

SWANSEA PLANNING & ZONING BOARD MINUTES
December 10, 2013

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 6:05 p.m.

Roll call was taken and answered by the following:

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

Others Present:

Randy Tedesco, Deputy Code Administrator	Missy Roth, Admin. Assistant
Lisa Powers, Village Administrator	Susan Schultz, Trustee
Jennifer Deschere, Holistic Journey	Terry Thies, Builder
Dr. Kim Littlefield, Developer	Ken Mueller, Mayor

APPROVAL OF MINUTES

The board reviewed the minutes of the Planning & Zoning Board's previous meeting held October 15, 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. Von Alst, second by Mrs. Rebenstorff. All members voted in favor.

NEW BUSINESS

Application 13-148 – An application for a Special Use Permit. Said application requests that a Special Use Permit be granted to allow a massage establishment to be operated in the Parkway Plaza Center located at 216 Frank Scott Parkway East, Suite 1, Swansea. Said application has been filed by Jennifer Deschere / Holistic Journey, 216 Frank Scott Pkwy East, Suite 1, Swansea.

Chairman Phillips asked Ms. Deschere if she wanted to address the Board. Ms. Deschere stated that she runs a retail shop in Swansea that also provides different types of services. She would like to add massage therapy to her shop to compliment her other services. Customers have also requested it. Chairman Phillips asked her what other services she provides. She stated energy, meditation, and stress and pain relief techniques. She added that the massage therapy would help with stress relief.

Chairman Phillips stated that he understood there would be no alterations to the location, that the space will currently accommodate massage therapy. She stated that was correct. Mr. Tedesco stated that an additional room was added as part of her tenant finish work, and all inspections passed.

She stated she opened her business 3 months ago in the strip center on Frank Scott Parkway East. She had previously operated her business in downtown Belleville for approximately 2 ½ years. She had massage therapy at that location.

Mr. Cates asked if she had seen the Village's ordinance on massage therapy, she stated yes, she has.

A motion was made to approve the special use permit as requested. First by Mr. Cates, second by Mr. Barnes. A roll call vote was taken with all members in favor.

Ms. Deschere was advised that this recommendation will be forwarded to the full Board of Trustees for final approval on Monday, December 16th at 6:00 p.m. It was recommended that Ms. Deschere be present in the event the Board has any questions.

Review – Annexation agreement with Swansea Development Trust 7.

Chairman Phillips asked if anyone wanted to speak on this.

A gentleman, later identified as Terry Thies, stated it was 38 ½ acres at the corner of Frank Scott Parkway and Sullivan Drive. He stated that they are requesting it be zoned multi-family and HB -Highway Business. He asked if anyone had any questions.

Chairman Phillips stated what he understood was that it was going to be zoned Planned Business and Multi-Family. He asked what is going to happen and when. Mr. Thies stated the commercial development is economy driven, he said it will be determined when they find someone who wants to put something there. The multi-family will start in the spring. He stated basically they will be going in under 1 ownership. The apartments will not be sold off like the townhouses across the street. He stated it will have private streets, coming in off of Llewellyn Drive, and the development will be a private community.

Chairman Phillips asked him what kind of multi-family development they were proposing, townhouses, or row houses? Mr. Thies stated more like 2 story buildings, instead of 3 stories. There will be no more than 8 units per building. Two stories, 4 units on one side, 4 units on the other with 7 ½ foot walkways in between. Foundations will be brick, other building materials will be determined. Carports and garages will be available. Chairman Phillips asked how these compared to the units on the other side of the road. He stated those are all townhouses, individually owned. He said they sold in the \$80,000-\$90,000 market, and added he will have approximately \$90,000 in each unit, \$450,000 - \$500,000 per building.

Mr. Knee asked if they were looking at the development piece or the annexation piece. Chairman Phillips stated the annexation. Mr. Knee commented that the development will come back before them later. Chairman Phillips stated yes, but not necessarily.

Mr. Barnes asked if this property was currently in St. Clair County. It was stated yes. He said he remembers this property being in Swansea before, but was de-annexed. He asked why.

Mr. Thies stated the property was de-annexed because the Village was under the 2006 building code, but had exceptions for building multi-family, like concrete floors and walls, brick all the way up, etc. He stated the restrictions made it no longer feasible to build. He stated they de-annexed and intended to go to Fairview Hts. He stated the Village has removed those restrictions and has taken back the 2006 building code completely, and now they can come back in and meet all the 2006 codes.

Mr. Barnes asked how many units he was proposing to build. He stated right now it is laid out for a clubhouse and 15 – 8 unit buildings.

Mr. Cates asked how far back the entrance was going to be on Llewellyn Rd. Mr. Thies stated approximately 45 feet, it will be a double wide entry way. Mr. Von Alst commented that this is not a good intersection.

Chairman Phillips stated they have 2 entrances on Tract A, he stated obviously because of the grade they will not be tied together. He asked if they will be installing the roads in Tract A. Mr. Thies stated no, they don't know what the commercial development will be until they get a developer.

Chairman Phillips wanted to confirm that they will have a single entrance off of Llewellyn Rd. Mr. Thies stated yes, he has spoken with the Fire Chief and that meets code. Mr. Knee asked if Tract A & B might share an entrance. Mr. Thies stated there is a large gulley down the middle of the property that will be used for retention, etc., but he doesn't really know if sharing an entrance will be possible. Ms. Powers stated she spoke to Chief McGuire about this today and he confirmed that he is okay with one entrance. Chief McGuire stated that the Village has some high-priced subdivisions that only have one entrance.

