

VILLAGE OF SHOREWOOD

PLANNING & ZONING COMMISSION MEETING

7 May 2008

Chairman Fitzgerald called the meeting to order at 7:05 p.m.

Pledge of Allegiance

Roll Call

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

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 as corrected from the 5 March 2008 meeting, seconded by Jeff Nagel. All in favor, none opposed, minutes approved.

PLANNING & ZONING

1. **Leonard J. Suhadolc**
 - a) **Public Hearing**
 - b) **Petition #08-277**

Consideration of a Variation to Shorewood Village Code Section 10-3 13E2 to permit a six foot fence in the side yard at 507 Buckingham Place.

Vice Chairman Gron opened the Public Hearing.

Karen James gave the background on the petition. Leonard Suhadolc is requesting approval of a variance to permit a six (6) foot privacy fence in the side yard of the property located at 507 Buckingham Place. The applicant would like to install a new six (6) foot privacy fence around the perimeter of the backyard starting at the rear corner of the north side of the house, per code, around to the southwest corner of the lot. The fence section requiring the variance would be located on the south side of the property between the home and the front of an existing six (6) foot fence at the adjoining neighbor's property-line. The fence section would serve to enclose the backyard at the same location as the adjacent neighbor's fence, which is further away from the front of the house than the north section of fence that meets code requirements. The adjacent neighbor's fence was installed prior to the Zoning Ordinance requirement of a four (4) foot decorative, 50% open fence within the side yard, therefore it is legal non-conforming. However, the neighbor's fence is located behind the rear corner of their garage and does not negatively impact the property at 507 Buckingham Place.

It was made clear that since the variance request is regarding a fence, decision-making authority is vested in the Planning and Zoning Commission. Staff reiterated their support of approval of Petition # 08-277 for a variance to permit a six (6) foot privacy fence within the south side yard of 507 Buckingham Place.

Note that the petitioner was present. Mr. Suhadolc stated that if he had two different fences, one on either side of his house, it would detract from the street view, and a 50% opaque fence would defeat the purpose of a privacy fence.

Vice Chairman Gron asked for any additional comments.

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

Vice Chairman Gron called for a motion to close the Public Hearing. Debbie Olson made a motion to close the Public Hearing, seconded by Jeff Nagel. All in favor, none opposed, motion passed.

Debbie Olson made a motion to enter the findings of fact that the standards set forth in Section 10-12-2B1 of the Village Code have been met and to grant approval of Petition #08-277, seconded by Jin Relyea. Roll call vote, all in favor, none opposed, Petition approved.

Jim Relyea thanked petitioner for coming in and seeking a variance before installing the fence.

2. **Scott Beschorner**
 - a) **Public Hearing**
 - b) **Petition #08-278**

Consideration of a Conditional Use Permit for the operation of a recreational facility and the servicing of electric boat motors in an industrial district as provided by Shorewood Village Code 10-7B-3 at 401 Earl Road.

Vice Chairman Gron opened the Public Hearing.

Karen James gave the background for this petition. Scott Beschorner is requesting approval of a conditional use permit to allow the operation of a recreational facility in conjunction with retail sales and the servicing of electric boat motors. Strictly Fishing and Archery would like to locate the business at 401 Earl Road, occupying the four (4) units closest to Earl Road with an option to occupy the remaining two (2) in the future. Strictly Fishing and Archery is a pro shop offering merchandise sales in each of the respective industries. The recreational portion of the business would be an indoor archery range with a maximum of fourteen (14) to thirty-eight (38) archery stations, depending on the range set up.

In order to increase the parking count, five parking spaces have been added in front of the overhead doors, which will be used only when the archery range is not in use, similar to what Sharp Sports did with their conditional use permit approval. With the applicant having an option to lease the remaining two (2) units in the building, should the business occupy the entire building in the future, five (5) more parking spaces would be able to be added in front of the last two (2) overhead doors. The petitioner explained that should the business host tournament play and require the use of additional parking beyond what is available on site, the

applicant would establish relationships with area businesses and organizations to utilize surplus off-site parking with shuttle service back to the archery range. Given the additional on-site parking spaces with this business and Sharp Sports and the cooperation of the applicant with area organizations, Staff does not anticipate a negative outcome from the occasional archery tournament with respect to parking.

A supplementary component of the Strictly Fishing side of the business would be indoor detailing and minor repairs of boats including the servicing of electric boat motors. The detailing and servicing of the boats would take place entirely within the building in the archery range area when the range is not in use. There would be no repairing of diesel or gas motors. The business offers boat storage at a location outside of the Shorewood area.

