

**MINUTES**  
**SWANSEA PLANNING & ZONING BOARD**  
**March 20, 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 Rob Anderson, serving as Acting Chairman.

Roll call was taken and answered by the following:

|                               |         |
|-------------------------------|---------|
| Dan Von Alst, Chairman        | Excused |
| Rob Anderson, Acting Chairman | 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. Dulski to approve the minutes from February 13<sup>th</sup>, 2018. All members present voted in favor on voice vote.

A motion was made by Mr. Dulski to move the new business items to before the old business items on the agenda, seconded by Mrs. Rebenstorff. All members present voted in favor on voice vote.

**NEW BUSINESS- Planned Business Submittal – Paula K Tubbs.**

Mr. Alley informed the board that the text amendment to the permitted uses in Planned Business District to include Cosmetic Tattooing was approved and a definition of cosmetic tattooing was also approved. He reviewed the definition with the board. Ms. Tubbs gave the board an overview of her cosmetic tattooing business and stated that her business would be operating at 3 Executive Woods Court. She stated that she would be renting a room in an existing office building and would not be making modification to the building. She added that she would be the sole employee at first and that she may potentially add a second employee next year. She informed the board that she would be obtaining all of the required licensing through the State of Illinois. Mr. Anderson inquired about parking and Mr. Alley stated that the parking is sufficient for the proposed use. Mr. Anderson inquired about signage and Ms. Tubbs stated that there is a blank on the existing sign from the previous tenant that she would use.

Mr. Anderson 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. Koesterer made a motion to approve the Planned Business Submittal for Paula K Tubbs. Ms. Rebenstorff seconded the motion.

Roll Call Vote

|                        |         |
|------------------------|---------|
| Dan Von Alst, Chairman | Absent  |
| Rob Anderson           | Present |

|                   |      |
|-------------------|------|
| Gene Kish         | Yeah |
| Doris Rebenstorff | Yeah |
| Brian Dulski      | Yeah |
| Justin Champan    | Yeah |
| Matt Koesterer    | Yeah |

Mr. Alley explained to the applicant 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 Esquire Orthopedic Rehabilitation & Sports Medicine of Illinois.**

Mr. Alley stated that Esquire Sports Medicine is proposing a chiropractic/physiotherapy business in an existing office building at 11 Executive Woods Ct.

Mr. Dan Brunkhorst, the owner of Esquire Sports Medicine gave the board a brief overview of his planned business submittal. He stated that the company purchased the building and they are not making any modifications to the building or parking, with the exception of possibly replacing the existing sign in kind, and cleaning up the landscaping. He informed the board that Esquire Sports Medicine provides chiropractic services and will have an orthopedic surgeon on site twice a month.

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

Mr. Koesterer made a motion to recommend approval of the planned business submittal. The motion was seconded by Ms. Rebenstorff.

**Roll Call Vote**

|                        |         |
|------------------------|---------|
| Dan Von Alst, Chairman | Absent  |
| Rob Anderson           | Present |
| 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 Musick Dermatology**

Mr. Alley gave a brief background of proposed development. He stated that Musick Dermatology is an existing business in Swansea and they are proposing a new 10,000 sq. ft. office building in Benchmark Center on a currently vacant lot. Mr. Bill Reichert greeted the board and informed them that the current office for Musick Dermatology is about 5,000 sq. ft. and the business has out grown the building. Mr. Alley brought to the attention of the board that the applicant is requesting 9 ft. parking spaces instead of the standard 10 ft. parking spaces. Mr. Dulski inquired as to if there would be a written agreement with the adjacent neighbor regarding shared parking, and Mr. Reichert confirmed that they would have a written agreement. Mr. Dulski also asked why the business would need 9 ft. parking spaces if they had a large lot adjacent to the property for overflow parking. Mr. Reichert stated that this was due to the anticipated patient load. Mr. Koesterer asked for confirmation that Musick Dermatology is anticipating they will need the 50 parking spots on the property as well as overflow parking on the adjacent parcel and Mr. Reichert confirmed. Mr. Dulski asked if a decision had been made between bituminous or concrete pavement. Mr. Reichert stated that they are in the process of bidding that item out and that a decision has not been made yet, but that they preferred pavement would be concrete. Mr. Dulski stated that he had concerns about not having reinforced thicker concrete along the entire ingress/egress area leading to the dumpster area. Mr. Reichert states that the thicker concrete is only needed in the area where the truck would be

manipulating the dumpster. Ms. Marsha Maller stated that the design does call for a thicker bituminous pavement which would support a large truck.

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

Ms. Rebenstorff made a motion to approve the planned business submittal. The motion was seconded by Mr. Koesterer.

Roll Call Vote

|                        |         |
|------------------------|---------|
| Dan Von Alst, Chairman | Absent  |
| Rob Anderson           | Present |
| 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 FKG Oil**

Mr. Alley gave a brief background of proposed development. He stated that FKG Oil intends to expand their current Motomart at 1324 North Illinois Street. The expansion would be used for a gaming room as well as increased storage. Mr. Alley informed the board that the Village has established an administrative rule that requires one parking space per gaming machine in addition to the required parking spaces for a convenience store. Mr. Andy Wall stated that the proposal is to build a 20 ft. by 35 ft. addition on the south side of existing building. Mr. Wall stated that the expansion would be used for gaming and storage, and that the additional storage would replace the aging shed on the property. He indicated that the plan provides 16 standard parking spaces and 1 accessible parking space, which exceeds the Village requirements. He informed the board that on additional pervious areas will be created and that all of the roof top drainage will be guttered underground into the existing system. Additionally the plan moves the electrical utilities from overhead to underground.

