea.
- He disagrees with those sentiments and appreciates hearing that developers value the community.

### 4.2 Trustee Concerns – Traffic, Access, and Safety

#### Trustee Thouvenot

- Expressed concern about the **proposed entryway between two existing buildings**, citing:
  - A dance/yoga studio and possibly a karate studio nearby
  - The risk of vehicles entering “blindly” into a narrow corridor
- Suggested the **main ingress/egress** could also be problematic due to:
  - Increased traffic from the proposed development
  - Existing and future traffic from the Jennings Station project
  - The configuration of the traffic island
- Stated he **cannot concur** with Planning & Zoning's findings.

#### Developer Response (Seth, Niedermeyer Engineering)

- The connection between developments was intended as a **positive design feature**, but:
  - The developer is willing to **remove or modify** that connection if needed.

### 4.3 Trustee Lewis – Legal and Precedent Concerns

- Acknowledged similar concerns about traffic and density.
- Noted difficulty identifying a **legal basis** to deny the special use permit.
- Expressed concern about setting a **precedent** if the Board denies a request without clear zoning-based justification.
- Clarified he is **not necessarily in favor** of the project but wants the Board and public to understand the implications.

### 4.4 Clarification on Zoning and Special Use

- Trustee Thouvenot asked for confirmation that the proposed use **requires a special use permit** and is **not currently permitted** under existing zoning.
- Dan Thomas confirmed this and noted the **Planning & Zoning Board voted unanimously against** the request.

#### Trustee Jablonski

- Stated that the unanimous Planning & Zoning vote “is a good one for me,” emphasizing the purpose of that advisory body.

### 4.5 Trustee Lanter – Exploring Alternatives

- Asked whether the project would be more acceptable if:
  - Units were **owner-occupied**
  - The **number of units** were reduced
  - **Ingress/egress** were redesigned
  - The **traffic island** were modified

#### Developer Response

- The developer is open to modifications.
- They are also considering pivoting to **commercial rental units** (e.g., white-box commercial spaces), though no concept has been developed yet.

## 5. Public Comments

### 5.1 Resident: Ed Ebersman

- Lives directly adjacent to the proposed site.
- Emphasized:
  - Strong community identity and cohesion in the neighborhood
  - The **unanimous opposition** expressed at the Planning & Zoning hearing
- Raised concerns about:
  - **School district impacts**, which were heavily discussed at the hearing
  - **High density** relative to the small size of the lot
  - Surrounding development:
    - Jennings Station expansion
    - Senior housing
    - Large multifamily apartment buildings
  - Feeling “surrounded” by high-density units
- Suggested that **single-family homes** would better fit the neighborhood, even if less profitable for the developer.

### 5.2 Resident: Rebecca Mead

- Recommended reviewing the **Village Comprehensive Plan**, which states:
  - Infill development should consist of **residential homes that blend with existing surroundings**.
- Questioned whether a **special use permit** is appropriate for housing in a **Highway Business** zone.
- Suggested that if the zoning is for business, a business use may be more appropriate.

### 5.3 Resident: Todd Herzog

- Referenced the **2017 Swansea Comprehensive Plan**, noting:
  - The plan identifies **specific needs** for the northern part of Swansea east of Highway 159.
- Encouraged trustees to review the plan and consider **alternative uses** recommended for that area.

### 5.4 Property Owner: Mike Threlkeld

- Presented a **recorded document** showing an easement on the property was **vacated in 2012**.
- Stated the issue had already been through litigation.
- Asserted:
  - There will be **no ingress/egress** through his building or property.
  - The developer previously sold off the **most logical access point**, creating the current access challenges.
- Explained:
  - The remaining access forces unsafe traffic movements into oncoming lanes.
  - Even with modifications, the design creates a **dangerous pinch point**.
- Concluded strongly by urging the Board to **vote no**, stating the developer “cut the cherries out of the piece of ground” and is now trying to force an unworkable plan.

## 6. Committee Chair Recommendation

### Trustee Lanter

- Suggested the developer **return to the drawing board**.
- Recommended working with Dan Thomas to develop a **revised concept** that addresses:
  - Traffic concerns
  - Density
  - Access issues
  - Neighborhood compatibility

## 7. Developer Response and Next Steps

### 7.1 Developer Response – Seth (Niedermeyer Engineering)

Seth acknowledged the Board’s and public’s concerns and stated:

- Many of the issues raised **can be addressed**.
- The developer is still evaluating whether **multifamily** is feasible on the site.
- Potential adjustments include:
  - Shifting the **entrance**
  - Eliminating the **northern connection**
  - Modifying **density**
  - Increasing **green space**
- The developer will revisit the concept and consider revisions.

