

VILLAGE OF SHOREWOOD

PLANNING & ZONING COMMISSION MEETING

2 July 2008

Chairman Fitzgerald called the meeting to order at 7:02 p.m.

Pledge of Allegiance

Roll Call

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

Also present were Nancy Roman, Economic Development Director, Karen James, Planner and Kurt Carroll, Village Administrator.

ORDER OF BUSINESS

MINUTES

Duane Gronwold made a motion to approve the minutes from the 4 June 2008 meeting, seconded by Jeff Nagel. All in favor, none opposed, minutes approved.

PLANNING & ZONING

1. Peterbilt

a) Public Hearing

b) Petition #08-283

Consideration of a Variance for a Second Wall Mounted Sign as provided by Shorewood Village Code 10-10-7B2a at 19521 NE Frontage Road.

Karen James informed the commission that Peterbilt Illinois is requesting approval of a variance to permit one (1) additional wall sign on the north face of the building. Peterbilt is located on the frontage road, south of Conrad's Harley Davidson. As a semi-truck sales and service business, Peterbilt chose the Frontage Road location due to its proximity to the major truck routes of I-55 & I-80. Due to the angle of the properties located on the Frontage Road in relation to the I-55 traffic, Peterbilt would like to add the second wall sign on the north face of the building to increase the visibility of the business to the south bound traffic. The sign would be the same size as the existing Peterbilt sign located on the west face of the building. The sign is in compliance with the size requirements of the Sign Ordinance. Additional wall mounted signs have been permitted for other automotive-related businesses located along the I-55 corridor (i.e. Conrad's, Tirapelli Ford and Tyson) for the same reason, to capture the visibility from the interstate. The sign would serve to capture the south bound I-55 traffic only and would not be visible from the south.

Chairman Fitzgerald called for further comments. Hearing none, Chairman Fitzgerald called for a motion to close the public hearing. A motion was made by Jim Schlunz and seconded by Melissa Bradford. All in favor, none opposed, motion passed.

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

2. 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.

For the past several months we have continued the Public Hearing that was opened at the May PZC meeting. The hearing was continued at the request of the petitioner. Additional meetings were held with John Galloway and his consultants to further discuss the situation.

Grand Rental Station is adding a new business at their location on Black Road. They have become a “dealer” for Power Station, which is primarily a manufacturer of commercial grade lawn mowing equipment. When they applied for the business license for Power Station, it became clear that they needed to apply for a Conditional Use Permit to allow for “machinery sales” in a B-3 zoning district.

It was explained to John Galloway, Owner, how the outdoor display was approached at Home Depot. In that case we allowed the display only in a designated area and not simply in the parking lot.

Kurt Carroll, Village Administrator spoke on this petition. He mentioned Conrad’s and how successful it has been for them to be able to display motorcycles, likewise with car dealerships.

Mr. Carroll continued by explaining that John Galloway, Owner of Grand Rental came in looking to expand his business and adding commercial grade lawnmowers. He wants to upgrade his business to a different level.

Mr. Carroll touched on his discussions with Mr. Galloway and what the Village allows. He also discussed how they would display their machinery and how it would be brought in at night.

Nancy Roman spoke about the process from when it first began. Ms. Roman felt that John Galloway worked with the Village to meet the expectations of the commission. She referred to the revised plan that was handed out this evening. Mr. Galloway agreed to remove the additional display area on the east side. The depth of 16 feet was shortened.

He is looking into bollards that can be a physical barrier on that side. The striping would be removed from the area as well.

Scott Belt, Attorney for Grand Rental spoke. He thanked the board for the continuances and thanked Nancy Roman and Kurt Carroll for their help. Mr. Belt continued by saying the bollards are an excellent idea and a permanent display area makes sense. Mr. Belt brought a brochure showing the types of mowers that will be sold. He also discussed the size of the display area which will be 80 feet wide and 14 ½ feet deep for a total of approximately 1200 square feet. He further discussed the bollards stating that Mr. Galloway would like to do something a little nicer. He proceeded to hand out a photo showing the types of bollards they are looking at. They are also continuing to explore the decorative chain. The display area currently has striping for three parking stalls, which will be removed.

