



CITY OF BELLEVILLE ILLINOIS  
ECONOMIC DEVELOPMENT, PLANNING AND ZONING DEPARTMENT  
2300 WEST MAIN STREET, SUITE M-112, BELLEVILLE, IL 62226  
(618) 233-6518, ext. 1250, edpz@belleville.net

**PLANNING COMMISSION MEETING MINUTES**

**May 3, 2023, 7:00 PM**

**MEMBERS:**

Jim Kurtz, Chairman	Present
Larry McLean	Excused
Don Rigney	Present
Don Rockwell	Present
Sara Rice	Present
Neil "Skip" MacEwen	Present
Tim Gregowicz	Present
Alderwoman, Dr. Mary Stiehl	Excused
Alderman Ed Dintelman	Present

**STAFF:**

Clifford Cross, Director of Economic Development, Planning and Zoning	Present
Penny Moore, Coordinator, Economic Development, Planning and Zoning	Present

**PUBLIC PRESENT:** Brett Crawley, Justin Venvertloh

Chairman, Jim Kurtz opened the meeting at 7:00 PM with an introduction of members, staff, and guests. Cliff Cross explained emergency procedures. (7:01 PM)

A motion was made by Neil "Skip" MacEwen to approve the April 5, 2023 meeting minutes. Sara Rice seconded the motion. All present members voted in the affirmative. Motion carried 7-0. (7:03 PM)

**PUBLIC PARTICIPATION:** None

**OLD BUSINESS:**

1. **St. Clair Service Company:** Site Plan approval for the construction of an approximate 2,400 square foot storage building on an approximate 28,314 square foot lot within the C-2 (Heavy Commercial) district. (Parcel – 08-23.0-303-168). Ward 7. (7:03 PM)

Mr. Cross explained the request had been heard at the last meeting but was requested to come back to the Commission after some questions had been answered regarding ingress, egress, traffic study detail and visuals to elevations. Mr. Cross introduced Brett Crawley to answer any questions the Commission may have had. Ms. Moore mentioned to the Commission, the requested the answers to Chairman Jim Kurtz, City Engineer Sal Elkott and Tim Gregowicz, PE (with Lochmueller Group and Planning Commission Member) were included from the Applicant in the packet. This included the drainage study, traffic study and information about the bulk storage tanks. Review of the packet items occurred. Mr. Gregowicz requested a copy of crash data from the Traffic Study. Mr. Crawley explained that information was not available until the day prior to this meeting and requested Ms. Moore provide a copy for all Members. Mr. Crawley explained the traffic study is pending approval. Mr. Crawley also stated, the State Fire Marshall has signed off on the project and the City of Belleville should have been copied in on the approval. Mr. Cross explained, last month this was discussed. That will most likely be part of the Building and Planning final sign-off of review. The State Fire Marshal would be a higher power in the oversight of the project. (7:09 PM)

Mr. Gregowicz mentioned that his questions had been answered from the last meeting. Mr. Cross mentioned to Mr. Gregowicz this plan review will go to Sal Elkott, City Engineer, for formal review. Mr. Gregowicz understood and agreed. (7:10 PM)

Questions regarding the loading, unloading locations, the canopy and questions regarding if you have to be commercial to purchase fuel occurred. Mr. Crawley answered the questions in that any vehicle may purchase diesel and gasoline fuels at the location, it is open to the public and will not have a convenience store. Discussion of high-speed pumps for tractor trailers occurred. The business would not be a truck stop and would not provide gaming. Discussion regarding signage occurred. (7:13 pm)

Discussion of tank locations occurred regarding overhead and underground storage occurred. Mr. MacEwen mentioned, all of the questions from last month's meeting have been answered. (7:15 PM)

**A motion was made by Neil "Skip" MacEwen to APPROVE the Site Plan approval for the construction of an approximate 2,400 square foot storage building on an approximate 28,314 square foot lot within the C-2 (Heavy Commercial) district. (Parcel – 08-23.0-303-168). It was seconded by Tim Gregowicz. The motion passed with a vote of (7-0) with all present members voting in the affirmative.** (7:15 PM)

#### **NEW BUSINESS:**

1. Preliminary/Final Plat Approval of the proposed Oblates Subdivision

Mr. Cross explained the request for the plat adjustment of the approximate forty (40) acre said lot into three (3) lots being 18.45 acres, 22.99 acres and .08 acres. The property was previously utilized as a printing factory. The new owner's plan of operation is to utilize the property as a metal works. The Applicant has received approval through the Zoning Board process to receive a Special Use Permit which has been approved by City Council. The applicant is requesting to subdivide a section of the property to be used for future development, as the property is more acreage than needed. Discussion of the specifics of the lots occurred by Mr. Cross (7:18 PM)

Mr. Gregowicz asked if there was development to occur at this point. Mr. Cross confirmed, there is not. Further discussion occurred. Mr. Cross shared; he had no concerns at this point with this request. Discussion of future use of the acreage and the subdivided lots occurred. Discussion of

the City's Master Plan occurred. Discussion of details of the applicant and current infrastructure occurred. Noise discussion concerns and hours of operation occurred. (7:25 PM)

