

VILLAGE OF SHOREWOOD

PLANNING & ZONING COMMISSION MEETING & PUBLIC HEARING

5 July 2006

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

MINUTES

A. Approval of minutes

Steve Brockman made a motion to approve the minutes of the 7 June regular meeting. Seconded by Jeff Nagel. All in favor, none opposed, minutes approved.

PLANNING & ZONING

1. James Sharp
 - a) **Public Hearing**
 - b) **Petition #06-252**

Consideration for a conditional use to permit the operation of a recreational facility in an Industrial District as provided by Shorewood Village Code 10-7B-3 at 403 Earl Road, James Sharp

Chairman Fitzgerald opened the Public Hearing.

Staff gave the background that the Petition is related to the new Condo/Warehouse buildings on Earl Road. Sharp Sports will be relocating their business from Essington Road in Joliet to this location. This will involve the warehousing/storage/distribution of sporting related merchandise, much of which is sold directly to schools & leagues. It will also involve a related retail operation, which is allowed under the zoning code. However, they are also planning to open indoor batting cages, which require a conditional use permit for a "recreational use" in the I-2 district. It was noted that Line Drives batting cages operated just 3 buildings down from this location for many years with no problem. We also have Rudy's Gym just across the street and the Tumbling/Gymnastics facility on the corner of Earl and Geneva.

Staff indicated that 2 conditions would be placed on the approval. One being a pedestrian connection from Earl to the building and the other being placing a bike rack on site.

Chris Sharp approached the commission to answer any questions that they might have had and offered an apology for the wall sign being erected without a permit. The sign company did not have permission from Sharp to do so and they felt badly and didn't want to get off of a bad start. No one else was present from the public to speak on the petition.

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

Jeff Nagel then made a motion to recommend approval of Petition #06-252 and enter the findings of facts, seconded by Jim Schlunz, All in favor, none opposed, motion carried.

2. Consideration of a Site Plan for Ron Tirapelli Ford Addition

Karen James gave an overview of the plans, which involve trying to capture the truck service market, which should in turn increase truck sales. As illustrated in the Site Plan, the detention was relocated from the area to the north of Mark's Service Center to the adjacent property to the east within the corporate limits of the City of Joliet. The relocation of the detention facility off site provided for additional car parking/show area on site, thus freeing up space to the northwest of the existing service building for the proposed expansion. The expansion does not alter the vehicle circulation pattern or access drives. The building expansion would be constructed of concrete block in the same pattern and colors as the existing building. Signage identifying the building expansion as the "Truck Center" would be located on the north and south elevations above the overhead bay doors. The Landscape Plan would not be altered by the proposal, nor would the Photometric Plan with the exception of additional wall-mounted box fixtures. The specification sheet for the box fixtures shall be submitted for review of compliance with Village Code.

Jeff Nagel made a motion to recommend approval of the site plan to the Village Hall subject to final engineering and review of lighting specification sheets, seconded by Duane Gronwold. All in favor, none opposed, motion carried.

3. Consideration of a Site Plan for Heartland Corporate Center (Building "B")

Staff explained that First Industrial is requesting approval of a submitted Site 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, is 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 shows 465 parking spaces located to the north and south of the building for use of employees and visitors.

Karen explained that the building exterior is pre-cast concrete panels to be painted in three (3) distinctively different colors with bands, protruding sections, and square inlays. Sample color boards would be available at the meeting for viewing. Two (2) color scheme options were presented to Staff, with Staff preferring the Option 2 that has a green tone versus Option 1's gray tone. Protruding sections painted in the medium green color would break up the long sides of the building. Rooftop mechanical equipment will only be permitted to be located within the shaded box illustrated on the sheet titled Site Sections. By placing the units within the shaded area, they should not be able to be seen from the adjacent rights of way and properties. They have agreed to provide screening around each individual unit or cluster of units. Approval will be subject to screening acceptable to staff.

