

SWANSEA PLANNING & ZONING BOARD MINUTES
November 10th, 2015

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 Haider called the meeting to order at 6:00 P.M.

Roll call was taken and answered by the following:

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

Others Present:

Randy Tedesco, Bldg. & Zoning Director
Keith Rentschler
A.P. Moore

APPROVAL OF MINUTES

The Board reviewed the minutes of the Planning & Zoning Board's previous meeting held July 14th, 2015 at the Swansea Government Center. A motion was made to dispense with the reading of the minutes and approve as submitted. First by Mrs. Rebenstorff, second by Mr. Von Alst, a roll call vote was taken with all in favor.

NEW BUSINESS

Review of Application for Planned Business, Jade's Café located at 2708 N Illinois Street – An application for a new business was received from Fork Restaurant Group. Mrs. Rebenstorff asked for an overview of the proposed business. Keith Rentschler stated the hours will be 8:00 a.m. till 12:00 p.m., customers will have to be 21 or older, and slot machines will be located in the back of the building but are the primary money maker. Keith Rentschler indicated they will still sell food, coffee, wine, beer, etc. and that they will have a 3 drink maximum. Mr. Von Alst asked how much parking space is available. Randy Tedesco, Bldg. & Zoning Director indicated that a calculation has been completed on every tenant in building and that there are 10 spots available and per the ordinance only 4 are needed. Mr. Kish asked Mr. Rentschler what is the average length the customer will spend at the establishment. Mr. Rentschler indicated 30 minutes to 2 hours is normal length of stay and any longer than this is unusual.

Randy stated in a Planned Business District amusement establishment use is an approved use in this district. Mr. Tedesco asked what the estimated date for opening is. Mr. Rentschler stated probably April 2016. Mr. Rentschler wanted to express how working with the Village has been very good compared to other municipalities he has dealt with in the

last few years. Randy, Lisa, and the Mayor really had welcomed his business idea and made this process as easy as possible; he only wishes other municipalities would have the same respect for potential businesses as the Village of Swansea. Mr. Haider stated that as a business owner you will see there are many employees within this organization that will treat you with respect.

Mrs. Rebenstorff made a motion to approve the Amusement Establishment in a Planned Business zoned district, Jade's Café, Matt Koesterer seconded the motion. Roll call vote and all were in favor zero were opposed. The application passes and the recommendation for approval will be sent to the Board of Trustees for final approval.

Old Business

Randy Tedesco, Bldg. & Zoning Director stated that there was a seminar on Planning Commissions in Collinsville and Mrs. Rebenstorff and Mr. Kish attended this seminar; Mr. Kish has sent Mr. Tedesco the slides of the seminar that was in Collinsville. Mrs. Rebenstorff stated we need a Comprehensive Master Plan based on what was discussed at the seminar and that the Village of Swansea to his knowledge has not started this to date. Mr. Haider indicated that a Comprehensive Master Plan Bid from several different companies has been completed and this process will start in the very near future.

General Discussion

Mrs. Rebenstorff stated per Lisa Madigan's office, everyone on the Planning & Zoning board has to complete the open meetings training and will have 30 days after it is brought to the board (next month). Information was distributed to the other members present on how to complete the class.

Adjournment

With no further business needed to discuss before the board, a motion was made to adjourn the meeting by Mrs. Rebenstorff, seconded by Mr. Von Alst, roll call vote was taken with all members in favor.

Minutes recorded by:

Matt Koesterer
P&Z Board Member

FINAL