

VILLAGE OF SHOREWOOD

PLANNING & ZONING COMMISSION MEETING & PUBLIC HEARING 6 December 2006

Chairman Fitzgerald called the meeting to order at 7:04 p.m. Present: Vice Chair Gron, Steve Brockman, Jim Schlunz, Duane Gronwold, Jeff Nagel, Pete Cerve and Melissa Bradford. Absent: Debbie Olson & Jim Relyea Also present: Karen James, Staff Planner and Rod Tonelli, Village Planner

MINUTES

Duane Gronwold made a motion to approve the minutes from the 1 November 2006 regular meeting with the addition of the condition for the temporary facility in the motion of agenda item 2, PeopleFirst Bank. Seconded by Jim Schlunz. All in favor, none opposed, minutes approved.

PLANNING & ZONING

1. Joliet Inn
 - a) **Public Hearing**
 - b) **Petition #06-258**

Consideration for a variance of the provisions of Shorewood Village Code 10-10-7A(b)3 with regard to allowing an additional free standing sign at 19747 Frontage Road, Jesal Patel petitioner

Chairman Fitzgerald opened the Public Hearing.

Staff presented a brief summary of the request and Staff Report, and a recommendation of denial. The petitioner explained their desire for the additional sign to advertise that the facility does not charge for and allows customer truck parking. The Commission discussed the sign's lack of compliance with design standards expected of signage within the Village of Shorewood and the misleading sign text that insinuates free semi-truck parking regardless of patronage of business.

No one from the Public spoke of the petition. In response to a question from Chairman Fitzgerald and Staff, Mr. Patel stated that the required adjacent property notifications were only sent to Ron Tirapelli Ford to the south and not to the other property owners within 150 feet of the site.

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

Duane Gronwold made a motion to recommend denial of Petition #06-258 to the Village Board for the following reasons 1) Strict enforcement of the Zoning Ordinance would not result in practical difficulties or impose exceptional hardship due to special and unusual conditions which are not generally found on other properties in the same zoning district.

and 2) The property can yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance. Seconded by Jeff Nagel. All in favor, none opposed, motion carried.

2. Don Kinsella

a) **Public Hearing**

b) **Petition #06-255**

Consideration for a conditional use permit for a planned unit development of the northeast corner of Route 52 and River Road, Don Kinsella petitioner

Chairman Fitzgerald announced that the Public Hearing was opened and continued at the 1 November 2006 regular meeting.

Staff presented the Staff Report, a detailed description of the Hammel Creek Commons project including the designs of Lots 1 and 2, and recommendation of approval. Commission discussion focused on the confirmation of all signs including logos for the multi-tenant building being backlit, a general preference for this development to have a cedar fence for the bufferyard to coordinate with the southeast corner of the same intersection, the encouragement of a decorative treatment for the intersection weir, removal of the people from the right-in/right-out bridge detail as no sidewalk will be present, and clarification that no awnings were being provided in the rear of the Walgreen's building due to the potential conflict with trucks. There was no further discussion or direction from the Commission.

The applicants and their consultants were present. No one from the Public spoke of the petition.

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

Duane Gronwold made a motion to enter into the record the findings of facts and recommend approval of Petition #06-255 to the Village Board. Seconded by Jeff Nagel. All in favor, none opposed, motion carried.

3. Consideration of a Preliminary and Final Plat for Hammel Creek Commons

Staff presented the Staff Report and recommendation of approval with condition. There was no further discussion or direction from the Commission.

Jeff Nagel made a motion to recommend approval of the Preliminary and Final Plat of Subdivision subject to Village Engineer review and approval. Seconded by Melissa Bradford. All in favor, none opposed, motion carried.

Vice Chair Gron left the meeting.

4. Consideration of a Site Plan for Hammel Creek Commons Lot 2

Staff presented the Staff Report and recommendation of approval with conditions. Don Kinsella, the applicant, and Troy Strange, the project architect, presented color and material samples for the multi-tenant building. Commission discussion focused on clarification of the need for adequate striping and signage for the rear “access” road and the shape and location of the drive-thru island at Walgreen’s. There was no further discussion or direction from the Commission.

Jim Schlunz made a motion to recommend approval of the Site Plan for Hammel Creek Commons Lot 2 subject to final engineering and coordination and “clean-up” of all plans with regards to proper illustration of Lots 1 and 2 and aesthetic features including trash receptacles and bicycle parking. Seconded by Steve Brockman. All in favor, none opposed, motion carried.