Debbie Olson inquired of Mr. Belt that since this machinery is industrial and not residential, what is the importance of the display area? Is it really something necessary for the buyer in this type of market? John Galloway answered that it is imperative. There are landscapers driving throughout the area all the time. With this type of mower, he feels it is imperative they be displayed.

Debbie Olson also questioned whether the bollards will be on concrete raised slabs as shown in the photos. John Galloway answered no that was just for display purposes.

Mr. Belt made one more point. What you see is what you get. There is no hidden agenda. They are not looking to rent or sell anything other than what is there. There will be no farm equipment or other types of motorized vehicles.

Chairman Fitzgerald asked then if they would mind having it in writing that there would be restricted vehicles. There was discussion as to what might be prohibited.

Melissa Bradford asked whether it would be a year round display. Mr. Galloway answered the display would be seasonal and would not be outdoors after October.

Pete Cerve questioned the vehicle restriction. He wondered how the Village would control going for example to bobcats from mowers. If there were blanket approval how would we limit what gets put out there?

Karen James answered that since this is a Conditional Use Permit, the Village Board will be considering an ordinance. There can be conditions put in the ordinance.

Mr. Belt thought maybe the limitation could be done through a weight classification.

John Galloway added one more point. He will have his display in a neat and orderly fashion. His store is neat and clean and that is what brings him sales. It is not his intention to junk something.

Jim Relyea applauds his store and has used his establishment. Mr. Relyea concern is what if there is new owner. He wonders if they will give the same consideration to cleanliness.

Nancy Roman sees the concern as two fold, size and scope and condition of the equipment that is there. Ms. Roman felt they could draft language to address these concerns for the Village Board.

Melissa Bradford commented that when Home Depot came in, the Commission promised them they would hold everyone to same standards as Home Depot. She feels the bollards with the chains is in not permanent or aesthetically pleasing enough and suggested planters.

Nancy Roman noted that Grand Rental originally had landscaping and a parkway. When Black Road was widened they dedicated that parkway without any compensation. They have worked with the Village. Ms. Roman agreed that maybe a couple of planters would soften the look.

Chairman Fitzgerald called for further comments.

Duane Gronwold commented that Kurt Carroll mentioned the economic conditions of the time. He feels that we can't approve or disapprove something on economic times. He also wondered if it is really necessary to have the equipment out there. He thinks a lot of sales would come from word of mouth not driving by and saying "look at those lawnmowers".

Chairman Fitzgerald called for further comments. Hearing none, Chairman Fitzgerald called for a motion to close the public hearing. A motion was made by Duane Gronwold and seconded by Jim Schlunz. All in favor, none opposed, motion passed.

Jim Schlunz commented that he doesn't feel the display area is appropriate. He feels it is setting a precedent for the entire village and that it is moving in the wrong direction.

Jim Relyea then made a motion to enter the findings of fact that the conditions in Section 10-12-4B have been met and recommend approval of Petition #08-275 to the Village Board with additional language on size and conditions, bollards and planters, display hours as well as coming back to the commission if under new ownership, seconded by Melissa Bradford. Roll call vote, seven in favor, one opposed, Petition approved.

3. Kipling Development

a) Public Hearing

b) Petition #08-280

Consideration of a Zoning Change from R-1 to R-3 Medium Density Single Family and Two Family Residence District in the Lake Forrest South Subdivision.

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

4. Kipling Development

a) Public Hearing

b) Petition #08-281

Consideration of a Conditional Use Permit for a church site in the R-1 Zoning District as provided by Shorewood Village Code 10-5D-3 in the Lake Forrest South Subdivision.

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

5. Arete 3 on behalf of Distinctive Companies

a) Public Hearing

b) Petition #08-282

Consideration of an amendment to a Conditional Use Permit for a Planned Unit Development and including a Conditional Use Permit for two drive thru's as provided by Shorewood Village Code 10-6C-3 at Shorewood Towne Center I and II.