## 7.2 Mayor's Closing Comment on the Item

The Mayor recommended:

- The developer should **meet again with Dan Thomas** to revise the plan.
- The Mayor requested to be included in that meeting, noting he has additional thoughts.
- He emphasized that the Board has heard the public's concerns clearly.

## 8. Resolution No. \_\_\_\_ – Planned Business Submittal for The Villas at Crystal Lake

### 8.1 Staff Presentation – Dan Thomas

Thomas introduced the resolution:

- The Villas at Crystal Lake submitted a **planned business submittal** for an addition to their existing site.
- The proposal includes:
  - Removal of **three garages**
  - Construction of **four new buildings**
  - Addition of **40 new units**
  - A full **site refresh** as part of the project scope

### 8.2 Variance Requests

Two variances were requested:

1. **Parking stall width reduction**
  - From **10 feet** to **9 feet**
2. **Total parking count reduction**
  - From **462 spaces** to **423 spaces**

### 8.3 Dam Safety Concern

Thomas addressed concerns raised at Planning & Zoning:

- He consulted with an **IDNR dam safety engineer**.
- The Villas' ownership was **permitted in 2018** and is **current** with state reporting requirements.
- No state compliance issues were identified.

## 9. Developer Presentation – Doug McCalvin, Roseman & Associates

### 9.1 Project Overview

McCalvin explained:

- The owner has held the property for **13 years**.
- The proposal aims for a **1:1 parking ratio** (one parking space per bedroom).
- Current Village requirements:
  - **2 stalls** per 2-bedroom unit
  - **1.5 stalls** per 1-bedroom unit
- The requested variance aligns the project with the proposed 1:1 ratio.

### 9.2 Unit Breakdown

Current units:

- 216 total
  - 72 one-bedroom
  - 144 two-bedroom

Proposed addition:

- 24 one-bedroom
- 16 two-bedroom

## 10. Trustee Questions and Concerns

### 10.1 Trustee Jablonski

- Asked how visitor parking would be accommodated under a 1:1 ratio.
- Expressed concern that **future tenant behavior** cannot be predicted.

- Disclosed she is a **resident** of the complex and will **not vote** due to conflict.
- Noted:
  - The site is already **tight**, especially on weekends.
  - Amazon and U-Haul trucks struggle to navigate.
  - Removal of garages may worsen congestion.
- Raised concerns about **precedent**, noting future developers may request similar variances.

#### 10.2 Trustee Lewis

- Highlighted that **parking issues often cause disputes** in multifamily developments.
- Reiterated concerns about reducing parking capacity.

#### 10.3 Trustee Thouvenot

- Agreed with concerns about:
  - Narrow parking spaces
  - Reduced parking count
- Noted that full-size trucks already have limited clearance in 10-foot spaces.

#### 10.4 Trustee Lanter

- Strongly opposed the variances.
- Provided historical context:
  - He served on Planning & Zoning during major code revisions.
  - Parking stall width was heavily debated; **10 feet** was a compromise.
- Stated:
  - A 9-foot stall is **significantly narrower**.
  - Reducing the total count by ~40 spaces compounds the issue.
  - As a firefighter, he has driven emergency vehicles through the site and finds it already “pretty damn tight.”

### 11. Developer Response to Parking Concerns

McCalvin explained:

- Parking design follows **industry standard levels of service** (A–D).
- Wider stalls are typically used for **commercial** properties with unfamiliar visitors.
- Residential tenants are familiar with the site and its nuances, reducing the need for wider stalls.

Trustees did not find this justification sufficient.

### 12. Additional Public Comment

#### 12.1 Laura (Resident)

- Stated that Planning & Zoning members who voted against the project were **deeply concerned about the dam** and potential impacts on Highway 159.
- Suggested the Board seek additional clarification from those individuals.
- Noted that state compliance does not always guarantee practical safety.

### 13. Committee Consensus and Next Steps

#### 13.1 Trustee Lanter’s Summary

- Based on a straw poll, trustees expressed **significant concern** about:
  - The **parking stall width variance**
  - The **parking count reduction**
- Multiple trustees confirmed this assessment.

#### 13.2 Trustee Jablonski

- Clarified that trustees **support progress** at the site.
- The concern is **not** the expansion itself but the **approach** and requested variances.
- Emphasized appreciation for the developer’s presence in Swansea.

