

VILLAGE OF SHOREWOOD

PLANNING & ZONING COMMISSION MEETING & PUBLIC HEARING

3 May 2006

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

MINUTES

A. Approval of minutes

Duane Gronwold made a motion to approve the minutes of the 5 April regular meeting. Seconded by Jim Schlunz. All in favor, none opposed, minutes approved.

PLANNING & ZONING

1. David Testin

Public Hearing

Petition #06-249

Consideration for a variance as provided by Shorewood Village Code 10-3-13-E2 with regard to the installation of a six (6) foot fence within the thirty (30) foot corner yard setback. The fence is proposed to encroach with the fourteen (14) foot setback at 630 Edgebrook, David Testin, petitioner

Chairman Fitzgerald opened the Public Hearing.

Nancy Roman gave the background for the variance request and explained that staff recommendation was for approval given the proximity to Black Road and the additional privacy that would be allowed the homeowner while not disadvantaging the neighboring homes.

Mrs. Testin presented photos of the current condition and the adjoining homes. No one else was present to speak on the item.

Jim Schlunz made a motion to close the Public Hearing, seconded by Duane Gronwold.

Duane Gronwold then made a motion to enter the findings of facts as set forth in section 10-12-4(3) and approve petition #06-249. Seconded by Jim Schlunz. All in favor, none opposed, variance approved.

2. Robert & Celine Schwartz

Public Hearing

Petition #06-251

Consideration for a variance as provided by Shorewood Village Code 10-3-13-H with regard to replacement of an existing fence located partially in the “front yard” at 304 N. Brookshore Drive, Robert & Celine Schwartz, petitioners

Chairman Fitzgerald opened the Public Hearing.

Staff explained that the owners of 304 N. Brookshore Drive are requesting approval of a variance to replace an existing fence, which is partially located within the “front yard”. Current Zoning Ordinance requirements do not permit a fence to encroach on the front yard, which is typically thirty (30) feet from the right of way. It is important to understand that the Zoning Ordinance defines the front yard as the area in front of the primary inhabitable dwelling. The house in question is set back from the Brookshore Drive right of way more than one hundred and fifty (150) feet. The furthest west point of the existing fence and its proposed replacement would be located approximately one hundred feet (100) from the front property line (Brookshore Drive right of way), which is east of the rear of the adjacent house to the south.

Staff explained that their recommendation is for the approval of the variance to allow the existing fence to be replaced because it will not cause a negative impact to the surrounding neighbors nor to the visibility of vehicles traveling on Brookshore Drive.

Mrs. Schwartz addressed the PZC and further explained the orientation of the surrounding structures and presented photos for the commission to review. No one else from the public was present to speak on the petition.

Jim Schlunz made a motion to close the Public Hearing, seconded by Melissa Bradford.

Duane Gronwold then made a motion to enter the findings of facts as set forth in section 10-12-4(3) and approve petition #06-251. Seconded by Jim Schlunz. All in favor, none opposed, variance approved.

3. Chesterbrook Academy

a) **Public Hearing**

b) **Petition #06-250**

Consideration for a conditional use permit as provided by Shorewood Village Code 10-6-6A(3) with regard to the operation of a daycare center in an B-1 District at Northwest Corner of Black & River Roads, Steve Qualkinbush, petitioner

Chairman Fitzgerald opened the Public Hearing.

Karen James gave the background on the Petition. She explained that the Nobel Learning Communities, Inc. is requesting approval of a Conditional Use Permit for a daycare center and nursery school within a B-1 zoning district. The Chesterbrook Academy would be located at the northwest corner of Black Road and River Road on the northern portion of The Fields of Shorewood commercial lot (Lot 170). The use of a daycare and nursery school is in keeping with the residential character of the surrounding area and provides a specific service directly related to residential uses. As the submitted Site Plan illustrates, the facility was designed with several buffering features to the adjacent residences including the standard residential front yard setback off of Nightshade Lane, the treatment of the Nightshade Lane frontage as a front yard and landscaped as such, the inclusion of softening landscape materials along the northeast section of the fence adjacent to a residential lot, and a decorative fence enclosed play area that differs from Chesterbrook's corporate standard vinyl clad chain-link fence. The proposed use would provide a nice commercial transition from The Fields of Shorewood residences to the signalized intersection of Black Road and River Road. The primary access points for the commercial corner would be from River Road and Black Road via the remaining commercial lot, while a secondary access point would be from Nightshade Lane when the remaining commercial lot develops. The Black Road and River Road access locations would typically serve as the primary access point for the Shorewood community, while the Nightshade Lane access location would typically serve as the access point for the local traffic from surrounding subdivision.