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

6. Consideration of an Amendment to the Site Plan for Market Street Lot 3.

Karen James said staff met with the applicant and Rod Tonelli regarding how best to accomplish more parking for Lot 3 and reduce the amount of pavement between Lots 2 and 3. Capista Development is requesting approval of an Amendment to the Site Plan for Market Street Lot 3 in order to construct additional parking spaces to the north of the building. The Site Plan for Lot 3 was approved in September 2007 and is now under construction. The applicant would like to increase the parking count for the multi-tenant building to provide for flexibility in leasing space to a potential restaurant user. Revisions to the Site Plan would include pavement and curb modifications and minor landscape and photometric changes, with no changes being requested for the building architecture and signage. A copy of the approved Landscape Plan is attached for reference. The northern access would be shifted partially onto Lot 2 for a combined/shared access with Lot 2. The northern drive aisle would now be shared between the two (2) lots. Lot 3 would gain twelve (12) parking spaces adjacent to the northern wall of the building and dumpster enclosure and one (1) space at the northeast corner of the site adjacent to Route 59 as a result of the removal of the end landscape island. The definition of the parking row introduces three (3) new landscape islands. The landscape area adjacent to the drive-thru also gets extended north to the shifted access drive. The landscape and photometric plans would be revised to reflect the new site plan and landscape island locations.

Gary Fitzgerald asked where the restaurant will be. Ms. James answered the restaurant will be located facing Route 59. Mr. Fitzgerald also wondered if there would be outdoor seating. Ms. James replied there would be.

John Major with Phoenix development spoke about the restaurant and what it is like during peak hours. They want to add the 13 spots against the building for employee parking.

Chairman Fitzgerald called for questions or comments, hearing none Melissa Bradford made a motion to recommend the amendment to the Village Board seconded by Debbie Olson. Roll call vote, all in favor, none opposed.

7. Consideration of an Amendment to the Landscape Plan for Shorewood Glen.

Del Webb is requesting approval of an Amendment to the Landscape Plan with regard to the west portion of the entrance feature. The pond is failing to hold water and therefore has become a maintenance and aesthetic issue. The residents of Shorewood Glen have requested that Del Webb fill the pond to alleviate the problem. As the pond was designed to be part of the entrance amenities, the Landscape Plan for the area has been revised to include additional materials to enhance the existing masonry sign. The plant material included in the Entry Feature Detail are consistent with the existing plant material used in other areas of the development including the east portion of the entry feature. The Village Engineer has been working with the project engineer to make certain that the filling of the pond area does not negatively impact the drainage and detention storage of Route 52 and the Shorewood Glen development.

Kurt Carroll commented on decorative ponds. The ones that are part of the storm system stay decorative even when rain totals are down, if it was engineered well. Ponds that are decorative only and not part of the storm water system have trouble retaining water.

There was further discussion on what the pond will look like. Debbie Olson feels this needs a little attention as to “what are they going to do when plans are originally approved”. Nancy Roman noted that plans look different on paper when you don’t get the visual benefits of grade change.

Jim Schlunz wondered if we can verify that landscape plan is done right. Karen James mentioned that she and Nancy Roman went out and looked at the landscaping and how nice it looks from the home owners perspective. The impact from Route 52 is not as good. The grading takes away from the landscaping. The materials are all there.

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

8. Consideration of an Amendment to the Site Plan for Coldwell Banker-Honig Bell.

A request was received from the owner of Coldwell Banker Honig Bell to allow a shed in the rear yard of the property. The shed was originally on the site when they purchased it from the homeowner. They have expressed a need for the storage of real estate signs and have relocated the shed to the area designated on the attached plan.

Nancy Roman added they intend to paint the shed the same color as the building.

Jim Relyea asked what triggers the need for an amendment to the plan. Nancy Roman answered that in this case they would have needed a building permit to have the shed.

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

OTHER

Duane Gronwold commented on the dead tree in front of Wendy's. He wanted to know if that was a state tree or if it belonged to the Village. Ms. Roman answered that it is a State tree

ADJOURNMENT

Jim Schlunz made a motion to adjourn at 8:15 p.m., seconded by Melissa Bradford. All in favor, none opposed, meeting adjourned.

Next meeting August 6, 2008.

Respectfully Submitted,

Kimberly Sharp
Recording Secretary