5. Consideration of a Site Plan for Hammel Creek Commons Lot 1, Walgreen’s

Staff presented the Staff Report and recommendation of approval with conditions. The Dean Chowaniec, applicant, and consultants were present. There was no further discussion or direction from the Commission.

Jim Schlunz made a motion to recommend approval of the Site Plan for Hammel Creek Commons Lot 1, Walgreen’s subject to final engineering; coordination and “clean-up” of all plans with regards to proper illustration of Lots 1 and 2 and aesthetic features including benches, trash receptacles, bicycle parking, and decorative pedestrian crosswalks; and Staff review and approval of directional signs. Seconded by Melissa Bradford. All in favor, none opposed, motion carried.

6. Consideration of a Concept Plan for Market Street Outlot 1, Citibank

Staff presented the Staff Report, and a summary of Staff Team Meeting discussions and chronological versions of the building architecture. Staff passed around renderings of the various versions of building architecture to show progression of changes. Chad Harrell, project architect, and two (2) Citibank representatives were present and provided details of Citibank’s proposed architecture and model of business with regard to drive-thru ATM operations. Mr. Harrell provided a sample of the proposed drive-thru canopy panel material for the Commission’s viewing and discussed the rationale for some building modifications with regard to the height of the tower being reduced to better meet Energy Code requirements and the inclusion of wing walls to aid in the screening of roof-top mechanicals when the ceiling height was raised internally to the building.

Commission discussion focused on the initial dislike for the drive-thru canopy style and material, inquiries of materials and style of the building and canopy, and the building’s style in context to its surrounding uses and building styles. The site design of the Concept Plan received a favorable reaction from the Commission. The Commission had mixed reactions to the architectural style with two (2), Commissioners Brockman and Cerve,

stating that the Citibank would fit in at the intersection of Route 59 and Black Road given the existing gas station/canopy uses in proximity but would not fit on Route 52. Commissioner Bradford stated her like for modern buildings, but felt something was missing from the design. Commissioner Gronwold disliked the style, particularly the canopy. Direction was given the applicant to work with Staff to revise the drive-thru canopy and building architecture to address the concerns for style and context within the Market Street development.

7. Consideration of a Concept Plan for Kovacevich Commercial on Earl Road and Route 52

Staff presented the Staff Report and a summary of the project's design. Paul Kovacevich, applicant and Ken Carlson, attorney for applicant, were present. Mr. Carlson stated that they would look into revising the parking lot, drive aisle, and drive-thru stacking adjacent to the multi-tenant retail building to try to add more parking in the front of the building versus the rear. If a revised site plan was reasonable and made sense for the development, that applicant would consider moving forward with the revision. Commission discussion focused on clarification that the front yards of Route 52 and Earl Road would have a low undulating berm in addition to landscaping, the amount of pavement versus "green" space, and explanation of underground storage versus traditional detention ponds. The Concept Plan, including building architecture, received an overall favorable reaction from the Commission.

8. Consideration of a Final Plat for Waterstone Unit 1

Staff presented the Staff Report and recommendation of approval with condition. There was no further discussion or direction from the Commission.

Duane Gronwold made a motion to recommend approval of the Final Plat for Waterstone Unit 1 subject to Village Engineer review and approval. Seconded by Jim Schlunz. All in favor, none opposed, motion carried.

9. Consideration of the National Sign Plaza Program

Robert Enriquez and Tom Clark of National Sign Plaza presented the details of the way-finding/directional sign program for the advertisement of residential housing developments and Village/government amenities, and answered questions from the Commission. Minooka, Monee, Lockport, and Plainfield were presented as being local examples of active National Sign Plaza programs. Commission discussion focused on the back of the sign plaza being available for Village way-finding needs, clarification of the locations of signs, and the need to be respectful and safe when locating signs near residences and intersections.

Duane Gronwold made a motion to recommend the Village Board look into entering into a reasonable agreement with National Sign Plaza subject to attorney review. Seconded by Jim Schlunz. All in favor, none opposed, motion carried.

10. Other

Staff informed the Commission of project schedules for January.

ADJOURNMENT

Jim Schlunz made a motion to adjourn at 9:40p.m. Seconded by Duane Gronwold. All in favor, none opposed, meeting adjourned.

Next meeting January 3, 2007

Respectfully Submitted,
Karen A. James