

## VILLAGE OF SHOREWOOD

### PLANNING & ZONING COMMISSION MEETING & PUBLIC HEARING 6 September 2006

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

### MINUTES

Duane Gronwold made a motion to approve the minutes from the 5 July 2006 and the 2 August 2006 regular meetings, seconded by Jim Schlunz. All in favor, none opposed, minutes approved.

### PLANNING & ZONING

1. Consideration of a Final Plat of Subdivision forth the Estates of Hidden Creek Unit 2

Karen explained that Phoenix Developers is requesting the approval of a Final Plat for the Estates of Hidden Creek in order to plat lots for the existing islands within the right of way. Platting such islands as lots to be deeded to and maintained by the Homeowners Association is standard practice for Final Plats. Platting the entrance boulevard island as a lot will allow the construction of a subdivision monument sign, the design of which was previously approved with the Preliminary Plat of Subdivision. The monument sign within the entrance boulevard island would be located far enough away from Seil Road so as not to obstruct visibility of vehicles on Seil Road or Sycamore Drive.

Jeff Nagel made a motion to recommend approval of the Plat to the Village Board subject to engineering review. Seconded by Debbie Olson. All in favor, none opposed, motion carried.

2. Consideration of a Concept Plan for Al's Beef & Nancy's Pizza Restaurant (Brook Forest Plaza Lot 3)

Staff explained that Design Studio 24 is requesting consideration of a Concept Plan for Brook Forest Plaza Lot 3, the last outlot adjacent to Route 59 in front of the Jewel Store. The site would be improved with a 5,798 square foot combined Al's Beef and Nancy's Pizza Restaurant, and potential ice cream shop including a drive thru and outdoor seating area.

Brook Forest Plaza (the Jewel project) has an approved reciprocal parking agreement that allows patrons of all the businesses to park in any space in the shopping center. Pedestrian connections would be provided from the northwest corner of the building through the parking lot to the northwest corner of the lot. Forty-seven (47) parking spaces have been

illustrated in the Site Plan, which is less than the required fifty-eight (58) spaces for a restaurant use of this size. Given the reciprocal parking agreement, the proximity of unused Jewel surplus parking spaces, and the increase in drive-thru staking spaces to fifteen (15), Staff finds the reduction in provided parking and encouragement of shared parking acceptable.

Access to the site would be provided in alignment with the Jewel Express Fuel Center and southernmost Jewel parking lot drive aisle.

It was explained that in addition to the required Site Plan Review process, the project would also require either a PUD or variances. Given the large Route 59 right of way width and great incline adjacent to the lot, the front yard setback on Route 59 as illustrated on the Site Plan would be five (5) feet versus the required ten (10) feet. As stated above, the applicant is requesting signs for multiple sides of the building for exposure at the public entrance and on Route 59. Staff would support the variations based on the unique topography and visibility of the lot and the efforts to preserve the existing mature trees.

Reaction to the project was favorable and they were directed to move forward.

### 3. Consideration of a Concept Plan for the Southeast corner of Black Road and County Line Road (Brown/Anderson/Peel Properties)

Staff gave the background for the project, which is a Concept Plan for the 230.38-acre property located at the southeast corner of Black Road and County Line Road. The property has frontage along Black Road on the north, Count Line Road on the west, and Baltz Road on the south. The proposed mixture of land uses would be as follows: approximately ten (10) acres of commercial at the northwest corner of the property, 108 attached quad units on 22.5 acres adjacent to the commercial component, 258 duplex units in three (3) neighborhoods on 38.87 acres south and east of the duplex component, 104 single family detached units on 5,400 square foot lots in two (2) neighborhoods, 206 single family detached units on 7,150 square foot lots in two (2) neighborhoods, and 55.33 acres of open space for parks, bufferyards, detention facilities, and a private clubhouse. The single family and duplex lots are proposed to be an active adult, age restricted community similar to that of Shorewood Glen. Kipling Development explained that they are considering the options of either partnering with a company such as Del Webb to undertake the project or doing the project on their own. The commission was favorable on the concept and made suggestions as to some changes they would like to see incorporated.

## **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 October 4<sup>th</sup>, 2006

Respectfully Submitted,  
Nancy L. Roman