

VILLAGE OF SHOREWOOD

PLANNING & ZONING COMMISSION MEETING & PUBLIC HEARING

1 February 2006

Chairman Fitzgerald called the meeting to order at 7:05 p.m. Present: Steve Brockman, Pete Cerve, Jeff Nagel, Debbie Olson, Duane Gronwold, Melissa Bradford & Jim Relyea. Absent: Vice Chair Gron & Jim Schlunz Also present: Nancy Roman, EDC, Karen James, Staff Planner, Rod Tonelli, Village Planner, Kurt Carroll, Village Administrator, David Myers & Matt Scarborough.

Introduction

Chairman Fitzgerald introduced Karen James to the PZC as our new part-time staff planner. She joins us from Oswego and is a Joliet resident. Everyone welcomed Karen to Shorewood.

MINUTES

A. Approval of minutes

Duane Gronwold made a motion to approve the minutes of the 7 December 05 regular meeting. Seconded by Jeff Nagel. All in favor, none opposed, minutes approved.

PLANNING & ZONING

1. Consideration of a Site Plan for E&F Tool Addition

Chairman Fitzgerald gave the background of the project. The owners of E&F Tool, located on Amendodge, have approached the Village to put a 7,000 sq.ft. addition on the building. Concept plan received support at the December PZC meeting assuming that the addition was constructed of block and not metal, in order to match the original building. This was agreed to and they will install shields on the existing wall pack fixtures. New wall packs conform to the current standards. E&F has made these changes and we are now seeking your recommendation for approval of the Site Plan.

Jeff Nagel made a motion to recommend approval of the Site plan to the Village Board, seconded by Duane Gronwold. All in favor none opposed, motion carried.

2. Consideration of a Site Plan for RR Brink

Similar to E&F Tool, RR Brink Locking Systems, located on Earl Road, has also approached the Village to build an addition to their building. Their address is 500 Earl Road where they have been a long-term business in the industrial park. The original building was approximately 15,750 sq.ft. built

in the 1970's. Rod explained that a roughly 7,000 addition was later added at the rear of the building. They are now looking to add another 6,500 sq.ft., as depicted on the enclosed site plan. The original building is of metal construction with brick veneer on the front office portion of the building. The addition is proposed to match the metal building (height, color, etc.). The area where the building is being expanded is currently paved. The parking meets the zoning ordinance.

They do not have any detention issues on this site, as the addition does not trigger this requirement. They are in compliance with all set back requirements. They have agreed to shield the wall pack fixtures that are currently on the building. Nancy stated that this business is truly one of the nicest and best maintained operations in the industrial park. The village is pleased that their business is strong, warranting the additional investment in Shorewood. It was noted that they also own the adjoining lot that fronts Geneva, giving them the ability to expand further in the future.

Duane Gronwold made a motion to recommend approval of the Site plan to the Village Board, subject to the light fixtures being shielded. Seconded by Steve Brockman. All in favor none opposed, motion carried

3. Consideration of a Concept Plan for Bernhard Farm

Rod gave the background for the 146-acre Bernhard Farm, located on the S/W corner of River & Mound roads. The subdivision is being treated as an extension of Lake Forrest and will simply be called "Lake Forrest". They will be offering the 2 different lot sizes, similar to the Lake Forrest Estates & Lake Forrest Pointe lots. There will be 106 lots in the "smaller" group. These are 12,000 minimums, with most having 85ft. frontages. The average lot size for these 106 lots is over 15,000sq.ft. There will be 76 lots in the "larger" group with a minimum of 15,000 sq.ft. and an average of just under 20,000 sq.ft. These lots will have a minimum of 100 ft. frontage with many being 120ft.

They stated that there would be a 25ft berm along I-80 to buffer the homes. The park/open space will stay with the homeowner's association. Ed Mattox explained one area of tainted soil, left over from some oil exploration many years ago. The environmental reports show that it does not need to be mitigated, but they are simply leaving the area undeveloped to simplify things. Kurt explained the difference of this proposed use versus the existing comp plan, which called it out as industrial. That was originally done with the hopes that an interchange would be constructed off of Ingolsby road. Since it is obvious that will not happen, we are looking to revise the land use in this update of the comprehensive plan.

The PZC was favorably disposed to having the plans move forward.

4. Consideration of a Concept Plan for Stephens Farm

Kurt took the lead in giving the background on this site and the importance of locating the sanitary sewer treatment plant.

Kipling & Phoenix have presented plans for the development of the Stephens and Roberts Farms as a mixed use partnership. The Stephens farm is 140 acres on the south side of Seil Road, just west of the EJ&E tracks. It is contiguous to the Village via Ostermeyer Farm (Estates of Hidden Creek). Utilities would come to the site along Seil. The Roberts' farm is about 80 acres running south from Stephens to Mound Road. It is bisected by several pipeline easements that divide it into almost equal acreage north and south of the pipeline.

The plan for development includes developing the Stephens' piece residentially, which will include a mixture of single-family homes (all 12,000 sq.ft. minimum), townhomes and ranch style quad units. The Roberts farm would have a 40-acre school site for a Minooka Jr. High site and the remainder coming to the Village as the site of a sanitary sewer treatment plant.

Debbie Olson questioned why the land plan in the packets differed from the boards presented. Everyone liked the ones in the packet better. More work obviously needs to be done on the product descriptions to make everyone comfortable, but direction was given to proceed.

III. ADJOURNMENT

Duane Gronwold made a motion to adjourn at 8:10p.m. Seconded by Melissa Bradford. All in favor, none opposed, meeting adjourned.

Next meeting March 1st, 2006

Respectfully Submitted,
Nancy L. Roman