#### 13.3 Conclusion

Trustee Lanter instructed:

- The developer and staff should **revisit the proposal**, particularly the parking variances.
- A revised plan can be brought back for further consideration.

### 14. Resolution No. \_\_\_\_ – Funding Power Costs for Street Lighting at The Villas of Jennings Station

#### 14.1 Staff Explanation – Dan Thomas

- Thomas explained that this resolution is part of the Village’s **long-standing practice** of funding subdivision street lighting.

- The language mirrors prior resolutions for:
  - Chateaux at Woodfield Phase 5
  - Jennings Station Phase 1
- No substantive changes from past approvals.

**14.2 Committee Action**

- **Motion:** Trustee Lewis; **Seconded** by Trustee Jablonski. Trustee Votes – All Ayes.

15. Resolution No. \_\_\_\_ – Funding Power Costs for Street Lighting at Chateaux at Woodfield Phase 5

**15.1 Committee Action**

- **Motion:** Trustee Lanter; **Seconded** by Trustee Lewis. Trustee Votes – All Ayes.

16. Ordinance No. \_\_\_\_ – Annexation of Territory for Triple Lakes

**16.1 Staff Explanation – Dan Thomas**

- This ordinance is the **first step** in the required sequence for establishing the Triple Lakes development.
- It formally **annexes the property** into the Village.
- A **plat of annexation** is attached as the required exhibit.
- Upon passage, the ordinance will be **recorded with St. Clair County**.

**16.2 Committee Action**

- **Motion:** Trustee Lanter, **Seconded** by Trustee Lewis. Trustee Votes – All Ayes.

17. Ordinance No. \_\_\_\_ – Approving the Triple Lakes TIF Redevelopment Plan and Project

**17.1 Staff Explanation – Dan Thomas**

- Implements **Tax Increment Financing (TIF)** under the Illinois TIF Act.
- Outlines procedural steps taken by the Village to comply with statutory requirements.
- Includes:
  - Full TIF plan
  - Legal description
  - Conceptual site plan

**17.2 Committee Action**

- **Motion:** Trustee Lanter, **Seconded** by Trustee Lewis. Trustee Votes – All Ayes.

18. Ordinance No. \_\_\_\_ – Designating the Triple Lakes TIF District

**18.1 Staff Explanation – Dan Thomas**

- Formally accepts the **TIF boundary** as shown in Exhibit A.

**18.2 Committee Action**

- **Motion:** Trustee Lanter, **Seconded** Trustee Lewis. Trustee Votes – All Ayes.

19. Ordinance No. \_\_\_\_ – Adopting Tax Increment Financing for the Triple Lakes TIF

**19.1 Staff Explanation – Dan Thomas**

- This is the **third procedural step** in the TIF adoption sequence.
- Formally adopts TIF for the district.
- Dates will be added to reflect adoption of the preceding ordinances.

**19.2 Committee Action**

- **Motion:** Trustee Lanter, **Seconded** by Trustee Lewis. Trustee Votes – All Ayes.

20. Ordinance No. \_\_\_\_ – Establishing the Triple Lakes Business District and Approving the Business District Plan

**20.1 Staff Explanation – Dan Thomas**

- Establishes the **Triple Lakes Business District**.
- Approves the **Business District Plan**, included as an exhibit.
- No additional explanation required beyond the ordinance title.

**20.2 Committee Action**

- **Motion** Trustee Lanter, **Seconded** by Trustee Lewis. Trustee Votes – All Ayes.

21. Ordinance No. \_\_\_\_ – Establishing and Imposing Business District Taxes for the Triple Lakes Business District

**21.1 Staff Explanation – Dan Thomas**

- Imposes the following taxes within the Business District:
  - Retailers' Occupation Tax

- Service Occupation Tax
- Hotel Operators' Occupation Tax (may not apply if no hotel use exists)
- Specifies:
  - Required notice to the Illinois Department of Revenue
  - Deposit procedures for district funds
  - Administrative authority
  - Conditions for district termination and final tax distribution

### 21.2 Committee Action

- **Motion:** Trustee Lanter, **Seconded** Trustee Thouvenot. Trustee Votes – All Ayes.

## 22. Ordinance No. \_\_\_\_ – Amending Sections 154.018 and 154.059 Regarding Parking and Storage of Vehicles, RVs, and Commercial Vehicles

### 22.1 Staff Introduction – Dan Thomas

Thomas opened with humor:

“Our favorite topic. Everyone’s favorite topic.”

