

Swansea Planning & Zoning Minutes
June 10th 2014

CALL TO ORDER

Planning & Zoning Board members gathered for the regular monthly meeting at the Swansea Government Center, 1400 N. Illinois St., Swansea Il. Chairman Phillips called the meeting to order at 6:00 P.M.

Roll call was taken and answered by the following:

Bill Phillips, Chairman	Present
Rob Anderson	Present
Doris Rebenstorff	Present
Dr. Dirk Massie	Absent
Dan Haider	Present
Dan Von Alst	Present
Justin Chapman	Present

Others Present:

Mike Anderson

Mike Buehlhorn

Lisa Powers, Village Administrator

Randy Tedesco, Deputy Code Adm.

APPROVAL OF MINUTES

The Board reviewed the minutes of the Planning and Zoning Board's previous meeting held January 14, 2014 at the Swansea Government Center. A motion was to dispense with the reading of the minutes and approve as submitted, First by Mrs. Rebenstorff, second by Chairman Phillips, a roll call vote was taken with all in favor.

NEW BUSINESS

Review- Proposed New Construction at 1421 North Illinois.

Chairman Phillips asked if a Representative was present for Classic Auto Body.

Mike Buehlhorn addressed the board and was speaking on the behalf of the owner Mike Anderson. Mr. Buehlhorn explained the need to expand the business, the loss of the 2 storage shed buildings and that revenue is risky for the owner but Mr. Anderson feels it is what is best for everyone. The new facility will beautify a major corridor within the Village of Swansea; Classic Auto Body has been located here for 26 years. Mr. Buehlhorn shows the members 5 different large pictures of the elevations and aerials of the building currently, and where the new building will be built.

Committee member Mr. Anderson asks Mr. Tedesco about modifications and addendums that might possibly come up. Mr. Tedesco stated that if the changes are not major or significant then they will not need to resubmit the addendums to this full board for review.

Chairman Phillips asks if the entire project would be resurfaced and if the traffic in the area will be affected. Mr. Buehlhorn stated for now it will be just the area of the new building and the exit out of business onto 159, he then stated the traffic will not be affected along 159 any differently than how it is today.

Mrs. Rebenstorff asked if the new building will be connected into the gravity flow sewer line, or if the septic tank that is currently being used is big enough to handle any new plumbing fixtures. Mr. Buehlhorn explained the distance to a sewer line and the new building will use the current septic system. Mr. Tedesco stated the IEPA would have the final say if connection to the sewer line is required or if septic system will suffice.

Mr. Haider had concerns of the slope and water drainage at retaining wall, Mr. Buehlhorn stated any and all storm water issues will be addressed when engineering work is ordered. Right now we are just trying to get approved; we haven't spent too much on the engineering side. Once approved those items will be addressed and we will meet all code requirements that is enforced by village staff.

Chairman Phillips asked if signage will be a problem or change in anyway. Mr. Anderson stated at this time no changes will be made, we still are seeking approval on the building side first, if approved then they can get into more details on signage.

A motion was made to approve the new building and construction. First by Mr. Von Alst, second by Mr. Haider. A roll call was taken; all votes in favor, Mr. Anderson abstained.

Old Business

Mrs. Rebenstorff asked about the Burger King and how that was going.

Mr. Tedesco stated we have a new contact and they stated that they would be moving forward soon with a final plat. Most of the hold up was due to the Rosewood Road and the Rosewood Care Center objections.

ADJOURNMENT- there being no further business to bring before the Board, a motion was made to adjourn the meeting at 6:32 P.M. First by Mr. Anderson, second by Mrs. Rebenstorff. A roll call vote was taken, with all votes in favor.

Respectfully submitted,

Randy Tedesco
Deputy Code Admn.

FINAL