

## VILLAGE OF SHOREWOOD

### **PLANNING & ZONING COMMISSION MEETING**

2 April 2008

Chairman Fitzgerald called the meeting to order at 7:07 p.m.

Pledge of Allegiance

#### **Roll Call**

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

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

#### **ORDER OF BUSINESS**

Chairman Fitzgerald recognized that four commissioners whose terms were up would be serving another 2 year term. Those commissioners are Pete Cerve, James Relyea, James Schlunz and Debbie Olson.

#### **MINUTES**

There was one correction to the 5 March 2008 Minutes. Duane Gronwold's name was misspelled under item 4. Duane Gronwold made a motion to approve the minutes as corrected from the 5 March meeting, seconded by Jim Schlunz. All in favor, none opposed, minutes approved.

#### **PLANNING & ZONING**

##### **ORDER OF BUSINESS**

1. David Knott petitioner for Kipling Development Corp.
  - a) **Public Hearing**
  - b) **Petition #08-276**Consideration of an amendment to a Conditional Use Permit for a Planned Unit Development with regard to PeopleFirst Bank architectural elevations.

Chairman Fitzgerald opened the Public Hearing.

Karen James reported Kipling Development is requesting an amendment to a Conditional Use Permit for a PUD in order to revise the two-story PeopleFirst Bank building to a one-story building.

The PeopleFirst Bank project originally consisted of two (2) commercial B-1 lots proposed to include a 17,230 square foot two-story building including four (4) drive-thru teller/ATM lanes on Lot 1 with first floor use by PeopleFirst Bank, and a 13,032 square foot two-story building

on Lot 2 with no identified tenants. Since the time of the original approvals, 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, Kipling has revised the two-story building plans to build a single-story bank building instead. The proposed revisions do not alter the site plan or the future plans for the building to be located on Lot 2. The Concept Plan for the revised building elevations and corresponding clock tower material change were reviewed at the PZC meeting in March 2008 and were received favorably. The only modification to the color elevation following the meeting was to include an illustration of the back-lit sign on the Route 52 facing elevation (i.e. the front).

Nancy Roman asked David Knott to display the material sample boards.

Pete Cerve inquired as to how many signs would be on the clock tower.

Karen James explained that the clock tower would be diagonally situated and there would be signs on two sides.

Pete Cerve stated he felt the signs should be limited to 2 total, not two on the clock tower and one on the bank for a total of 3.

Duane Gronwold inquired as to what would be preferred.

Pete Cerve felt that the commission has put a lot of effort into minimizing signage and that 3 signs are too many.

Duane Gronwold asked what was the size of the signs on the clock tower.

Nancy Roman answered that the sizes hadn't changed from what was originally approved.

Gary Fitzgerald called for further comments.

No one was present from the public to speak on the matter.

Chairman Fitzgerald called for a motion to close the Public Hearing. Jim Schlunz made a motion to close the Public hearing, seconded by Steve Brockman. All in favor, none opposed, motion passed.

Duane Gronwold then made a motion to enter the findings of fact that the conditions in Section 10-11-7 and 10-12-4B have been met and recommend approval of Petition #08-276 to the Village Board seconded by Jim Schlunz. Roll call vote, four in favor, one opposed, Petition approved.

## 2. Consideration of an amendment to the site plan for PeopleFirst Bank.

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

**3. a. Public Hearing**

Consideration of amendments to the text of the Village of Shorewood Zoning Ordinance, Title 10 of the Village Codes of Ordinances. Specifically to consider text amendments to Chapters 2 and 3 regarding Cargo Containers and Cargo Container Facilities.

Chairman Fitzgerald opened the Public Hearing.

Chairman Fitzgerald talked about the change in phrasing in response to Commission discussion of the definition of cargo container facilities, the phrase “the principal use” was revised to read “a principal use.”

Duane Gronwold commented that staff was proactive before Cargo Containers became a problem in the Village of Shorewood and that it is extremely important this ordinance get passed.

No one was present from the public to speak on the matter.

Chairman Fitzgerald called for a motion to close the Public Hearing. Jim Schlunz made a motion to close the Public hearing, seconded by Steve Brockman. All in favor, none opposed, motion passed.

Duane Gronwold then made a motion to recommend approval of the Cargo Container Ordinance to the Village Board, seconded by Jim Schlunz. Roll call vote, all in favor, none opposed, Ordinance approved.

**4. Consideration of annual Official 2008 Zoning Map.**

Nancy Roman explained that the draft zoning map contained in the packets was updated once again to include an additional layer with points of interest in Shorewood such as Parks, Schools and Libraries. Ruettiger and Tonelli will provide a new draft before the map goes to the Village Board. A subdivision version will also be available in the future.

Gary Fitzgerald inquired about properties that are surrounded but not annexed into the Village. He wondered if there are some that can be considered for annexation because of public safety.

Nancy Roman explained that most are eligible for annexation because they are completely surrounded and less than 60 acres, however there is a downside to forced annexation, you lose rights to negotiation. She stated that administration’s direction is that there is no compelling need to approach property owners at this time.

There was further discussion on specific properties and their desire or eligibility to be annexed.

Nancy Roman also noted that since Ruettiger & Tonelli are now doing the zoning map it will be updated continually.

Chairman Fitzgerald called for further comments, hearing none Jim Schlunz made a motion to recommend the 2008 Zoning Map subject to the addition of points of interest, seconded by Jeff Nagel. Roll call vote, all in favor, none opposed, motion passed.

## **OTHER**

Gary Fitzgerald talked about the new Chamber of Commerce map of Shorewood. He commented that the map was great and wondered how it would be disseminated to the public. Nancy Roman answered that the maps would be included in the welcome bags and that local businesses that advertised in the map would also be given some for distribution. Ms. Roman stated there is a large quantity and they can be reordered.

Ms. Roman also stated that the Chamber was very good about working with the Village on the map project. The commission agreed it was a job well done.

Chairman Fitzgerald then talked about the good press Homer Glen is receiving for their lighting ordinance. He would like to compare it with the Village of Shorewood's ordinance.

Nancy Roman wanted to share data collected by Main Street Organization of Realtors, a group that tracks home sales in an array of communities. In an eleven month period until November 2007 Shorewood had a 4.9% increase in sales compared to the same period in 2006. This is significant because all other communities except one (O'Hare) had a loss for the same period. Also the average home price was \$291,000 which is a 7% increase. Nancy contacted Main Street Organization to see if we can receive the data directly from them on a regular basis.

Gary Fitzgerald noted that the Real Estate Section in the Sunday Tribune does a similar comparison approximately every 6 weeks which is another frame to be used.

Lastly, Nancy Roman talked about Grand Rental Station. They will be applying for a Conditional Use Permit for Power Station in the B-3 district in order to be a dealership of large scale mowing equipment, bobcats and trenching machines. Ms. Roman talked to them about defining an area for outdoor display. The Village Administrator allowed some items to be out so we could get an idea what it would look like.

Chairman Fitzgerald called for any further discussion.

## **ADJOURNMENT**

Duane Gronwold made a motion to adjourn at 7:41 p.m. seconded by Jim Schlunz. All in favor, none opposed, meeting adjourned.

Next meeting May 7, 2008.

Respectfully Submitted,  
*Kimberly Sharp*  
Recording Secretary