

VILLAGE OF SHOREWOOD

PLANNING & ZONING COMMISSION
MEETING & PUBLIC HEARING
4 January 2006

Chairman Fitzgerald called the meeting to order at 7:00 p.m. Present: Steve Brockman, Pete Cerve, Jeff Nagel, Duane Gronwold, Jim Schlunz, Melissa Bradford & Jim Relyea. Absent: Vice Chair Gron & Debbie Olson Also present: Mayor Richard Chapman, Nancy Roman, EDC, Rod Tonelli, Village Planner, Kurt Carroll, Village Administrator, David Myers & Matt Scarborough.

1. Old Second Bank
 - a) **Public Hearing**
 - a. **Petition #05-236**

Consideration for a conditional use to permit the operation of a drive-thru banking facility in a B-3 Zoning District as provided by Shorewood Village Code 10-6C-3 at Outlots 4 & 5 Shorewood Commons, Michael Collins, petitioner

Chairman Fitzgerald opened the Public Hearing.

Mike Collins explained that this petition involves a request by Sharp to allow a drive thru for a bank at the west end of the new building they are constructing at the intersection of Rt. 59 & Vertin Blvd. Background was given that this item originally appeared on the agenda for the October PZC meeting. The Public Hearing was opened that night and continued it due to underlying issues with the building. Revised site plans have now been approved for the building. .

Staff explained that the revised plans have been received that incorporates the comments from PZC, which are a great improvement.

The drive-thru for Old Second Bank will be located on the west side of the south building (which has been shown as part of the plans from the beginning of this building). It will now be the only drive-thru use for the site.

Duane Gronwold made a motion to close the Public Hearing, seconded by Jim Schlunz. All in favor, none opposed, motion carried.

Duane Gronwold then made a motion to recommend approval of Petition #05-236 referencing the findings of facts that the standards set forth in the Village Code., seconded by Melissa Bradford. All in favor, none opposed, motion carried.

Jim Schlunz made a motion to combine the Public Hearings for items 2 & 3, seconded by Steve Brockman. All in favor, none opposed, hearings combined.

Chairman Fitzgerald opened the Public Hearing for Petitions #05-242 & # 05-243

2. Home Depot

a) **Public Hearing**

b. Petition #05-242

Consideration for a conditional use permit for a planned unit development as provided by Shorewood Village Code 10-6C-3 and to allow drive-through facilities on four of the outlots at the SW Corner of Black Road & Rt. 59, Jeff Nance, petitioner

3. Home Depot

a) **Public Hearing**

c. Petition #05-243

Consideration for a zoning change from R-3A to B-3 as provided by Shorewood Village Code 10-6C-2 at the SW Corner of Black Road & Rt. 59, Jeff Nance, petitioner

Rod Tonelli started the presentation by giving the background for the project. Paul Richards, attorney for Home Depot introduces the team and explains the petitions. Jeff Nance of Greenberg Farrow then filled in all pertinent info for the project and noted the changes that had been made since the last visit to the commission.

Pete Cerve asked for clarification on the signals. Was told one would go in on Black Road and one on Rt. 59 when approved by IDOT. Jeff then explained the buffering & berming on the west & south sides.

Gordon Popp of 523 Carla appreciates the PZC & does not want Home Depot. Would rather have single-family houses.

Kitt Gilman of 304 Meadow - not for Home Depot. Concerned about trucks running, forklifts. Need to shove building to the north. Buffer is not big enough.

Ken Reilly - 302 Meadow Drive - wants bigger buffer on the south what about a park?

Andrew McIntosh - 609 Parkshore states that Paul Brown is their official spokesman & he wants more buffer.

Jim McDonald - 205 N. Raven explained his support for project.

Paul Brown - 618 Parkshore Dr. - handed in pictures & petition against project.

Bob Wirth - Meadow - sent a letter, against project.

Bob Peterson - 621 Parkshore - does not want project.

Following all comments from residents **Jim Relyea made a motion to close the Public Hearing, seconded by Melissa Bradford.** All in favor, none opposed, hearing closed.

Jim Relyea then made a motion to recommend approval of the petitions to the Village Board, referencing the findings of fact as set forth in the Village Code,

seconded by Duane Gronwold. All in favor, none opposed, motion carried.

4. Consideration for approval of a Site Plan for Home Depot.

Jim Relyea made a motion to recommend approval of the site plan to the Village Board, subject to final engineering & final review of landscaping and lighting plans and the following conditions:

-wall pack fixtures,

-additional shopping cart language,

-panel service doors,

-double lined parking spaces,

-confirm grading on both sides of berm

Seconded by Steve Brockman. All in favor, none opposed, motion carried.

5. Consideration of a Final Plat for Home Depot

Duane Gronwold made a motion to recommend approval of the final plat subject to final engineering, seconded by Melissa Bradford. All in favor, none opposed, motion carried.

I. ADJOURNMENT

Duane Gronwold made a motion to adjourn at 9:30pm, seconded by Melissa Bradford. All in favor, none opposed, motion carried.