### 22.2 Background

- The ordinance updates language regulating:
  - Vehicles
  - Recreational vehicles (RVs)
  - Commercial vehicles
  - Utility trailers
  - Vehicle coverings
- The prior version was unanimously passed on **June 16, 2025**.
- The Board requested revisions to avoid imposing **financial burdens** on residents who historically stored RVs and trailers in driveways.

### 22.3 Key Changes – RV Regulations

- RVs may now be parked in **driveways**, considered part of the front yard.
- Allowed surfaces include:
  - Concrete
  - Asphalt
  - Pavers
  - Gravel
  - Crushed stone
  - Compacted mulch
- Requirements:
  - Surface must contain the **drip line** of the vehicle
  - Area must remain **free of vegetation**
  - RV must be **properly registered and licensed**
- Prior code required RVs to be stored only on **improved surfaces** (concrete/asphalt) in **side or rear yards**.

### 22.4 Vehicle Parking and Storage Changes

- Clarifies prohibition of **parking in grass** within any front yard.
- Adds language addressing properties used as **perpetual vehicle storage lots**.
- Thomas emphasized the need to prevent the Village’s main corridors from developing a **junkyard appearance**.

## 23. Continued Discussion – Ordinance Amending Vehicle, RV, and Trailer Parking Regulations

### 23.1 Staff Conclusion – Dan Thomas

Thomas concluded his presentation by noting:

- The new language for **utility trailers** mirrors the updated language for **recreational vehicles**, including permitted locations and surface types.
- He welcomed final feedback and emphasized the need for a **decision** so staff can resume consistent enforcement.

## 24. Trustee Questions and Clarifications

### 24.1 Maximum of Three Vehicles – Trustee Lewis

**Question:** Does the “maximum of three vehicles” include all vehicle types, including commercial vehicles?

**Thomas' Clarification:**

- "Vehicle" is a **defined term** in the code and refers to **traditional daily-use vehicles**.
- It does **not** include separately defined vehicle types (e.g., RVs, commercial vehicles).
- The limit of three may be **increased** if more than three **licensed drivers** reside in the home.

**24.2 Driveway Size Concerns – Trustee Lewis**

Lewis noted that:

- A three-vehicle limit may be reasonable for small driveways.
- Larger driveways could reasonably accommodate more vehicles.
- He cautioned against being overly restrictive.

**Thomas' Response:**

- A 50-foot driveway filled entirely with vehicles is **not the aesthetic** the Village wants to promote.

**25. Commercial Vehicle Enforcement**

**25.1 Trustee Thouvenot's Question**

He asked whether **heavy-duty tow vehicles** would be allowed.

**25.2 Thomas' Explanation**

- Such vehicles are **not allowed** under the ordinance.
- Enforcement process:
  - Notice of violation
  - Citation
  - Court process
- A current case is pending; the vehicle remains until the court process concludes.

**25.3 Mayor's Comment**

- Noted that all code enforcement is subject to the **speed of the court system**.

**25.4 Thomas on Enforcement Success**

- Compliance has **significantly improved** since the Village began consistently following the enforcement process.
- Many violations have been corrected after letters and court action.

**26. Trustee Feedback**

**26.1 Trustee Thouvenot**

- Thanked Thomas for his work.
- Expressed support for the ordinance changes.

**26.2 Visitor Parking Clarification – Trustee Lewis**

- Emphasized that the ordinance **does not restrict visitor parking**.
- Wanted the public to clearly understand this.

**Thomas added:**

- Staff uses **reasonable judgment**.
- If a letter is sent in error, residents can contact staff to resolve it.

**27. Trustee Lanter's Opposition**

**27.1 Position Against Revisions**

Lanter stated he does **not support rolling back** prior ordinance standards.

**27.2 Examples of Improvement**

He cited:

- A street previously containing **four campers** now has only one.
- Residents can now park in their driveways, reducing street congestion.
- Neighborhoods look **substantially better** after enforcement.

**27.3 Resident Feedback**

- A previously vocal resident later thanked him, having found affordable off-site RV storage.

**27.4 Concern About Surface Types**

- Strongly opposed allowing RVs or campers to be parked on **mulch or similar surfaces**.
- Believes most residents would not want to live next to such conditions.

**28. Trustee Thouvenot's Defense of Changes**

**28.1 Practical Considerations**

- Compact gravel or stone can be **as functional as asphalt** while allowing water infiltration.