Steve Qualkenbush, petitioner, then addressed the commission and reiterated the intent of the business to be a good neighbor and emphasized the changes that had been made to the plan from concept plan to now at the request of the commission (brick colors, etc).

No one was present from the public to speak on the petition.

Jim Schlunz made a motion to close the Public Hearing, seconded by Melissa Bradford.

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 #06-250 to the Village Board. Seconded by Jim Schlunz. All in favor, none opposed, motion carried.

4. Consideration of a Site Plan for the Chesterbrook Academy

Staff reiterated the elements of the site plan. The PZC was pleased with the modifications.

Jim Schlunz made a motion to recommend approval of the Site Plan for Chesterbrook Academy subject to Final Landscape Plan, Photometric Plan, Final Engineering, and approval of the Plat of Resubdivision and Conditional Use Permit to the Village Board. Seconded by Melissa Bradford. All in favor, none opposed, motion carried.

5. Consideration of a Plat of Resubdivision for the Fields of Shorewood Lot 170

Staff reiterated that the plans for the project require the approval of a Plat of Resubdivision for The Fields of Shorewood Lot 170. The resubdivision would create two (2) lots to be improved with a Chesterbrook Academy and a future commercial use fitting with the B-1 zoning district and The Fields of Shorewood PUD use restrictions. The two (2) lots have been sized appropriately for the intended uses. A cross access easement should be provided over the Chesterbrook parking lot and the entirety of Lot 2 for mutual use of the access drives.

Staff recommends approval of the Plat of Resubdivision for The Fields of Shorewood Lot 170 subject to the inclusion of a cross access easement and Final Engineering.

Jim Schlunz made a motion to recommend approval of the Plat of Subdivision to the Village Board subject to the inclusion of the cross-access easement. Seconded by Melissa Bradford. All in favor, none opposed, motion carried

6. Consideration of a Site Plan for CVS Subdivision Lot 2

Staff explained that the Shiner Group, L.L.C. is requesting review of a submitted Site Plan for Lot 2 of the CVS Subdivision. As you will recall from the Concept Plan review at last month's meeting, 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 site was designed with twenty-one (21) out of the total thirty (30) parking spaces being located to the north or front 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, this was found to be acceptable by the Commission at the time of Concept Plan review. 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 standard 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.

The Landscape Plan is in compliance with Village Ordinance with regards to plant quantities provided. The applicant has been made aware of necessary plan revisions. The outstanding review comments would be included as recommended conditions of approval and include the following:

- The monument sign should be no greater than six (6) feet in height. Staff also recommends enhancing the stone column cap to look more like the cornice used on the building.
- The light pole locations on the site plan are inconsistent with the photometric plan.
- The full-size and reduced size copies of the Site Plan and the Landscape Plan are not drawn to scale. The full-size plans should be drawn to scale.
- The cut sheet for the building mounted lights should be included in the submittal; fixtures should be illustrated on the photometric plan and included in the footcandle readings.
- The footcandle readings adjacent to the front and rear building entrances are lower than the minimum of 5.0.

Duane Gronwold made a motion to recommend approval of the Site Plan to the Village Board, subject to the above listed conditions. Seconded by Steve Brockman. All in favor, none opposed, motion carried.

7. Consideration of a Concept Plan for Heartland Corporate Center Building B

First Industrial is requesting review of a submitted Concept Plan for Lot 5 of the Heartland Corporate Center located at the southwest corner of the intersection of River Crossing Drive and Frontage Road. Lot 5 situated along the Frontage Road would be approximately 52.4 acres in size. The proposed speculative industrial building would be approximately one million (1,000,000) square feet in area with a maximum of Four (4) tenant spaces.

