

**SWANSEA PUBLIC HEARING  
PLANNING & ZONING BOARD MINUTES  
May 9<sup>th</sup> 2017**

**CALL TO ORDER**

Planning & Zoning Board members gathered for a special meeting at the Swansea Government Center, 1444 Boul Ave., Swansea, IL. Chairman Von Alst called the meeting to order at 6:00 p.m.

Roll call was taken and answered by the following:

Dan Von Alst,	Chairman	Present
Doris Rebenstorff	Present	
Matt Koesterer	Present	
Gene Kish	Present	
Justin Chapman	Present	
Rob Anderson	Absent	

Others Present:

Randy Tedesco, Bldg. & Zoning Director, Stephen Pulley, Village Trustee  
Todd Streiler, James Nations, J. David Dodson, Aaron Burnett

**APPROVAL OF MINUTES**

A motion was made to approve minutes from April 11<sup>th</sup>, 2017 with no corrections. First by Mrs. Rebenstorff, seconded by Mr. Kish.

**NEW BUSINESS- Right of Way Dedication Metro Way/Final Plat Metro Landing-**

Mr. Tedesco explained to the members that in each member's packet he attached the information of the correct sections in the Municipal code for tonight's meeting. Making sure those members reviewed the plans and the appropriate section of the Code for the 2 items that need to be reviewed with the finding of facts that need to be sent to the Board of Trustees.

James Nation Chairman of SWIDA wanted to start the presentation and explain how the Southwestern Illinois Development Authority (SWIDA) became involved with this project, and how that currently they have over 30 million dollars vested in local projects with in the area. He is a Swansea resident and how he feels close to this project. They rely on the Illinois housing authority financing tax revenue and bonds to assist most of the projects. 2 parts to getting this site ready for the project, first is to carve out the parcel of land from bi-state development so the development can sit on a standalone parcel of land, second we need approval from the Village of Swansea to construct and develop the parcel which current ordinances require us to do.

Aaron Burnett explain his company Bywater Development Group, they are active in any kind of residential development that large community for revitalization strategy. Most of the work that his company does is with either a local municipality, or a non for profit organization. This current plan is for a 62 unit apartment building that is designed for active seniors given its location. Designed to be affordable for modern income seniors, local demographics support this site and development. These one and two bedroom apartments will be designed to be attainable for a long period of time focused a great deal on both interior and exterior to ammoniates that contribute to resident's quality of life, common meeting areas and also planned activities that will take place within the structure. The site plan was created and designed as an anchor for the site in and around the metro link station, the feeling is that more development can happen around this site and the elevations and its arrangement of the structure was designed to not necessarily have a back side or back door and to create a positive elevation to spur other development around it. Site takes advantage of the major infrastructure that has already been made by bi-state and the metro station; they have been very helpful in this design.

Chairman Von Alst asked about what kind of security measures will be used, Mr. Burnett stated with a building like this and this type of design and what most residents like to have are secure access points, so this will have a combination of 2 things, secured access entry ways that will be either through a key pad or swipe card, and then also a camera system, including a staff security person that will be monitoring the site. The cameras will also help with the security of the entire area around it including the parking lot to the south and the platform for the rail access. The residents that will reside here will be very active and the foot traffic around this area will also be added eyes for security. Mr. Tedesco asked if any type of occupancy monitoring will be used to make sure approved residents do not over crowd the dwelling and has people staying or living with them that are unauthorized. Mr. Dodson explained that the lease will be very specific on visitors and family members in town or for visits and they will limit the length they can stay. Mr. Kish asked what the qualification to become a resident is. Mr. Nations stated that each tenant will be required to fill out an application and will be interviewed to qualify for the development.

Mr. Nations explains this entire development will become taxable property and will be assed, so the local municipality and schools will benefit from the development over the years; this project only qualifies for the grants based on the entire project being taxable. Parking will be split between the bi-state parking area and the 32 spaces that will be provided on new created parcel, Doris Rebenstorff asked about the senior van possibly adding a day to accommodate this new development but it will be based on the use of the program with the residents.

Mr. Tedesco explains the setback and the requirements in a PB District, the site plans states the new structure will be different on each corner of the building and as long as this board is comfortable with the site plan then the setbacks shall remain as presented.

Mr. Streiler addresses the committee on how this development relates to the Comprehensive Master Plan. He explains that the future land use map being created at this time does dictate this type of use would be in line with what is being discussed currently. He agrees with Mr. Burnett's statement at the beginning of the presentation of having more eyes and ears near an area will make the development have more eye and ears near the metro link, and these new residents will be more aggressive to keep an eye out for things. It is a catalyst that can create some energy to other possible uses that fit in a transit oriented development for possible growth in this general area.

Chairman Von Alst asked if any member had any further questions, if not then he will entertain motions.

Mrs. Rebenstorff made a motion to approve Right of Way Dedication plat as submitted with no stipulation. Seconded by Justin Chapman, a roll call vote was taken and all members are in favor, zero objections.

Mrs. Rebenstorff made a motion to approve the Final plat for Metro Landing as submitted with no stipulations. Seconded by Gene Kish, a roll call vote was taken and all members are in favor, zero objections.

Mrs. Rebenstorff made a motion to approve the Special Procedures in a PB district, and the narrative submission. Seconded by Dan Von Alst, a roll call vote was taken and all members are in favor, zero objections.

## **DISCUSSION ITEM- COMPREHENSIVE MASTER PLAN**

Review of CMP was discussed and changes to the Map were items of interest. Discussion for more restrictive rules on submitted plans in a PB district that are used for residential homes and are being used for new commercial businesses, little or no remodeling is taking place.

**OLD BUSINESS-**

**Adjournment** -With no further business needed to be discussed before the board, a motion was made to adjourn the meeting at 8:21 p.m. by Mrs. Rebenstorff, seconded by Mr. Chapman.

Minutes recorded by:  
Matt Koesterer  
P&Z Board Member

**FINAL**