Various recreational uses currently exist within the Shorewood Industrial Park along Earl Road, Sharp Sports (on the same lot), Rudy's Gym and the tumbling/gymnastics facility at Geneva Street and Earl Road. With the proximity to residents and the fact that many people use Earl Road to get to the adjoining subdivisions, these uses have been welcome and successful. With the approval of Sharp Sports in the building opposite to the subject site, a carriage sidewalk from Earl Road up to the parking lot and bicycle parking were constructed to accommodate pedestrian and bicycle traffic to the retail and recreational uses of this property.

The archery range and business would be designed and operated with their insurance company's pre-set standards for safety and certification requirements of the National Field Archery Association (NFAA). Given these standards and requirements, Staff does not anticipate a safety problem with the operation of the archery range. The introduction of another retail use in conjunction with a recreational use on Earl Road is a logical expansion of economic development opportunities in the Shorewood Industrial Park.

Dan Gron asked if Scott Beschorner had anything to add and then asked Mr. Beschorner how many tournaments were anticipated annually. Mr. Beschorner answered there would be about 2 regional tournaments per year.

Nancy Roman commented that Strictly Fishing would be moving from Plainfield because they needed more space for the archery range.

Dan Gron inquired if Strictly Fishing would be able to tie in to Parks and Recreation and Nancy Roman answered Mr. Beschorner had already had discussions with Linda McCluskey, Recreation Supervisor.

Pete Cerve questioned if parking would be adequate, particularly during tournaments. Mr. Beschorner answered the tournament competitors would total approximately 300 and would come in and out but not all at one time.

Mr. Beschorner also reiterated there would be no boat storage outside.

Jim Relyea inquired as to how many boats would be in for repair at one time. Mr. Beschorner does not anticipate having boats lined up, there would be no more than 4 or 5 at a time.

Dan Gron called for further comments, hearing none he called for a motion to close the Public Hearing.

Duane Gronwold made a motion to close the Public Hearing, seconded by Steve Brockman. All in favor, none opposed, motion passed.

Duane Gronwold made a motion to enter the findings of fact that the standards set forth in Section 10-12-4B1 of the Village Code have been met and recommend that the Village Board approve Petition #08-278 seconded by Melissa Bradford. Roll call vote, all in favor, none opposed, Petition approved.

Mr. Beschorner said he is looking forward to joining Shorewood and the commission welcomed him.

- 3. John Galloway**
 - a) Public Hearing**
 - b) Petition #08-279**

Consideration of a Conditional Use Permit for machinery sales including display in the B-3 zoning district as provided by Shorewood Village Code 10-6C-3 at 200 W. Black Road.

Dan Gron opened the public hearing.

Duane Gronwold made a motion to continue the Public hearing, seconded by Melissa Bradford. All in favor, none opposed, motion passed

4. Consideration of Concept Plan for Shorewood Towne Center, East of Wynstone.

Nancy Roman turned the floor over to Chuck Smith with ARETE 3. Mr. Smith began a power point presentation. Mr. Smith informed the commission the handout would follow along with the presentation.

Mr. Smith gave his background. He has had his firm for approximately 25 years. Mr. Smith was responsible for designing Conrad's Harley Davidson. ARETE 3 was asked on board by Distinctive Homes. ARETE 3 typically does not work with Villages but focuses on private development.

Currently ARETE 3 is working on a shopping center at Cedar and Rt. 6. along with a 150 acre business park. They are planning close to 600 acres. In New Lenox at Laraway and Cedar Roads they designed a project that consists of different users including housing, senior housing, a retail component, a town center, train station and medical. In Tinley Park ARETE 3 designed mixed used buildings on Oak Park Avenue.

Mr. Smith went on to talk about the vision for the Shorewood Towne Center, longevity and investment in the community. He commented that many communities program space for failure, there are too many restrictions on what can be put there.

Mr. Smith showed some pictures of successful communities, places that people feel comfortable. He showed some specific elements that he will incorporate into Shorewood's

plan. Mr. Smith continued with comments about Blade Signs and that some communities do not allow more than one sign. He is looking to create dimensions and texture in streetscapes. He also discussed the use of banners and the texture and vibrancy they bring. He continued by talking about trellises and planters.

The next slide was of the site plan for the East Side of Towne Center. The catalyst of which is Kohl's. Kohl's is planning to open by the fall of 2009. Kohl's has been very selective in choosing where to place stores.

Keeping that main street vision, the main entrance points are off Route 52 with parking on the backside. Mr. Smith pointed out the pocket parks with diagonal parking and a trail around the pond with trellises and benches.

He discussed the phases, four in all. They can be done separately or all at once.