Mr. Koesterer asked if there are any other changes or other additional uses and Mr. Wall stated that there are not.

Mr. Dulski inquired about the lack of windows in the new portion of the building, and Mr. Wall stated that it is recommended to not have windows in an area used for gaming.

Ms. Rebenstorff asked if the current building has sufficient restrooms and Mr. Alley stated that the current number of restrooms meets the code.

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

Ms. Rebenstorff made a motion to approve the planned business submittal. The motion was seconded by Mr. Koesterer.

Roll Call Vote

|                        |         |
|------------------------|---------|
| Dan Von Alst, Chairman | Absent  |
| Rob Anderson           | Present |
| 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- Text Amendment – MP Ice LLC**

Mr. Alley stated that the current Swansea Village code of ordinances does not list retail ice and water vending as an approved use, and a company is interesting in providing that service within Village limits. He informed the board that prior to being able to submit a planned business proposal a use has to be listed in the code.

Mr. Mark Flota of MP Ice LLC gave the board a brief history of the retail ice and water vending business and explained to the board what retail ice and water vending entails. He stated that in addition to providing a valuable service to the community retail ice and water equipment can be used during periods when a boil order is in effect.

Mr. Rebenstorff asked if the equipment requires permanent water service connection and Mr. Flota confirmed that the equipment does have a permanent water service connection. He added that the excess water would be drained to the storm sewer system.

A discussion regarding location was held and Mr. Alley informed the board that potentially a retail ice and water vending business could be in any area zoned Planned Business; however any business would have to submit a planned business proposal.

Mr. Koesterer asked for clarification as to whether the use was listed in the code at all, and Mr. Alley stated that is was not listed in the code at any point. He added that the code contains language that any unlisted use is prohibited.

Mr. Dulski inquired about typical location of retail ice and water equipment and the customer base. Mr. Flota stated that the equipment is usually installed in a parking lot or an outlot. He added that their customer base varies, but includes construction contractors, individuals going on trips, individuals going camping.

Ms. Rebenstorff asked about equipment service response and Mr. Flota stated that he personally services the equipment and can refund an individual's money remotely.

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

Ms. Dulski made a motion to approve the text amendment. The motion was seconded by Mr. Koesterer.

**Roll Call Vote**

|                        |         |
|------------------------|---------|
| Dan Von Alst, Chairman | Absent  |
| Rob Anderson           | Present |
| 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- Zoning Amendment – Tamar Development II Schanter LLC**

Mr. Alley gave an overview of the request, stating that the subject parcel is adjacent to the an existing residential development on Canopy Crest and the rezoning would provide additional residential lots while condensing the area zoned as Planned Business to a single corner lot.

Ms. Marsha Maller stated that the current 4 acres Planned Business exceeds the market needs, while the additional 8 residential lots meet the current market needs. There would remain 1.5 acres for commercial development for a bank or daycare type business. Ms. Maller added that there are additional section to the Sullivan Farms subdivision to be developed, however those areas are already platted and properly zones.

Mr. Alley informed the board that Fulford Homes has a current pace of three new homes per month. Ms. Maller stated that the rate of construction may increase within the next year. Ms. Maller stated that after the zoning approval they would move forward with all other required permits.

Mr. Koesterer inquired about the feasibility of the remaining 1.5 acre lot, and Ms. Maller stated that lots of these types are desirable.

Mr. Anderson asked why the rezoning was required since single family residences are allowed in Planned Business, and Mr. Alley stated that because of the restrictive nature of adherence to a planned business submittal technically each change to a dwelling, such as a swimming pool or a fence would require a new submittal.

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

Mr. Koesterer made a motion to approve the zoning amendment. The motion was seconded by Ms. Rebenstorff.

**Roll Call Vote**

|                        |         |
|------------------------|---------|
| Dan Von Alst, Chairman | Absent  |
| Rob Anderson           | Present |
| 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.

**OLD BUSINESS- Swansea Future Land Use Map**

Mr. Alley presented the Board with the new map based upon the recommended changed. The Board had general discussion about the map and the purpose of a Future Land Use Map. The Board indicated that the desired to take no action on the newly proposed map.

Ms. Rebenstorff made a motion to take no action on the newly proposed map. The motion was seconded by Mr. Koesterer.

**Roll Call Vote**

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

**OLD BUSINESS- Text Amendment – Sign Illumination**

Mr. Alley stated that he incorporated all of the comments from the Planning and Zoning Board relating to dynamic display signs. Mr. Dulski asked for clarification between sections C (2) and section C (3) (b). Mr. Alley stated that section C (2) limits the maximum dynamic display area on all signs and section C (3) (b) further limits the dynamic display area for signs within 200 feet of a residence. General discussion was held going over the code changes.

Mr. Koesterer made a motion to take no action on the newly proposed map. The motion was seconded by Ms. Rebenstorff.

#### Roll Call Vote

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

#### Adjournment

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

The meeting was adjourned at 6:49 p.m.

Minutes recorded by:

Dallas Alley  
Building and Zoning Director

**FINAL**