The site was designed with four hundred sixty-five (465) parking spaces located to the north and south of the building for use of employees and visitors. The provided parking exceeds the required parking calculation of one (1) space per employee based on an anticipated two hundred forty (240) employees

Decorative seating areas would be located at the northeast and two (2) south corners of the building. The design of the seating areas would be reviewed with Staff at the time tenants are identified based on the design of interior spaces and employee/business needs. Potential trash enclosure areas have

been identified on the Overall Site Plan. Any trash enclosure would be required to be constructed per the typical trash enclosure elevation.

Foundation plantings would be required to be calculated for the entire perimeter of the building. However, due to the location of the truck bays on the west and east sides of the buildings, much of the required foundation plantings would be located in other available planting areas. The Final Landscape Plan should include plant unit calculations of required materials for the specific planting areas including parking lot; front, side, and rear yards; building foundation; and parkway.

The building exterior would be constructed of pre-cast concrete panels to be painted in three (3) distinctively different colors with bands, protruding sections, and square inlays. Protruding sections painted in the medium green color would break up the long sides of the building. The four (4) corners of the building would be embellished with additional details and windows, as these would be the typical locations of office space. The tops of the pre-cast concrete panels would function as a raised parapet wall to screen any roof-top mechanical units. The signage plan includes details of a primary park monument sign (Sign A), a secondary park monument sign (Sign B), tenant monument sign, and park directional signs. The park monument signs would be located at the entrances off of the Frontage Road and the corner at Mound Road, while the tenant monument signs would be located near the tenant entrances on Mound Road and River Crossing Drive. Staff explained that signage in the packet did not measure up to previously presented signage given to staff. It was the consensus that the original signs presented were nicer and would be required. Building mounted signage would be located on the taller office elevations and would be approximately one hundred (100) square feet in order to be proportional to the size of the building.

The PZC gave direction to proceed to Site Plan approval for the building.

8. Consideration of a Final Plat of Subdivision for Heartland Corporate Center

Staff explained that First Industrial is requesting approval of the Final Plat of Subdivision for Heartland Corporate Center. The Final Plat would create five (5) lots and dedicate the necessary rights of way and easements. Lot 1 would be improved with a 3.35-acre park site that will be dedicated to the Village. Lot 2 would be improved with the business center's large stormwater management facility, a seventeen (17) acre aerated lake and perimeter bufferyards including berming and landscaping. Lot 3 would be utilized for buffering at the southeast corner Ron Lee Subdivision. Lots 4 and 5 would be improved with perimeter bufferyards and future office, research, and light industrial uses. Lot 5 is the lot being subdivided for the speculative building currently being proposed, and includes the berming along the Frontage Road. Lot 4 is the balance of the site, which will be further subdivided when specific buildings are proposed in the future.

Melissa Bradford made a motion to recommend approval of the Final Plat to the Village Board, subject to final engineering review. Seconded by Jim Schlunz. All in favor, none opposed, motion carried.

9. Discussion of Proposed Use for Channahon Street Office

Staff explained that the Site Plan approval for the office building located at the southwest corner of Route 52 and Channahon Street included a condition regarding the restriction of the building not being used of any medical use. The condition was based on the design of the parking for typical office uses, therefore the site would not have enough parking for the demand of a medical facility. At this time a medical/dental related use has presented itself, which may not fit into the category of a medical office or facility and would not require a greater parking supply than what is required for a typical office use. Dr. Richard and Melaney Craig are proposing and request the Commission's approval of utilizing approximately 1,000 square feet of the office building for the use of the Midwest Dental Sleep Center. The office would provide patients with Oral Appliance Therapy, which would include the fitting, titrating, and servicing of a dental device for the purposes of treating Obstructive Sleep Apnea. The office would employ no more than two (2) employees and would treat no more than two (2) patients at any time. A letter from the Craig's describing the proposed use is attached. Given the similarity to a typical office, Staff does not see a problem with the proposed use locating at the Channahon Street Office Building.

The PZC was in agreement with the proposed use.

III. ADJOURNMENT

Jim Schlunz made a motion to adjourn at 9:10p.m. Seconded by Melissa Bradford. All in favor, none opposed, meeting adjourned.

Next meeting June 7th, 2006

Respectfully Submitted,
Nancy L. Roman