Kohl's has agreed to a split entrance. There is a service drive at the rear with additional landscaping.

Mr. Smith then showed the elevations. Kohl's has a prototype building, they typically won't change brick color, etc. For Shorewood's development they've allowed a change of brick color and also large wall panels that are stone in nature. There will be pilasters that break up the façade. A screening fence in the rear will incorporate stone columns using the same stone as the building and PVC fence sections. The hope is the two end caps will be restaurants that will have lookout over the lake.

They will implement a main street character to the two junior box stores. They will be able to sell that upfront. Mr. Smith commented on the ability of this community to look out for the longevity.

Dan Gron inquired if the junior box stores were becoming more open to main street or lifestyle design. Mr. Smith gave a brief explanation of life style centers. He commented that the main street vision that he feels Shorewood is looking for is much more ornate and detailed.

Dan Gron commented on signage and how sometimes the signage dominates the great work that was done. Mr. Smith talked about authenticity in a community. He said diversity brings authenticity. He doesn't think that all signs should have to follow the same guidelines. It ends up being monotonous.

Mr. Smith discussed money used for landscaping versus more ornate fencing. He said money would be better spent on upgrading the landscaping.

Dan Gron inquired as to whether there would be low voltage lighting where people would congregate. Mr. Smith felt there would be.

Jim Relyea inquired if the buildings are two story. Mr. Smith answered they are faux. Some of the windows have lights or curtains to give it the appearance of being a true second story.

Duane Gronwold asked who sees the North elevation. Mr. Smith answered it faces the lake. Duane Gronwold was concerned that no time was spent discussing the North elevation. Mr.

Smith said if more was done to the North elevation it would raise the cost and a building that expensive would not attract renters. He added that it will be screened to a large degree by the fencing and landscaping.

Dan Gron commented on activity, he noted there is no activity in the back of the building.

Kurt Carroll, Village Administrator talked about the functional end of the building. Mr. Smith is trying to draw all the attention away from the rear of the building by having all the activity on the other elevations. Mr. Smith continued talking about all the things that are not in the elevations such as the slope down to the pond, the pond and the walking path. He also noted that from the fence to the loading dock the distance is wider than a football field.

Pete Cerve commented that he felt the opportunity to have restaurants by the lake was taken away by having the loading dock and fences. There was further discussion on the restaurants and their locations.

Pete Cerve felt the right side of the elevation shows a main street style, but when it gets to Kohl's it loses that. He inquired if windows can be added. Mr. Smith commented that it's a branding issue. Kohl's has gone as far as able with changes.

Ms. Roman commented on how hard it was just to get the stone introduced into the building and to have them have a two sided entrance and what an impact that has had.

Pete Cerve felt that there is no uniqueness or texture. Kurt Carroll commented that as far as Kohl's goes, this is the nicest store you are going to see. They cannot be pushed any further.

Kohl's looked at other sites and even though they are not willing to change their store too much, they embrace the idea of the whole center having the main street feel.

Mr. Smith showed more slides including the pocket park, another view of Kohl's, the trellises and the restaurants.

Melissa Bradford commented that she liked the restaurants being at the rear by the lake because there are no cars driving by.

Mr. Smith noted that even though the restaurants are not going to be right on the water, there is a gain of more green space possibly for picnics, congregating, etc.

Mr. Smith gave some landscape examples and examples of light poles. He showed a photograph of how he'd like to use the landscaping.

Mr. Smith again discussed the phases.

Dan Gron asked about seating for the pedestrians and how much would be needed. Mr. Smith said it really can't be judged at this time.

Duane Gronwold asked if Kohl's had different classes of stores. Mr. Smith answered no, not building wise, but merchandise responds to the local market.

Debbie Olson talked about the whole center being fronted by parking lot and was concerned it would cause the center to look like a strip mall and that it would lose the main street feeling. Mr. Smith explained that Kohl's requires a certain amount of parking and it would not be possible to change the parking but he feels along the walk areas he can give it a main street feel.

Debbie Olson feels that not only is Kohl's the main driver to bring in the stores and people but also the main driver for this plan.

Kurt Carroll explained again how Kohl's will be the catalyst for the 52 acres of retail in this section as well as the other acres of retail available.

Dan Gron asked if there are things that can be done to help break up the parking. Different lighting, banners, trees, etc. Mr. Carroll said perhaps it would be a smaller scale of the Village Hall lights.

Mr. Smith talked about the studies that show when you are in the experience of the shopping, the parking goes away.

Dan Gron talked about pedestrian traffic and street vendors and kiosk's.

