

VILLAGE OF SHOREWOOD

PLANNING & ZONING COMMISSION MEETING

5 March 2008

Chairman Fitzgerald called the meeting to order at 7:04 p.m.

Pledge of Allegiance

Roll Call

Present: Chairman Gary Fitzgerald, Vice Chair Dan Gron, Steve Brockman, Duane Gronwold, Jeff Nagel, Melissa Bradford, Jim Schlunz and Pete Cerve.
Absent: James Relyea and Debbie Olson

Also present were Nancy Roman, Economic Development Director and Karen James, Planner

ORDER OF BUSINESS

MINUTES

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

PLANNING & ZONING

ORDER OF BUSINESS

1.
 - a) **Public Hearing**
 - b) **Petition #08-274**

Consideration of a conditional use permit for a Planned Unit Development with 3 potential drive-thru uses (Shorewood Code 10-6C-3).

The application has been withdrawn. Duane Gronwold made a motion to close the Public Hearing seconded by Jim Schlunz. All in favor, none opposed, Public Hearing closed.

2. Lisa Neal petitioner for Doyle Sign

- a) **Public Hearing**
 - b) **Petition #08-275**

Consideration of a variation from the Sign Code to allow a second sign to be mounted to side building elevation.

John Streets from Doyle Signs gave the background information on the petition. 7-Eleven is requesting a second wall sign. When 7-11 bought out White Hen Pantry, the signage on the location in Shorewood needed to be changed. They worked within the sign ordinance to change the signage on the awnings & building front. Additionally they removed the non-conforming pole sign and installed a monument sign in its place. The size of the sign is in conformance with the ordinance and matches the sign on the front of the building.

Commissioner Gronwold inquired if this is a back lit sign. Mr. Streets answered that it is base lit.

Chairman Fitzgerald noted that the appropriate notification was given to surrounding residents and called for public comments.

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

Duane Gronwold then made a motion to enter the findings of fact that the conditions in Section 10-12-2B have been met and recommend approval of Petition #08-275 seconded by Jim Schlunz. Roll call vote, all in favor, none opposed, Petition approved.

3. Consideration of an amendment to the Site Plan for Brookforest Centre.

Nancy Roman gave an explanation for the amendment to the site Plan for Brookforest Centre, the multi-tenant retail building directly south of Holy Family church on Rt. 59. The purpose of the revision of the site plan is two-fold. Firstly, it is to add 15 parking spaces on the north end of the site. When Crispy Waffle is in full swing, there is a need for additional parking.

She explained that the additional parking is being carved out of the open space between Holy Family's drive and the existing parking lot. The stalls actually encroach on Holy Family's property and will require an easement from the church to allow them to be constructed and used. It was reported that Burke has reviewed the orientation and concurs that this is the best option.

The second issue reviewed was the possible drive-thru that was pre-approved for the north end of the building under the PUD Ordinance. Burrito Rico occupies that tenant space and has indicated that they intend to open a drive-thru. Because the additional spaces affect that end of the building. Kipling has mapped out the lanes, stacking and directional sign/menu board locations at this point.

Traffic will become one-way upon installation of the drive-thru at whatever point in the future the tenant moves forward to install the window. The lane widths and circulation have been evaluated by the engineers and they find it to be acceptable.

Staff reported that they have analyzed the overall parking count of the center with the known uses (some office, medical and restaurant) in order to ascertain if the proposed parking stall increase should satisfy the demand. The center currently has 89 stalls and

the addition will bring it to 104. The calculations call for an ideal count of 107. So the additional spaces will bring us very close to this number.

Pete Cerve wondered if not enough stalls were calculated for the first time through and if we should put more consideration into parking down the road. Nancy Roman replied that the parking stall number is calculated based on square footage not knowing exactly what tenants will move into a building.

Chairman Fitzgerald called for questions or comments, hearing none Jim Schlunz made a motion to recommend the amendment to the Village Board seconded by Jeff Nagel. Roll call vote, all in favor, none opposed.

4. Consideration of architectural elevations for Kipling Estates by Centex

Nancy Roman gave an explanation based on the staff memo. Centex Homes has purchased 29 lots in Kipling Estates and has presented plans to the Village for architectural approval. These lots are in the portion of Kipling Estates that was annexed as part of the Lake Forrest annexation agreement and therefore is subject to the design review guidelines that are an exhibit to that agreement. The guidelines were to act as minimum standards for the home elevations and ensure the quality and character of the models offered within the subdivision. Beyond that, the Village holds “veto” power over the exact plans when submitted. We encouraged them to adopt a “themed” approach to the elevations to provide more variety. Nancy explained that one issue that has arisen with this approach both in this situation and with other subdivisions that we have reviewed, is the fact that when using the “Craftsman” style of architecture, it is nearly impossible to stay true to the style and still meet the 50% brick requirement in the guidelines.