Mr. Barnes confirmed that the zoning request is multi-family and highway business. Mr. Thies said yes. He asked what it was currently zoned in St. Clair County. Mr. Tedesco stated agricultural. Mr. Knee stated this Board could ask that it be zoned PB – Planned Business that way they would have some input on any development that would come in. Mr. Barnes stated why not request it all be zoned PB – Planned Business which would assure it comes back before them for review. It was stated the multi-family is a permitted use in PB – Planned Business.

Chairman Phillips asked why the entrances and exists in the old plan came in and out on Frank Scott Parkway. Mr. Tedesco said those were never approved by St. Clair County, so those locations could have just been where they wanted to put them. Mr. Tedesco said he gave them the old plan so they could review the concept, not compare the plans. He stated the entrance locations are not chosen by Swansea. St. Clair County designates the locations.

Mr. Cates stated he knows St. Clair County has bought enough property along Frank Scott Parkway to make it a 5 lane road, 2 lanes in each direction and 1 turn lane in the middle, but he doesn't know when they plan on starting. He is not sure what the plans are for Sullivan. Chairman Phillips stated he is concerned about Llewellyn Road and the bad condition of it. Mr. Cates agreed, he said he thought there was some talk of closing it completely.

Mr. Cates stated he is not opposed to annexing this site at all, but that they have been asked to do a certain task and if they give up their over site, then they are not doing what they are really supposed to do. Mr. Barnes agrees and that's why he is not opposed to zoning it all Planned Business. He stated this is a highly visible location and it needs to be maintained as such and not low grade apartments. Mr. Barnes stated they did several reviews on the Villas of Crystal Lake and compromises were made.

Ms. Powers asked Mr. Thies what kind of apartments he was going to build and what type of clientele they were expecting to attract. Mr. Thies stated 1 and 2 bedrooms, the rent approximately \$ 875 - \$1,000. He stated the high end of the rental market is where he's at, along with having separate garages and carports available. He stated they will be attracting older persons tired of owning a house and individuals just out of college.

Dr. Kim Littlefield stated they would be similar to the apartments down Green Mount in Shiloh. Mr. Thies said it will be all high-end with granite countertops, soundproofing, 2X6 construction, landscaping, etc. He stated they have ADA requirements that they have to abide by that set a lot of guidelines as far as what they can and cannot do.

He stated he doesn't think he will have any problems working with Randy or the Village. He stated he worked with the Mayor 25 years ago when he was a builder in Swansea. Mr. Thies told the Board what developments he has done in the area.

Chairman Phillips asked about the sewers. Mr. Thies stated the Village has already looked at it, approved it and are ready to sign the permit. Mr. Knee confirmed that the school district is not Swansea schools, Mr. Thies confirmed that.

Mr. Cates stated he was an attorney and is concerned about some wording in the agreement. He stated the wording in the agreement says the Village will be responsible for all his legal fees if any type of litigation results. Mr. Thies said that is not what that means, he stated it was standard wording in all annexation agreements.

The Board gave Mr. Thies examples of how the Village could be held accountable based on this wording. Mr. Thies said "you guys are carrying this too far." Mr. Cates stated there should be mutual benefits, they are asking to annex into the Village, why should the Village pay his fees. Dr. Littlefield stated it is common wording in an annexation agreement.

Chairman Phillips advised Mr. Thies and Dr. Littlefield that he too is an attorney. He asked if the wording in the annexation agreement was a make or break agreement. Mr. Thies stated they could always withdraw. Mrs. Rebenstorff asked if the Village's Attorneys have reviewed this. Ms. Powers stated it is going to them after this Board does their review. Members agreed that the Village Attorneys need to review this agreement and sign off on it.

Dr. Littlefield told this Board that Mr. Thies is a reputable builder.

Members held general discussion. Mr. Barnes asked if that location needed the Village's sewers, Mr. Thies stated no, and added he can go to Caseyville Township. Mr. Cates asked Mr. Thies what he would do if the Village required that property be zoned PB – Planned Business. Mr. Thies stated he prefers it to be zoned multi-family. Ms. Powers stated that it is imperative that they get this property annexed. Mr. Barnes asked why. She stated that this property opens the Village up for potential growth.

(Mayor Ken Mueller present)

Members agreed that this Board has a duty to maintain the over site of developments in the Village. There are many factors that this Board has asked questions about. These factors are the responsibility of this Board to review.

A motion was made to approve the annexation in question, pending review of the legal language as related to costs to the Village of Swansea by the Village Attorneys, and changing the designated HB-Highway Business to PB-Planned Business and approve the Multi-Family zoning as designated. First by Mr. Cates, second by Mrs. Rebenstorff. A roll call vote was taken with all members in favor.

OLD BUSINESS

Discuss – Comprehensive Master Plan update. Chairman Phillips suggests that they take a break from the Comprehensive Master Plan update for the next month.

DISCUSSION ITEMS & PUBLIC COMMENT

None

ADJOURNMENT – There being no further business to bring before the board, a motion was made to adjourn the meeting at 7:47 p.m. First by Mr. Cates, second by Mr. Barnes. A vote was taken with all members in favor.

Respectfully submitted,

Missy Roth

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