

VILLAGE OF SHOREWOOD

PLANNING & ZONING COMMISSION MEETING & PUBLIC HEARING

2 August 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 & Kurt Carroll, Village Administrator

PLANNING & ZONING

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

Staff informed the commission that this item had been withdrawn from the agenda at the applicant's request.

2. Consideration of Revised Pedestrian Access and Bicycle Parking for Sharp Sports

Staff explained the history of the implementation of the approvals of the Conditional Use Permit for Sharp Sports. When the business owner began coordinating the improvements for the pedestrian connection to Earl Road from the building entrance and the placement of bicycle racks in proximity to the business entrance some problems were encountered. The engineer for the property owner discovered that there would not be enough room behind the curb to install a carriage sidewalk given the grade of the detention facility within the front yard. Further, given the swing of the business entrance door and the size and placement of the awning columns and entrance landing, the placement of the bicycle racks to the south of the doorway would cause conflict between bicycle riders and patrons leaving the business. As a compromise, the business owner is requesting the Commission's authorization to not install the carriage sidewalk and instead sign the first one (1) or two (2) parking spaces adjacent to the business entrance as "Sharp Sports Drop-Off and Pick-Up Only" to encourage safe and adequate space for parents choosing to drop-off their children at the batting cages. Further, that the bicycle racks be located to the north of the business entrance adjacent to the depressed curb and the requested drop-off parking area. Staff believes the requested revisions to be a satisfactory compromise, which ultimately accomplishes resolution to the initial concerns. The Chief of Police informed Staff that the signed parking area would be preferred to the introduction of sidewalk to an industrial park, which would encourage pedestrians.

After the explanation, the PZC members seemed to understand the issues and Duane Gronwold made a motion to recommend the revisions to the Site Plan. Seconded by Steve Brockman. All in favor, none opposed, motion carried.

3. Consideration of a Variance from the Village Land Subdivisions Ordinance for Nicor and LIT

Staff explained that Nicor and LIT Industrial Limited Partnership are requesting a variation from the strict application of the Land Subdivisions Ordinance with regard to the requirement of formal subdivision of property resulting in a parcel of less than five (5) acres in size. The Village Attorney has provided Staff with a letter stating the Village's authority to approve such a request given that the request would not be detrimental to the public good or impair the intent of the ordinance and development of the area.

LIT would be purchasing the 4.65 acre parcel in order to allow for the construction of a temporary bypass to the intersection area to the east on Seil Road while improvements are made for the reconstructed Interstate 55 and Route 59 ramps and relocated Frontage Road (the "interim improvements"). The less than five (5) acre parcel is a result of the location and size of the existing Nicor facility located on the northern half of the original Nicor property and the additional right of way acquisition by IDOT for the ultimate improvements to Route 59, Interstate 55, and Frontage Road.

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

4. Consideration of a Concept Plan for the Northeast Corner of River Road and Route 52 including a Walgreen's Pharmacy

A detailed discussion of this project took place. The commission seemed pleased, for the most part, with the multi-tenant building that Mr. Kinsella is building, but took issue with the design of the Walgreen's. Staff had outlined the points of difference between their requests and the developer's plans (with architecture, site plan and signage). PZC instructed them to go back and take the direction of staff.

III. ADJOURNMENT

Jim Schlunz made a motion to adjourn at 8:20p.m. Seconded by Debbie Olson.
All in favor, none opposed, meeting adjourned.

Next meeting August 2nd, 2006

Respectfully Submitted,
Nancy L. Roman