Duane Gronwold made a motion to recommend approval of the Site Plan for Heartland Building B subject to final engineering, Final Landscape Plan, confirmation of rooftop mechanical unit screening, revisions to the park directional sign and elimination of the “future parking area” that was erroneously noted on the plans, seconded by Jim Schlunz. All in favor none opposed, motion carried.

4. Consideration of a Preliminary Plat and Landscape Plan for Lake Forrest Unit III

The background was given on this Kipling Development, Lake Forrest III, which is located at the southwest corner of River Road and Mound Road. The Concept Plan for the project was considered at the February 1, 2006 meeting of the PZC and was received favorably.

Lake Forrest III would be treated as an extension of the Lake Forrest Subdivision currently under construction north of Mound Road and would have two (2) different lot sizes and single-family residential product types similar to the Lake Forrest Estates and Lake Forrest Pointe lots.

Much of the discussion surrounded the potentially “contaminated” portion of the property. Everyone was pleased with the project, but felt that additional information needed to be gathered on this issue.

Jim Schlunz made a motion to table the agenda item, seconded by Jeff Nagel. All in favor, none opposed, motion carried.

5. Consideration of a Final Plat for Shorewood Glen Unit 4

Staff explained that this item deals with the final platting of the remainder of the single-family lots for the Shorewood Glen Subdivision. Unit 4 consists of 130 lots along the eastern property line south of the clubhouse and east of Del Webb Boulevard. The grade change issues between Shorewood Glen and the Hunt Club and the Vintage subdivisions have been resolved with the respective property owners. As a component of the agreed upon resolution, additional landscape materials would be installed within Lot 717 above and beyond the materials provided for in the approved landscape Plan for Shorewood Glen. The plat shall be modified to reflect that Del Webb Boulevard within Unit 3 should not be a dedicated right of way. Further, as Liberty Court begins at Illinois Drive and not Lincoln Circle, the name should be revised to Illinois Court.

Duane Gronwold made a motion to recommend approval to the Village Board, seconded by Jim Schlunz. All in favor, none opposed, motion carried.

6. Text Amendments
a) **Public Hearing**

Consideration of amendments to the text of the Village of Shorewood Zoning Ordinance, Title 10 of the Village Codes of Ordinances. Specifically to consider the text amendments for the addition of provisions for trailer parking, and modification of the list of

permitted and conditional uses in the business and industrial districts with regards to automotive related uses and their respective definitions, off-street parking requirements for business and industrial districts, corner side yard setbacks in residential districts, and permanent and temporary window signs

Chairman Fitzgerald opened the Public Hearing.

Staff explained the changes made since the review of the proposed amendments the prior month.

At the request of Chairman Fitzgerald, Staff researched the zoning codes of various surrounding communities regarding front yard and corner side/front yard setbacks, the results of which follow. A majority of communities did not identify through the code a different setback for the corner side/front yard versus the front yard. Minooka requires a minimum thirty-foot (30') front yard setback but only a twenty-foot (20') corner front yard setback. Oswego typically allows a twenty-five foot (25') corner front yard setback through the PUD process and on occasion has allowed a twenty foot (20') corner front yard in PUD's with unique design parameters.

The Executive Director of the Shorewood Area Chamber of Commerce provided the proposed text amendments and Staff's previous memo to the PZC to the Chamber Board members. As of the writing of this memo, Staff has not heard any feedback on the proposed amendments from the Chamber members. No one from the public was present to comment on the proposed amendments.

Duane Gronwold made a motion to close the Public Hearing, seconded by Steve Brockman. All in favor, none opposed, hearing closed.

Duane Gronwold then made a motion to recommend approval of the text amendments to the Village Board, seconded by Steve Brockman, all in favor, none opposed, motion carried.

III. ADJOURNMENT

Jim Schlunz made a motion to adjourn at 8:50p.m. Seconded by Debbie Olson. All in favor, none opposed, meeting adjourned.

Next meeting August 2nd, 2006

Respectfully Submitted,
Nancy L. Roman