Staff had a series of meetings with Centex and with the homeowner’s association of Kipling Estates, who has taken over from the developer the responsibility for architectural review. It was reiterated that staff would have the ability to simply approve the plans submitted except for the above-mentioned issue with the Craftsman elevations. The Craftsman elevations have less than 50% brick on the front elevation. However, many of the other elevations have more than the minimum amount and the provisions within the guidelines allow us to bring the full pallet of offerings forward for approval to the PZC and Village Board.

Staff reported that they are pleased with the offerings in their entirety and the level of detail and material changes on the homes, and that they are comparable to the elevations presented and approved for the other builders within this section of Kipling (Richmond American, Lennar, American Classic and Buckingham Builders). The representatives from the Homeowner’s Association endorsed the plans as submitted as evidenced by email confirmation received. One other point made is that given the location of these lots backing up to Mound Road and the pond in Westminster Gardens to the west, virtually all of them will be subject to “key lot status” and will have upgraded side and rear elevations.

Jim Schlunz commented that he felt these homes were not up to the standards of that subdivision. Nancy Roman replied that she felt they were superior to what was approved for Lennar. Ms. Roman clarified that the Centex elevations were only being reviewed by the Commission due to the Craftsman models having not met the minimum masonry requirements.

There was discussion on the homes that Buckingham built.

Chairman Fitzgerald called for a motion to recommend to the Village Board. Duane Gronwold made a motion to recommend the elevations as presented to the Village Board seconded by Steve Brockman. Roll call vote, 5 in favor, one opposed.

5. Consideration of concept plan for revised elevations for People First Bank

Karen James explained that several months ago the commission reviewed and approved the plans for PeopleFirst Bank on the N/W corner of River Road and Rt. 52. Those plans called for a 2 story bank/office building similar in architectural style to the Village Hall. Since that time the Bank has re-evaluated their plans and determined that the cost of building the 2-story structure with the intent of leasing out the upper floor is not in their best interest. Therefore, they have approached the Village about revising the plans and build a single-story bank building instead. The colored renderings (using the same stone as has been used in the Towne Center on the bridges), line drawings, floor plan (showing the bank and 2 office suite rental spaces), revised perspectives for the tower element at the corner of the property and the site plan with the new building footprint were reviewed.

Ed Mattox explained that it was too costly to build a 2 story with a basement. He stated leasing the second floor of a bank was difficult and the money was better put to use upgrading the single story building.

Pete Cerve questioned if there would be signage on both the building and the clock tower. Mr. Mattox replied there would.

Chairman Fitzgerald wondered if Building 2 would have the same architecture. Mr. Mattox replied it most probably would, but that planning had not gone that far yet.

Dan Gron commented on what a stunning building this is.

Chairman Fitzgerald called for objections or concerns. There were none.

Formal approval will require an amendment to the PUD and a Public Hearing which will be placed on a future agenda when plans are ready.

6. Consideration of a revised concept plan for Heartland Corporate Center Buildings A and C

First Industrial has approached the Village with plans that modify the site layout and building configuration for Heartland. They want to combine the original buildings "A"

(524,562 sq.ft) and “C” (271,250 sq.ft) into one larger building “C” (750,874 sq.ft.). The original lay-out and the proposed lay-out, along with an enlarged comparison section, showing the respective distances to the western property line were received.

It was pointed out that one change that has not been made that staff has requested, is the removal of the trailer parking area that extends beyond the berming on the northwest portion of the site. This would eliminate approximately 15 parking spaces and allow the berm to be extended further and improve the screening.

Chairman Fitzgerald wondered if the total square footage was the same. Nancy Roman replied that it was.

Mike Lebar spoke about the project. He said he felt the changes were market driven. Pete Cerve wondered if this would cause a change in traffic patterns. Mr. Lebar answered no. He also commented that the closet part of the building was farther away from property lines than the original plan.

Nancy Roman commented that parking ratios stay the same.

Chairman Fitzgerald called for and comments or concerns. Jim Schlunz said he thinks the revision is an improvement.

Any modifications to this project will require an amendment to the Annexation Agreement .

7. Discussion of Draft Cargo Container Ordinance

Nancy Roman discussed the problems posed by cargo containers and stacking. She also discussed the ordinance adopted by Will County.

There was discussion on primary use versus accessory use.

Nancy Roman also discussed Hintzsche and their desire to use 6 acres for storage containers.

Dan Gron said he would like to see “Cargo Facility Free Zones”.

There was discussion on PODS. Karen James has done research on how other communities deal with PODS and found that it is not cost effective to keep one for any length of time, therefore extended storage on residential properties has not become a problem.

Karen James will draw up the ordinance to be published for the April meeting.

ADJOURNMENT

Jim Schlunz made a motion to adjourn at 8:06 p.m. seconded by Steve Brockman. All in favor, none opposed, meeting adjourned.

Next meeting April 2, 2008

Respectfully Submitted,
Kimberly Sharp
Recording Secretary