**A motion was made by Neil "Skip" MacEwen to APPROVE the Preliminary/Final Plat Approval of the proposed Oblates Subdivision. It was seconded by Don Rockwell. The motion passed with a vote of (7-0) with all present members voting in the affirmative.** (7:25 PM)

#### **DEPARTMENT UPDATE:**

Cliff Cross updated the Planning Commission Members on the following:

- Mr. Cross shared, Ms. Moore has accepted the position of Coordinator with the Economic Development, Planning and Zoning Department. After the Secretary position is filled, the department should shortly be staffed to produce more communication updates for the Commission. (7:28 PM)
- Aldi: The Building Plan review has been completed and the official address change has occurred. However, the City is waiting for IDOT approval. (7:26 PM)
- Belleville Crossing:
  - Freddie's is open and up and running
  - Both car washes are moving forward:
  - Discount Tire: The site is being prepped for construction.
  - The City has been approached about further development in Belleville Crossing. (7:28 PM)
- Proposed New TIF at Bellevue Park Plaza
  - The Economic Development and Annexation Committee was updated on this proposal at their 5:00 PM meeting tonight.
  - An aggressive Redevelopment Plan for five to seven (5-7) years after approval (7:29 PM)
- Immunotek Plasma Center:
  - Building plans been submitted and construction is soon to occur.
- Westfield Plaza:
  - Department efforts are now refocused on this, as project did not work out. (7:30 PM)
- Ben's:
  - We now have a developer for the entire block.
  - Discussion of a downtown parking garage is currently being addressed.
  - The project would include a significant amount of retail, including a potential grocery store. (7:30 PM)
- Trolley Circle:
  - Located behind Westfield Plaza
  - Independent Senior Living Facility with seventy-two (72) units.
  - Plans have been submitted. Site work to begin soon. (7:31 PM)
- Executive Inn:
  - The building has been demolished
  - A work on funding to demolish and further acquisition for the remainder of the site is in the works to begin an RFP for development. (7:31 PM)
- Marijuana Businesses:
  - Greenmount: Still working out specifics on the acquisition with Busey Bank.
  - Route 15 location: The Director of the Department of Agriculture visited Belleville. The applicant has not only been approved to operate a dispensary but also to operate a Craft Grow, which is one of the few in the State of Illinois that has a combination of dispensary and craft grow. Discussion of construction occurred. (7:33 PM)

- Economic Development Strategic Plan:
  - Committee member involvement (7:35 PM)

**MOTION TO ADJOURN:** A motion was made to ADJOURN by Don Rockwell. It was seconded by Neil “Skip” MacEwen with all present members voting in the affirmative by a vote of (6-0). (7:35 PM)

Respectfully submitted,  
Penny Moore  
Coordinator  
Economic Development, Planning and Zoning Department  
City of Belleville

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Jim Kurtz, Chairman

APPROVED

## CRASH DATA

A review of intersection crash records was conducted to evaluate the safety of the study area and to determine if the addition of future traffic growth could exacerbate existing safety issues. Historical crash data from the most recent 5 years of data (2017 to 2021) was obtained from ILDOT and the following two factors were considered in the crash analysis:

1. **Crash Rate** - Crashes are a function of exposure. Roadways with higher traffic volumes experience more crashes than similar roadways with lower volumes and a crash rate must be considered to normalize the locations and accurately assess the safety. Intersection crash rates are defined by the number of crashes occurring per million entering vehicles (MEV).
2. **Critical Crash Rate** - Critical crash rate comparison identifies locations that have a crash rate higher than similar facilities by a statistically significant amount. The critical crash rate is calculated by adjusting the system wide average crash rate based on the amount of exposure and a statistical constant indicating level of confidence. Although varying confidence levels are typically utilized, the 99.5 percentile confidence interval was selected for all safety calculations for this study. At locations where the actual crash rate exceeds the critical crash rate, it is 99.5 percent certain that the crashes are a result of deficiencies in the intersection design or other factors.

In this case, the intersection of IL 13/15 and S Greenmount Rd has experienced 27 crashes in the 5-year analysis period which equates to a crash rate of 0.77 that is in line with statewide averages for similar locations. The critical crash rate was calculated as 0.51 which is less than the critical crash rate for signalized intersections. The study area intersections have a crash rate under the critical crash rate. Existing conditions and intersection design are not currently contributing to a safety problem and future traffic growth is not likely to exacerbate existing safety issues.

## Future Conditions

To quantify the impacts of a development on the surrounding roadway system, it is necessary to first forecast and analyze traffic conditions that would be present on the roadway system without the inclusion of the proposed project. For this study, it is anticipated that the Proposed Project will be completed in 2023, thus year 2024, when traffic volumes have stabilized with the development was selected for analysis. Review of the ILDOT Historical data indicates traffic has declined at this intersection over the last decade. The long range comprehensive plan for Belleville suggests traffic may grow at an annual rate of 1 percent through the next twenty years. To provide a conservative analysis this study adopted the 1 percent annual growth rate to estimate 2024 conditions **Figure 4** illustrates the No-Build traffic volumes for year 2024.

The No-Build 2024 traffic operations were analyzed to establish a baseline condition. The results are summarized later in this document to allow the reader to compare operations of No-Build versus Build on the page.