

## VILLAGE OF SHOREWOOD

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

4 June 2008

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

Pledge of Allegiance

#### **Roll Call**

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

Also present was Karen James, Planner.

Vice Chair Dan Gron and Nancy Roman, Economic Development Director arrived after Roll Call was taken.

#### **ORDER OF BUSINESS**

#### **MINUTES**

Duane Gronwold made a motion to approve the minutes from the 7 May 2008 meeting, seconded by Steve Brockman. All in favor, none opposed, minutes approved.

#### **PLANNING & ZONING**

- 1. 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.

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

#### **2. Consideration of Concept Plan for Market Street Outlot 8.**

Karen James informed the Commission that Phoenix Development is requesting review of a Concept Plan for Outlot 8 at the Market Street Shopping Center (the "Home Depot" project). Outlot 8 is approximately 1.59 acres and is located at the northwest corner of the development, adjacent to Black Road. The project would be comprised of a 33,381 square foot two-story multi-tenant office building (including a basement), one hundred five (105)

parking spaces, one (1) freestanding monument sign per the approved PUD, and one (1) address monument sign within the parking lot. The approved PUD Agreement restricted the use of Outlot 8 given its proximity to the existing residential uses to the west of the development. Office uses comply with the use restrictions. The primary building facade would face east toward Lot 6 and the western full-access drive to Black Road. The public entrance for all of the offices would be located on the east side of the building, while the entrances located on the west and south sides of the building would be used for service and employee entrance only. The architecture of the building has been designed with the same color and material palette as the Home Depot and in-line stores and incorporates many of the features and design elements of the larger buildings.

The building would be located sixteen (16) feet from the property line along Black Road at the closest section and twenty-five (25) feet at the bulk of the building footprint. The reduction in front yard setback from thirty (30) feet to sixteen (16) and twenty-five (25) feet would require an amendment to the PUD. The Amendment would be requested concurrently with Site Plan review. The Site Plan was designed with no parking in the front yard area between the building and property line and the bulk of the building footprint would have a twenty-five foot setback. Paved parking would have been permitted in this area with a setback of only ten (10) feet. The reduction in front yard setback and deemphasized parking lot creates a better streetscape along Black Road when transitioning to the residential uses to the west.

Any signage would be required to comply with the approved PUD Agreement and Village ordinances. The address monument within the parking lot would be of compatible architecture to the building and monument sign. The freestanding monument sign would be identical to that approved in the PUD Agreement, similar to Citibank and Outlot 3. The parking lot light poles and fixtures would be the Village decorative standard as done with the Citibank outlot. Parking would be provided at approximately five (5) spaces per 1,000 square feet of building for potential medical office uses on the first and second floors and 3.3 spaces per 1,000 square feet of leasable office area in the basement, resulting in one hundred five (105) spaces. The parking provided in the plan would be in compliance with the Zoning Ordinance. Pedestrian access connections would be required from the outlot to Lot 6. Vehicular access would be provided to the site via the development's existing full-access drive to the east and a right-out only to the west of the building. The right-out only drive would provide for a second means of egress for vehicles utilizing the rear parking and building entrances.

Karen James introduced Jeff Nance with Greenberg Farrow and John Major with Phoenix Developers. Ms. James turned the floor over the applicant.

Jeff Nance explained that in order to maintain visibility along Black road, they will be requesting a variance. The masonry building will be 35 feet high. Mr. Nance spoke about the right-out driveway for emergency access and egress. He mentioned they will be designing landscape in conjunction with the landscape ordinance. He continued by describing the stone material on the base of the building and storefront entrance and the canopies over the doorways. He concluded by mentioning the signage on two fronts of the building.

Debbie Olson inquired how the 16' variance would line up with residences.

Mr. Fitzgerald answered it lines up with the fence.

There was further discussion of the residential fence.

Duane Gronwold questioned the lighting. He would like to see some ground lighting.

Gary Fitzgerald commented that the commission will be getting into those types of details as the project moves forward. He then inquired if it was not possible to widen the fence, could there be some trees planted.

There was discussion to confirm which fence was in question, the one on the residential property or the fence on the actual berm.

Pete Cerve thought it was a good job on the architecture. He pictures it the same as the Home Depot but wondered if there was some way for this building to stand out so that it doesn't look so much like a retail store.

Gary Fitzgerald felt it looks much more like an office building and didn't think it could be mistaken for retail. He continued by mentioning the PUD required consistent materials.

Pete Cerve commented it will blend in a lot with what is already there and still wondered if there is anyway to differentiate them a little more.

Mr. Fitzgerald still wondered that since the building will be closer to the road, if there can be a couple more trees.

Mr. Major answered the main focus is to still have good exposure to the building, a clear view. He continued by saying prospective renters definitely want to be seen.

Dan Gron suggested getting texture through landscaping.

Karen James said that this is the only outlot that faces Black Road and technically faces the back of future inline spaces.

Chairman Fitzgerald called for further comments or questions.

Duane Gronwold commented that for this development and all future developments, he'd like to see if landscape can be tagged so that people know what type of plants are in commercial landscaping. Maybe even identify the landscaper, so that a homeowner might possibly be able to purchase the same types of plants.