- The intent is not to allow vehicles to sink into the ground.

### 28.2 Thomas' Confirmation

- Added language requiring:
  - **Compaction**
  - **No vegetation**
  - Surface must contain the **entire vehicle footprint**

### 28.3 Common Sense Approach

- Trustees should aim for **neighborly cooperation**.
- However, major corridors like Highway 159 must not resemble a **junkyard**.

### 29. Additional Clarification – New Language

#### 29.1 Trustee Thouvenot's Question

Asked whether the previous ordinance addressed junkyard-like conditions.

#### 29.2 Thomas' Response

- The new language addressing **perpetual vehicle storage is new**.
- It was not included in the June 16 ordinance.
- Added now because the issue has become more visible.

### 30. Call for Action

#### 30.1 Trustee Lewis

- Urged the committee to **stop discussing and move forward** with a decision.
- **Motion** by Trustee Thouvenot, **Seconded** by Trustee Jablonski. Trustee Votes – All Ayes.

### PUBLIC SAFETY COMMITTEE

Chair: Trustee McGuire; Vice-Chair: Trustee Pochek  
Thouvenot

Members: Trustees Lanter, McGuire, Jablonski,

Nothing Requested At Agenda Time

### PUBLIC WORKS COMMITTEE – 8:06 – 8:09

Chair: Trustee McGuire; Vice-Chair: Trustee Lanter  
Thouvenot

Members: Trustees Pochek, Lewis V., Jablonski,

1. Res. No. \_\_\_\_\_ A Resolution Accepting The Price Quotation Of \$24,300.00 From Equipment Service Co. Inc., 4415 Douglas Rd., Millstadt, IL 62260, For The Purchase And Installation Of A New Warren WXL-10 Dump Body For The Public Works Department's 2015 Peterbilt PB337 Dump Truck\*

### Public Works Committee

The Mayor announced: "Public works. Mr, McGuire is out of town. Mister Lanter, will you take that, please?"

Public Works committee opened at 8:07 PM with Trustee Lanter chairing.

Res. No. \_\_ A Resolution Accepting The Price Quotation Of \$24,300.00 From Equipment Service Co. Inc., 4415 Douglas Rd., Millstadt, IL 62260, For The Purchase And Installation Of A New Warren WXL-10 Dump Body For The Public Works Department's 2015 P

Rick Tucker explained the need: "We have 1 of our dump trucks that the cabin chassis of this dump truck is still in really good shape. It's a 2015 truck, but the bed has not fared so well. It's very rusty, some key parts of it are ready to break. I think that I'm not sure what the cause of the premature failure is, but we do use that for a plow truck and salt and whatnot."

He detailed the budget: "But we did have had this failing for a while. We did put in the budget for this year a new bed for that truck. So that's what at 40, you think? We put 40 in the budget for it, but this quote here came in at 24 3. So, I'd like to move forward with that. We did go for 3 quotes. The third was unresponsive. They're just way too busy and they won't even answer their phone."

Ben Schloesser added important context: "And the vendor that we've chosen is actually doing work for the third company that we called. So, I do also want to draw the board's attention. If you'll find in the

resolution, the third whereas of the 2 quotes we did receive, we are not going with the lowest quote. We are going with a quote is a 35-dollar difference on a 24,265 dollars quote."

He explained the reasoning: "The reason we are not selecting the low quote is because of the distance. Honestly, that increment of 35 dollars we would probably lose on gas for retrieval, number 1. Secondly, the timeline for delivery of the product would be significantly longer if we went with the low quote. So, I just want to make sure the board is aware of that."

Motion by Trustee Thouvenot to forward the resolution to the board, seconded by Trustee Jablonski. Trustee Votes – All Ayes.

Motion by Trustee Lanter to adjourn Public Works committee, seconded by Trustee Jablonski. Trustee Votes – All Ayes. Committee closed at 8:09 PM.

**CULTURAL COMMITTEE**

Chair: Trustee Lewis V.; Vice-Chair: Trustee Pocek                      Members: Trustees Lanter, McGuire, Jablonski, Thouvenot

**Nothing Requested At Agenda Time**

**SWANSEA REPORT COMMITTEE**

Chair: Trustee Jablonski; Vice-Chair: Trustee Pocek                      Members: Trustees Lewis V, McGuire, Lanter, Thouvenot

**Nothing Requested At Agenda Time**

**NOTE:** Kristina Essenpreis left at 7:49 pm