

SWANSEA PLANNING & ZONING BOARD MINUTES
January 14, 2014

CALL TO ORDER

Planning & Zoning Board members gathered for the regularly scheduled monthly meeting at the Swansea Government Center, 1400 N. Illinois St., Swansea, IL. Chairman Phillips called the meeting to order at 6:03 p.m.

Roll call was taken and answered by the following:

Bill Phillips, Chairman	Present
Doris Rebenstorff	Present
Terry Barnes	Present
Christopher Knee	Present
David Cates	Absent
Dan Von Alst	Absent
Dr. Dirk Massie	Absent

Others Present:

Randy Tedesco, Deputy Code Administrator	Missy Roth, Admin. Assistant
Scott Josephson, Millennium 3, LLC	Ken Mueller, Mayor
Matt Lanter, Trustee	

APPROVAL OF MINUTES

The board reviewed the minutes of the Planning & Zoning Board's previous meeting held December 10, 2013 at the Swansea Government Center.

A motion was made to dispense with the reading of the minutes and to approve the minutes as submitted. First by Mr. Knee, second by Mr. Barnes. All members voted in favor.

NEW BUSINESS

Review – Design Guideline Review: Burger King, 2801 N. Illinois St.

Chairman Phillips asked if the applicant wanted to address the Board. The applicant, Mr. Josephson of Millennium 3, introduced himself. Mr. Josephson stated that he is engaged with Burger King to build a new Burger King on Rural King's parking lot. He stated Burger King will be buying a piece of Rural King's parking lot and subdividing that lot.

He stated Burger King is excited about this project and is hoping to open this location the beginning of the second quarter. He asked if anyone had any questions for him.

Mr. Knee stated they were presented with a couple of typical photos, but he didn't see a landscaping plan. He stated he would like to see where the curbing will be raised. Mr. Tedesco stated the Board is reviewing this plan tonight as an exterior design review. He stated it is not in the PB – Planned Business district, so they are not doing that detailed of a review. Mr. Knee asked who would be doing that review, Mr. Tedesco stated he would. He would review those items during the regular review process.

Mr. Knee asked if the one area on the site plan was depicting where the dumpster will go. Mr. Josephson stated yes, that is how it is drawn at this time. Mr. Josephson stated this is a preliminary design and there will have to

be some modifications to the site plan. Mr. Knee asked if the drive thru was buffered with curbing or open. Mr. Phillips stated in the rendering it shows it being a step up.

Mr. Knee asked about landscaping again, he asked if there would be landscaping in the parking lot islands. Mr. Josephson stated he cannot answer that question specifically. He stated it looks like one of the typical Burger King designs and it is typical for Burger King to have their dumpsters enclosed. He stated his submittals were based on what Randy stated was required for this review. Mr. Knee commented that this is not usually what they see. Mr. Tedesco stated again, that this Board is not doing a typical PB – Planned Business review, they are doing a design guideline review, a responsibility that was passed to the Planning and Zoning Committee when the Architectural and Signage Review Board dissolved. Mr. Tedesco stated he will be doing the complete review.

Mr. Josephson stated that he will gladly take notes and take all their concerns into consideration. He stated unless there is some reason why they can't, Burger King always wants to accommodate the community they are going into.

Mr. Barnes stated he would like to suggest some low laying vegetation running the entire length, south to north, on the eastside of the property. Mr. Josephson stated they have parking spaces running up to their property line on the east side, east of that, they will not own the property.

Mrs. Rebenstorff asked if they will be taking out the divider on Rosewood Village Drive. Mr. Tedesco stated they don't own the property. He stated the roadway is owned by the developments. She said if they don't, then they won't have an exit there.

Members held sidebar conversations on the different options for Burger King to enter and exit their property. Mr. Josephson stated that they still have the survey that has to be done. He said sometimes these designs are just them placing the proposed area on a google map and designing from there what the best design for that location would be. He said often those designs have to change to accommodate the actual location.

He said he will have to ask Rural King if they have an access agreement. He stated based on what he has witnessed with Rural King, if this gets too complicated they will back out of the deal. He said Rural King has requested that Burger King have the plat drawn up and their only responsibility in that process will be to sign off on the plat. He stated after seeing the location and then reviewing this design it is obvious that the drive thru won't work the way it is proposed.

Members asked again if Burger King would buffer their lot from Rural King's. Mr. Josephson stated they have in the past, they design it to best accommodate the lot. Mr. Tedesco stated the Chick-fil-A in Fairview Hts., is in a Lowe's parking lot, but they have their lot elevated, separating it from the main parking lot.

Chairman Phillips wanted to confirm that these changes will not require Rural King to meet the new parking lot green space requirements that are now in place. He understands that Burger King will, but he wanted to confirm that Rural King will not. Mr. Tedesco stated no. Rural King is not making changes to their parking lot, so they will not have to. Chairman Phillips stated they want to develop new businesses, but they want to protect the old businesses, as well.

Chairman Phillips asked Mr. Tedesco what was wanted from this Board. He stated a recommendation to the full Board on their design guideline review.

A motion was made to recommend approval of the Burger King design, with the consideration that the typical reviews of landscaping, parking, and drainage still apply and will be done during future reviews. First by Mr. Knee, second by Mrs. Rebenstorff. A roll call vote was taken with all members in favor.

Mr. Josephson was advised that this recommendation will be forwarded to the full Board of Trustees for final approval on Tuesday, January 21st at 6:00 p.m. It was recommended that Mr. Josephson be present in the event the Board has any questions.

OLD BUSINESS

Discuss – Comprehensive Master Plan update. Chairman Phillips asked the members if anyone had anything in reference to this that they wanted to discuss tonight, or did they want to wait until more members were present to talk about it. Members agreed to wait. First by Mr. Barnes, second by Mrs. Rebenstorff.

DISCUSSION ITEMS & PUBLIC COMMENT

Mr. Knee asked how the annexation recommendation went from last month. Chairman Phillips stated the Board accepted the Planning and Zoning Board's recommendation but the Board is still discussing the annexation. The annexation has not been approved or denied.

Mr. Barnes stated he sent out a memo the day after the meeting after having some afterthought. He said he failed to realize at the time of the meeting that if they approved the annexation zoned as submitted, the owners could sell the property the next day and the new developer may not have the same intentions as this developer. He said they have a verbal commitment, but no guarantees, nothing in writing.

Mr. Knee stated the way he understood it, they voted to approve the MF – Multi-Family as submitted and the HB – Highway Business, be changed to PB – Planned Business. Mr. Barnes said he wished he would have recommended all the property to be zoned PB – Planned Business, which would have guaranteed any future developments to come back before them for review. Mrs. Rebenstorff stated the developer had stated that he came back to Swansea because of the change in the 2006 building code.

ADJOURNMENT – There being no further business to bring before the board, a motion was made to adjourn the meeting at 6:29 p.m. First by Mrs. Rebenstorff, second by Mr. Knee. A vote was taken with all members in favor.

Respectfully submitted,

Missy Roth

FINAL