Melissa Bradford commented that it is a nice looking building and that she likes that it is closer to the road so there will be less parking pavement up front.

Chairman Fitzgerald concluded the concept review by commenting that it was in keeping with the PUD and what this specific property was targeted for. He looks forward to the final proposal coming forward.

## OTHER

Kipling Development requested an informal concept review to revise the plat and land usages for Lake Forrest South to accommodate new school and church sites and a small duplex neighborhood. Lake Forrest South is located at the Southwest corner of River and Mound Roads. The southern property line is I-80. Karen James described to the Commission the proposed changes on the plat compared to the originally approved preliminary plat and annexation agreement. The duplexes will need a zoning change. The applicant is reviewing duplexes to make sure they meet code. The request would require an amendment to the annexation agreement.

Gary Fitzgerald inquired how many single family lots there would be.

Karen James answered that the total last time was 168. It is now 101 single family and 58 duplex units on 29 lots.

Mr. Fitzgerald clarified that there would have to be an amendment to the annexation agreement and zoning changes. This would allow for an elementary school and church site.

Steve Brockman inquired if this would eliminate the school on Seil. Karen James answered that the district is still interested in a school in Waterstone but just a Junior High. There is not the space for two schools. K-4 would be at Lake Forrest South and Jr. High at Waterstone.

Gary Fitzgerald called for further comments or questions.

Karen James stated it was Kipling's intention to have the public hearing at the July 2<sup>nd</sup> meeting.

Jim Relyea would like to know why the duplex units are needed, he'd rather see single family homes. He is curious as to why Kipling always wants to change to duplex or townhomes.

Debbie Olson commented that while she somewhat agrees, she noted that last week in Lake Forrest there were 32 empty lots currently for sale. She feels we have to respond to the market trends and that housing needs to be more affordable. She is concerned about the school sitting with a bunch of empty lots around it.

Jim Relyea commented that the school district is out there acquiring as much land as possible. They may not even begin construction for years. They are busy building what has already been approved by the voters. He is not worried about the school going up and vacant lots being around it. Why compromise now based on market conditions.

Gary Fitzgerald said that we don't know what the actual product is. That could make a difference.

Karen James pointed out that Kipling has not used the term "Market Conditions". They are looking at the church and school. Kipling was asked if they are planning to build the duplexes now and the replied that they don't know.

Dan Gron commented that Jim Relyea brings up a fundamental discussion that we all need to consider but that Gary Fitzgerald also has a point with needing to see what the product is.

Jeff Nagel noted that the Planning and Zoning Commission will have to approve the zoning change and that approval can be based on what the product is.

Nancy Roman commented in many cases Duplexes are a lifestyle choice, not a cheap way to get into a subdivision. Also, because the annexation agreement needs to be amended it gives the Planning & Zoning Commission and the Village Board say over what goes there.

There was further discussion on Duplexes and zoning amendments.

Nancy Roman reminded the commission that nothing has been sold there yet and while the number of lots is decreasing, the size of the lots is increasing.

The discussion continued with comments on duplexes, trends with developers and compromises.

Gary Fitzgerald called for further comments or questions.

Hearing none the meeting continued to the next item.

**A. Green Initiative - - LEED's Building Design presented by Farnsworth Group.**

Chairman Fitzgerald began by saying we all want to move in this direction but we need more education.

Karen James told the Commission that this presentation is the first in a series and that at one point we will have Christopher Burke speak as well. She then introduced Brian Fisher, Aaron Quick and Brian Davie with the Farnsworth Group

Aaron Quick gave a brief description of the Farnsworth Group. They are a 100 year old firm doing Architectural, MEP design and Civil Engineering.

Dan Gron asked for a definition of green sustainable. He felt it may seem obvious, but it's not.

Brian Davie gave presentation on LEED's

He discussed perception, reality and sustainability which is the ability of current generations to meet the needs of future generations.

He then talked about the The Triple Bottom Line which is Environment, People and Economics.

Brian gave the definition of a "Green" building which is design and construction practices that meet specified standards, resolving much of the negative impact of buildings on their occupants and the environment.

Farnsworth Group is a corporate member of the USGBC (US Green Building Council).

The definition for LEED's is Leadership in Energy and Environmental Design

There was discussion on how to start implementing Green in the Village of Shorewood.

Gary Fitzgerald commented how much this presentation has helped him in understanding. He hopes it also helped the commissioners. He called for questions or comments

Jim Relyea commented on how the Village has already been going green.

Gary Fitzgerald noted that community education is the number one request of citizens and inquired as to whether the focus should be on commercial or residential?

Brian Davie finished by mentioning that he only talked about LEED's but there is so much else to consider.

Gary Fitzgerald thanked the Farnsworth Group and called for adjournment.

## **ADJOURNMENT**

Jeff Nagel made a motion to adjourn at 9:00 p.m., seconded by Duane Gronwold. All in favor, none opposed, meeting adjourned.

Next meeting July 2, 2008.

Respectfully Submitted,  
*Kimberly Sharp*  
Recording Secretary