

VILLAGE OF SHOREWOOD

PLANNING & ZONING COMMISSION MEETING & PUBLIC HEARING

5 April 2006

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

MINUTES

A. Approval of minutes

Duane Gronwold made a motion to approve the minutes of the 1 March regular meeting. Seconded by Jim Schlunz. All in favor, none opposed, minutes approved.

PLANNING & ZONING

1. John & Sabrina Gyenfie
 - a) **Public Hearing**
 - b) **Petition #06-247**

Consideration for a variance as provided by Shorewood Village Code 10-8-2F(3) with regard to a driveway extension less than five (5') foot side yard set back requirement at 1119 Ridge Road, John & Sabrina Gyenfie, petitioner

Chairman Fitzgerald opens the Public Hearing.

David Myers gave the background on the petition. He stated that he reviewed the proposed detached garage and it does meet lot coverage requirements. The petition has been filed by the residents that live at the corner of Ridge & River Rd. They are now planning to erect a 4 car detached garage in the rear yard of the home, which already has a 3 car attached garage. They do not need the variance for the garage, but need the variance for the drive they are proposing to access the garage around the east side of the home. Our ordinance requires a 5ft setback for driveways from the property line and they are only able to provide a 20" setback.

Drainage concerns were discussed and after lengthy discussion, Jim Schlunz made a motion to close the Public Hearing, seconded by Melissa Bradford. All in favor, none opposed, hearing closed.

Duane Gronwold then made a motion to deny petition #06-247, based on the findings that it is not in harmony with the zoning and will alter the character of the neighborhood. Seconded by Melissa Bradford. All in favor, none opposed, motion carried.

2. Sarah Fellows
 - a) **Public Hearing**
 - b) **Petition #06-248**

Consideration for a conditional use permit as provided by Shorewood Village Code 10-5C-3 with regard to an in-home day care facility in an R-1 District at 906 S. Raven Road, Sarah Fellows, petitioner

Chairman Fitzgerald opens the Public Hearing.

Sarah Fellows explained that Petition #06-248 represents a request for a conditional use permit for an in-home day care facility. She is in the process of getting licensed by the State, but the State requires verification of zoning approval prior to issuing the license. The home is located on the east side of Raven Road and the enclosed survey shows that the yard is fenced. She stated that she would have no more than 8 children, including her own 3 with the hours of 8am-4:30pm.

Chairman Fitzgerald stated that he spoke with one neighbor that had an objection to the petition, but could not attend the hearing. A letter from the resident was included in the packet. One issue raised in the letter were outdoor speakers. Ms. Fellows agreed to limit the noise level.

Jim Schlunz made a motion to close the Public Hearing, seconded by Melissa Bradford. All in favor, none opposed, hearing closed.

Duane Gronwold then made a motion to enter the findings of facts as set forth in section 10-12-4(3) and recommend approval of petition #06-248 to the Village Board. Seconded by Jim Relyea. Motion carried with Jim Schlunz casting the lone dissenting vote.

3. Consideration of a Concept Plan for CVS Subdivision Lot 2

Nancy explained that the Shiner Group is requesting review of a submitted Concept Plan for Lot 2 of the CVS Subdivision. Lot 2 is located east of the CVS store currently under construction at the southeast corner of River Road and Route 52. The proposed retail building would be approximately 6,600 square foot in area with a maximum of four (4) tenant spaces. The property is currently zoned B-1 PUD. The proposed use of a retail building is a permitted use within the B-1 zoning district.

Peter Theodore, architect for the project explained that the site was designed with twenty-one (21) out of the total thirty (30) parking spaces being located to the north of the building in order to provide convenient customer parking and adequate cross access and circulation with the CVS site and the two (2) approved access drives to Route 52 and River Road. Employee parking would be located at the south, or rear, of the building. The area

labeled land bank parking could be constructed with an additional seven (7) parking spaces in the future should the demand for parking require. Sidewalks and decorative crosswalks would be installed to the north of the building to provide safe pedestrian connections with the Route 52 sidewalk and the CVS site. A decorative paver outdoor seating area would be located at the northwest corner of the building. Foundation plantings would be carried around to the rear of the building. The project architect designed the exterior of the building to coordinate with the CVS building by utilizing the same brick color and similar cornice and pilaster features. The Village decorative light fixture would also be used for the parking lot light poles and fixtures as done in Brookforest Center, which is currently under construction on Route 59 south of Holy Family Church and were specified for the CVS lot as well.

His goal was to compliment the CVS store without mimicking it.

Chairman Fitzgerald wrapped it up by stating that this is a good project and we will see it back next month for approval.

4. Consideration of a Concept Plan for Chesterbrook Academy

Steve Qualkenbush of The Noble Learning Communities, Inc. explained that they are requesting review of a submitted Concept Plan for a Chesterbrook Academy facility at the northern portion of the commercial component of The Fields of Shorewood located at the northwest corner of River Road and Black Road. The proposed building would be approximately 10,895 square foot in area with a 22,066 square foot outdoor play area on the west half of the site. The Chesterbrook Academy would provide private nursery and preschool services up to kindergarten age children. In addition to the required Site Plan Review process, the proposal would require a Conditional Use Permit for a daycare center and nursery school within a B-1 zoning district, and a Plat of Subdivision to further subdivide The Fields of Shorewood commercial lot into two (2) lots. As you will recall, when The Fields was annexed, the three (3) acre parcel on the corner was zoned B-1 PUD with additional use restrictions. The Village wanted to make sure that the uses were compatible with the residential character of the area. The proposed use is one that was discussed as a desired use for the site.

The site was designed with the intention to provide cross access and circulation to the remaining undeveloped commercial lot to the south, which will be responsible for installing an access from the commercial development to Nightshade Lane within the residential subdivision as well as access to Black Road. Pedestrian access to the homes to the west would be provided with this proposal. The River Road access would be located at the furthest distance from the Black Road intersection as possible to provide adequate room for turn lane stacking. Based on a calculation of two (2) parking spaces per 1,000 square feet of floor area, the required number of

parking spaces for the proposal would be twenty-two (22). The site plan illustrates forty-two (42) parking spaces including two (2) accessible spaces. The Village light standard would also be used for the parking lot light poles and fixtures.

The building is illustrated to have a combination of brick and vinyl siding. However, the building would be constructed of all brick and/or stone. The monument sign would be located adjacent to the River Road access drive and would be revised to include wrapped brick and a cap element to coordinate with the building. A child-friendly modified PVC or aluminum fencing that looks like wrought iron would enclose the outdoor play area. The fence to the south of the play area would be board on board to provide screening to the future commercial uses.

Several suggestions that were made by the PZC for inclusion prior to Site Plan approval were:

- adding berming (low-lying) to the rear of the site, which is the area facing Nightshade in The Fields,
- adding landscaping to the north side of the decorative fence to further buffer any future resident in the subdivision,
- using darker brick color for the entire building,
- modifying the gable on the rear of the building to break up the roofline.

5. Consideration of the 2005 Zoning Map

Staff presented the updated Zoning Map.

Jim Relyea made a motion to recommend approval of the zoning map to the Village Board, seconded by Jim Schlunz. All in favor, none opposed.

III. ADJOURNMENT

Jim Schlunz made a motion to adjourn at 8:45 p.m. Seconded by Jim Relyea. All in favor, none opposed, meeting adjourned.

Next meeting May 3rd, 2006

Respectfully Submitted,
Nancy L. Roman