Mayor Chapman spoke on the subject. He noted that this is not exactly the dream he had 14 years ago for Towne Center. He asked, "eight years ago when the process began, did any of us believe we would be here today". He spoke of the OSLAD grant for the park in town square. Mayor Chapman noted that Kohl's nearly didn't come here and even though it's not exactly what he wanted to see, it was good they were here. Dan Gron agreed, that this is a pretty good alternative. Mayor Chapman thinks if this project can get this going in a timely manner, people will be knocking on the door to come here.

Nancy Roman pointed out that Chuck Smith has presented this part of the project, but the picture as a whole should be considered. She asked, "what is the vision from Route 52 with the Village Hall and the Park, what is the whole vista?"

Ms. Roman continued by commenting on how different the treatment is of the outlots. The drive thrus are not going around any of the buildings. They haven't chopped up all of the frontage of 52 with outlots. The stores are not all designed in a straight line. This will not look like a typical suburban strip mall center. Nancy complimented Chuck on carrying the vision long before we did.

Dan Gron asked for comments.

Steve Brockman talked about the major ramifications for Route 52. He's all for this project and the money it will bring in.

Pete Cerve noted the entrance (full access) could be a main street corridor. Mr. Smith said that is the intent. Mr. Cerve continued by inquiring if there is any way of making access from the south side of Route 52 to this center, perhaps a pedestrian bridge or a traffic light, he would like to see it considered. Mr. Cerve's final comment was that while not perfect, it was very good.

Jim Relyea still wished they had been two story buildings, maybe offices. He also commented on missing the opportunity to get that lake vista with the small buildings to the east.

Nancy Roman talked about the phasing plan and that what Mr. Reylea wants is what is envisioned happening on the west side.

Jim Reylea thought it was a good start, he's excited to see it getting started.

Kurt Carroll talked about creating a business district.

Duane Gronwold has a concern from a zoning standpoint. He commented we may end up with things hanging outside but we don't want skids with 50 lb bags of salt. Somewhere along the line we'll have to delineate between what is allowed to be hung outside. He ended by saying "It's a nice development, heading the right way".

Jeff Nagel said "it looks good, you have to play the hand you are dealt". He noted that he likes that it was pulled back from the lake.

Debbie Olson commented that it's amazing that we are at this point; she is filled with pride at that. She inquired if second story condos had been considered. Mr. Smith again talked about mixed use markets, he has done some of those. It doesn't work everywhere. He doesn't feel it would work here. It's not that type of environment.

Melissa Bradford thanked Mr. Smith for providing complete information and commented that even though it's not exactly the dream, it's very nice.

Dan Gron finished by saying the more he looks at it, he is becoming excited about the project and that it's going to be good for the community.

OTHER

A. Green Initiative

Karen James discussed the memo and websites with information. Ms. James noted various Commissioners' have expressed interest in a variety of environmental topics such as LEEDs building design, practical best management practices in subdivision design and commercial site plans, habitat corridors and greenways, native plantings and HOA/resident education, and tree planting. She continued by mentioning the Village's first Arbor Day celebration during which a drawing was held for fifty (50) trees to be planted on the private property of Shorewood residents.

Staff is looking for the Commission's feedback on the topics to explore, including priorities and ideas for those programs and practices that may need presentations from Staff and consultants to get a better understanding.

Ms. James also noted that Kohl's will be 100% LEEDs certified.

Karen James also noted there are many different levels on which to get involved, she mentioned recycling and planting trees as a couple. She asked the commission to get thinking about what it means to go green. She also talked about the education of Home Owners Associations.

Dan Gron talked about what Green means to us. Nancy Roman talked about the aspects of being green from simple to heavy.

There will be a Green Pavilion at ICSC in Las Vegas, it will be all about Green Design.

Melissa Bradford said it would be nice to have Shorewood's name associated with being a Green Town.

It was mentioned that the Museum of Science and Industry has a green home exhibit.

Pete Cerve noted that COMED is putting on green workshops and wondered if anyone from the commission would be attending.

Melissa Bradford would like more information on what options are available and what other towns are doing.

Debbie Olson commented there is a lot to this.

Jim Relyea thought the Green Initiative should be approached in the same way as the comprehensive plan was approached, with education and orientation. He questioned where the village stands on wind generators, turbines, solar panels and similar things. He also wondered how to incorporate that into a neighborhood and what does everyone think as a group is "green".

Dan Gron felt this would have to tackled piece by piece.

ADJOURNMENT

Jim Relyea made a motion to adjourn at 9:27p.m., seconded by Debbie Olson. All in favor, none opposed, meeting adjourned.

Next meeting June 4, 2008.

Respectfully Submitted,
Kimberly Sharp
Recording Secretary