

## VILLAGE OF SHOREWOOD

### PLANNING & ZONING COMMISSION MEETING & PUBLIC HEARING 15 November 2006

Chairman Fitzgerald called the meeting to order at 7:10 p.m. Present: Vice Chair Gron, Jeff Nagel, Steve Brockman, Jim Schlunz, Duane Gronwold, Pete Cerve & Melissa Bradford. Absent: Debbie Olson & Jim Relyea Also present: Nancy Roman, EDD, Karen James, Staff Planner, David Myers, Building Dept. Kurt Carroll, Village Administrator & Rod Tonelli, Village Planner

### PLANNING & ZONING

#### 1. Waterstone Subdivision

##### a) **Public Hearing**

##### b) **Petition #06-257**

Consideration for a conditional use permit for a planned unit development and a zoning change to R-3A for a portion thereof, and a conditional use permit for a private/public utility and civic building for a portion thereof as provided by Shorewood Village Code 10-5D-3-2, Ed Mattox petitioner

Chairman Fitzgerald opened the Public Hearing.

Staff explained that Kipling Development is requesting approval of three (3) related petitions for the Waterstone Subdivision, which is comprised of four (4) properties totaling approximately 247 acres south of Seil Road, north of Mound Road, and west of the railroad and ComEd rights of way. The requested actions would establish the proper zoning districts and use categories for the various land uses being proposed in the development. These properties are commonly known as the Stephens farm, the Davidson farm, the Roberts farm, and a small portion of the McShane farm.

The Public Hearing encompassed 3 issues, zoning change for a portion of the development to allow multi-family housing (R-3A), a conditional use to allow private and public utilities and civic buildings (for the Village Sanitary Plant, Public Works facility & well site, as well as, Enbridge Energy's pump station) and a conditional use permit for a planned unit development covering all of the project.

Rod Tonelli explained for the record the progression of events with Kipling starting the development process with the Stephens Farm and the Roberts Farm being part of the project due to the request from the Village and the Minooka Elementary School District for land. Enbridge Energy then entered the picture which brought the Davidson and McShane parcels into play as well. He pointed out that the only deviation from the Zoning requirements is that the typical street ROW is 60 ft. and not 66ft.

No one was present from the public to speak against the project.

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

Duane Gronwold then made a motion to enter the findings of fact and recommend approval of petition #06-257 to the Village Board, with Jim Schlunz seconding. All in favor, none opposed, motion carried.

## 2. Consideration of a Preliminary Plat for Waterstone Subdivision

Staff reiterated the elements of the project as they pertain to the preliminary plat. There are numerous conditions that need to be added to the plat. They are:

- A bike path shall be included on the west side of the Bell Road right of way in lieu of sidewalk. A bike path shall be included in the pipeline easement west of Bell Road toward the park area. Further, reasonable pedestrian connections shall be provided from the quad-units, townhomes and condos to the Bell Road and Seil Road sidewalks. Specific locations of the pedestrian connections can be determined at the time of final design.
- Staff recommends that the main entry monuments at the intersection of Bell and Seil Roads be placed on either side of Bell Road in the HOA lots and not in the median island. Any secondary monuments in addition to main entry features shall be illustrated on the Landscape Plan.
- A four (4) to five (5) foot undulating berm shall be included adjacent to Seil Road. A three (3) foot undulating berm shall be included adjacent to Bell Road. Where detention facilities are provided, the berms may "drop-off". Further, the bike path may meander around berming where necessary.
- A stub street shall be provided to the property to the west. Staff recommends continuing Road B to a stub at the northwest corner of the property, then removing Road A's access to Seil Road. Revising the plan in this manner will accomplish two things, 1) providing a stub street to the west offering a second means of egress when the adjacent property is developed and 2) reducing the number of access points to Seil Road given that the property to the west will be afforded an access point.
- Staff recommends using Exceptions to Blanket Easements for the multi-family components versus lots and outlots.

Duane Gronwold made a motion to recommend approval of the plat to the Village Board subject to the above listed conditions and a landscape plan, seconded by Steve Brockman. All in favor, none opposed, motion carried.

## 3. Consideration of a Site Plan for Enbridge Pump Station

Staff explained the changes that had been made to the plan since PZC saw it at concept plan stage last earlier this month. The commission was in agreement that these were welcome improvements.

Duane Gronwold made a motion to recommend approval of the Site Plan to the Village Board, subject to coordination of the buffering efforts with the Village's site and final platting of the legal lot. Seconded by Jim Schlunz. All in favor, none opposed, motion carried.

## **ADJOURNMENT**

Jim Schlunz made a motion to adjourn at 8:45p.m. Seconded by Melissa Bradford. All in favor, none opposed, meeting adjourned.

Next meeting December 6, 2006

Respectfully Submitted,  
Nancy L. Roman