

CITY OF BELLEVILLE, ILLINOIS
SPECIAL PLANNING COMMISSION MEETING MINUTES

June 29, 2016, 6:30 pm

IN ATTENDANCE:

MEMBERS:	Jim Kurtz, Chairman	Excused
	Tony Toenjies	Present
	Chris Rothweiler	Absent
	Don Rockwell	Present
	Art Jacobs	Present
	Larry McLean	Present
	Don Rigney	Present
	Alderman, Ed Dintelman	Absent
	Alderman, Bob White	Present

STAFF: Annissa McCaskill, Director of Economic Development, Planning & Zoning
Royce Carlisle, Director of Waste Water Treatment
J.P. Penet, Assistant Fire Chief

GUESTS: Barry Hayden, Hayden Properties

Annissa McCaskill opened the meeting at 7:00 p.m. with an introduction of members, staff & guests.

Ms. McCaskill explained emergency procedures.

PUBLIC PARTICIPATION:

None

NEW BUSINESS:

1. 161 Apartments (Parcel number: 09-19.0-200-006): Site Plan

Ms. McCaskill explained the proposed project. She noted that City Council recently approved the Special Use permit for Multi-Family dwelling units for this project.

Per the Comprehensive Plan, future land use for the area is general residential.

Mr. Hayden explained that there will be 16 units per building with 718 parking spaces available. He distributed the elevation map as well.

No buffering is required because he's not abutting a residential area. Ms. McCaskill stated that she believes the project calls for more landscaping.

Mr. Hayden and the Commission discussed the detention area, entrances/exits, neighboring future development, Illinois Department of Transportation (IDOT) requirements, and easement placement.

Materials to be used in construction will be; architectural shingles, wood construction, smart siding which is a concrete siding, and artificial field stone. He also explained the interior finishing materials.

There was a discussion held on traffic, possible additional entrance/exit, and parking. Mr. Hayden noted that he thinks several of the residents will be using Metro Link.

J.P. Penet, Assistant Fire Chief, spoke on road width, possible additional entrance/exit, hydrant locations and parking.

Royce Carlisle, Director of WWTP, asked to see a more detailed sewer plan. He asked that the sewer along the frontage of Carlyle be as deep as possible with 12 inch and the sewer line to the neighboring property be extended for future development.

A discussion was held on mine subsidence.

With no further discussion, Ms. McCaskill asked for a motion.

A motion was made by Larry McLean to APPROVE the request with following stipulation: 1. All requirements by the Fire and Sewer Departments must be met. It was seconded by Don Rockwell with all present members voting in the affirmative. Motion carried 6-0.

OLD BUSINESS:

None

OTHER BUSINESS:

Ms. McCaskill commented on the new Business District plan.

MOTION TO ADJOURN: Larry McLean made a motion to ADJOURN. It was seconded by Don Rockwell with all present members voting in the affirmative. Motion carried 6-0.

Ms. McCaskill adjourned the meeting at 7:15 p.m.

Respectfully Submitted,
Kari L. Tutza
Economic Development, Planning & Zoning Department