

VILLAGE OF SHOREWOOD

PLANNING & ZONING COMMISSION MEETING & PUBLIC HEARING 4 October 2006

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

MINUTES

Duane Gronwold made a motion to approve the minutes from the 6 September 2006 regular meeting, seconded by Jim Schlunz. All in favor, none opposed, minutes approved.

PLANNING & ZONING

1. Charles Kovel
 - a) **Public Hearing**
 - b) **Petition #06-253**

Consideration for a variance of the provisions of Shorewood Village Code 10-5D-5C(1) with regard to reducing the rear yard set back requirement allowed of 30 feet at 701 and 703 River Bluff Court, Charles Kovel petitioner

Chairman Fitzgerald opened the Public Hearing.

Staff gave the background on the request regarding the duplex to be built on lot 11 in River Bluff Subdivision. With the shape and depth of the lot, they are requesting a rear yard setback variance in order to build the duplexes that have been built throughout the subdivision. The rest of the lots along the west/north side of River Bluff Drive have not required a similar variance because the lots extend to the middle of the DuPage River. Most of the units have no usable back yards, but have extensive decking with great views of the River.

This lot is situated at the very end of the cul-de-sac and has a dry detention area behind it. The Village's Shorewood Park is to the east and Lot 10 is to the west. A similar situation will most likely arise on lot 10 when the time comes to build on it. The request is for the units and additionally allow for a 10ft. deep deck off of the rear of the units. This would mean that the building would be 12 ft. at its closest point and the deck off of that unit would be 2 ft. from the property line. It was emphasized that there are no drainage or utility easements that are affected and the variance would restrict the additional outdoor space to a deck and NOT a patio that would be impervious.

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

Duane Gronwold 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 into the record the findings of facts and approve Petition #06-253 conditioned on the outdoor living space being limited to a deck. Seconded by Jim Schlunz. All in favor, none opposed, variance granted.

2. Orland Commercial Plaza Company, Inc.

a) **Public Hearing**

b) **Petition #06-254**

Consideration for an amendment to the conditional use permit for the planned unit development for Brookforest Plaza at NW corner of Rt. 52 & 59, Kenny Attieh petitioner

Chairman Fitzgerald opened the Public Hearing.

Staff explained that the applicant is requesting approval of an Amendment to the Conditional Use Permit for a Planned Unit Development for the Brook Forest Plaza (Jewel Shopping Center) with regard to Lot 3, which is located along Route 59 south of the Jewel Express Fuel Center. The proposed use for the lot would be a 5,346 square foot combination Al's Beef and Nancy's Pizza Restaurant with a drive-thru and outdoor seating area. Details of the required Site Plan Review follow as agenda item #3. As discussed at last month's meeting, the original PUD for the shopping center included a reciprocal parking agreement, which allows for the sharing of parking spaces. The PUD Amendment includes language regarding the provision for multiple elevations of building signage in accordance with a signage plan approved through the Site Plan Review, a reduction in front yard setback adjacent to Route 59 due to the site's unique topography and visibility, and permission for one (1) drive-through eating establishment. At the time of review and approval of the original PUD, the Village was not in the practice of pre-approving general drive-thru conditional use permits or signage variations for outlots as is commonly the case today with Annexation and PUD Agreements.

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

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

Jeff Nagel then made a motion to recommend approval of Petition #06-254 and enter into the record the findings of fact. Seconded by Duane Gronwold. All in favor, none opposed, motion carried.

3. Consideration of a Site Plan for Al's Beef/Nancy's Pizza

The Site plan was on the agenda for concept plan previously and the response was favorable. At this meeting more details were given regarding the tree preservation plan and modifications to the site plans and elevations.

Duane Gronwold made a motion to recommend approval of the Site Plan to the Village Board, subject to final photometrics, final landscaping, final engineering, addition of a

decorative security door and stamped pedestrian crosswalks. Seconded by Jim Schlunz.
All in favor, none opposed, motion carried.

4. Consideration of a Concept Plan for Enbridge Pump Station

Staff explained that they have been working with Enbridge Energy for the location of a new Pumping Facility where their petroleum pipeline intersects the Com Ed high-tension lines. A map was presented that identified the area, which is west of the EJ&E tracks and slightly north of Mound Road. A cover letter from Enbridge was presented that explained why the station needs access to the electricity available at the high-tension lines.

Staff explained how the relationship with Enbridge has evolved. When Enbridge first approached the Village they were interested in purchasing the north portion of the Davidson Farm (shown as L-M-K Farm L.P.). This amounts to about 25 acres and is the exact location of where the pipeline intersects the Com Ed ROW. As the farm is not in the Village limits currently, they would have had the ability to work through Will County for the necessary approvals to move forward immediately. It was important for us to gain their cooperation, as they have the ability as a utility to move forward and receive approvals much more easily than a private developer. This would have jeopardized what Shorewood has been trying to achieve in that area. The Village told them at the initial meeting that we would like for them to work through Shorewood and shared with them the plans for the surrounding farms (residential to the north and east and the Village sewage treatment/public works complex and Minooka Jr. High school to the west). They were agreeable to working with the Village and this evolved into the plans that were presented.

Everyone acknowledged that the facility itself is not attractive. Some commission members had a problem with the metal buildings. Staff emphasized that the inclusion of the facility within our “campus” will hide it from the adjoining properties with berming, etc. Additionally it was pointed out that we have very little say in what the utilities build, as evidenced by NICOR and COM ED stations in Shorewood.

5. Consideration of a Site Plan for People First Bank Temporary Trailer (Fox Bend Commercial)

Kipling Development is requesting consideration of a Site Plan for a temporary bank facility trailer for a start up bank charter to be located north of Route 52, west of River Road on the Fox Bend commercial site. The property is already zoned B-1 Neighborhood Convenience Shopping Center District, which dates back to August 1995. Site Plan approval for the temporary trailer would allow the bank to start membership services after receiving charter approval from the State and offer general banking services on site including a small drive-thru at the west end of the trailer. The temporary trailer would be placed on the existing pavement of the initial Shorewood Glen model home trailer. Raised landscape planters would be placed around the temporary trailer to provide better aesthetics. Additionally, Kipling presented preliminary concept plan of the permanent site configuration with a 2-story bank building (bank on first floor and office space on second floor) and a 2-story professional building.

Staff stated that this fits into the long-term economic development goal of the Village to move commercial development westward toward the Towne Center and ultimately into Kendall County. The initiation of a commercial use at this location would assist in the achievement of the overall goal by being the first commercial development west of River Road. Given that this site is the gateway to the Towne Center, Kipling acknowledged their intention of presenting permanent plans that fit into that goal.

After some discussion of the operations and the phasing of the plans for the permanent buildings, Duane Gronwold made a motion to recommend approval of the Site Plan to the Village Board subject to a maximum 12 month timeline for the temporary bank and the negotiation of a phasing plan and development agreement with the Village, seconded by Steve Brockman. All in favor, none opposed, motion carried.

ADJOURNMENT

Jim Schlunz made a motion to adjourn at 8:40p.m. Seconded by Jeff Nagel. All in favor, none opposed, meeting adjourned.

Next meeting November 1st, 2006

Respectfully Submitted,
Nancy L. Roman