

VILLAGE OF SHOREWOOD

PLANNING & ZONING COMMISSION MEETING

6 August 2008

Chairman Fitzgerald called the meeting to order at 7:05 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 Rick Chapman, Mayor, Kurt Carroll, Village Administrator, Nancy Roman, Economic Development Director and Karen James, Planner.

ORDER OF BUSINESS

MINUTES

Duane Gronwold made a motion to approve the minutes from the 2 July 2008 meeting, seconded by Jim Schlunz. All in favor, none opposed, minutes approved.

PLANNING & ZONING

1. 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.

Continued from July 2, 2008 PZC Meeting

Application formally withdrawn.

2. 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.

Continued from July 2, 2008 PZC Meeting

Application formally withdrawn.

Duane Gronwold made a motion to close the public hearings for Petition #08-280 and 08-281, seconded by Jim Relyea. All in favor, none opposed, motion passed.

3. Consideration of an Amendment to a Preliminary Plat for Lake Forrest South

Application formally withdrawn.

4. 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.

Continued from the July 2, 2008 PZC Meeting

Gary Fitzgerald began discussion for the public hearing that had been continued from the July Meeting. He asked if Nancy Roman had anything to add. Ms. Roman turned the floor over to Charles Smith from Arte 3.

Mr. Smith introduced two representatives from MCZ Development Jason Hunt and Tony Lemus and representatives from Kohl's.

Mr. Smith talked about the final plat of subdivision. He commented on the large scale lots and how it will be subdivided in the future. Mr. Smith went on to review the presentation that was made in May. He reviewed the slides and renderings, noting changes that had been made to the plans.

He continued by showing a slide of what the development would look like from the homes across the pond.

Mr. Smith mentioned some changes that had been made to the earlier plan. He talked about landscaping and how an outlot has been eliminated to avoid cutting into the parking lot of one of the junior box tenants. Another change is the split walking path around the large pond in the earlier plan has been eliminated which allowed for a larger lawn area and more landscaping

Phase I would include the development of the park, liner building, junior box, Kohl's and Kohl's parking lot. There will be additional screening where the loading area will be.

Mr. Smith talked about signage and the type of sculpture that will be done. They are looking for final on the entire plat because of recent tax implications for commercial subdivisions.

Duane Gronwold questioned where the drive thru's will be. Mr. Smith illustrated them on the proposed site plan.

Mr. Smith recognizes that they will need to come back to ask for a final PUD (Site Plan). Mr. Smith called for questions.

Gary Fitzgerald inquired as to the landscape plan. Mr. Smith said there was one approved a number of years ago. In the last few months they have worked on coordinating the permit from the Army Corp of Engineers and the landscape requirements of the Village.

Mr. Fitzgerald asked if the landscape plan included natural vegetation. Mr. Smith said the Corp is requiring that and for the most part they will have to follow the Corps requirement.

Karen James pointed out that Sheet LP4 is the landscape plan sheet illustrating the shoreline plantings.

Mayor Chapman asked Mr. Smith what experience he has had with ponds like this being aerated and the effect on geese. Mr. Smith answered, it helps deter geese and putting taller landscape along the shore will also help.

Debbie Olson inquired as to the depth of the pond. Jason Hunt of MCZ answered 15 feet at the deepest point. Ms. Olson then asked if the pond would be stocked and if there were any areas where fishing might be allowed. Kurt Carroll answered that the design of the Village Green park across from the Village Hall does have a fishing area and that there is a grant that will allow it to be built next year. Mr. Smith has not planned for any fishing areas in the pond east of Wynstone Drive.

Steve Brockman inquired as to what will happen to all the dirt being excavated from the pond. Jason Hunt responded most of the dirt will be used to build the building pads to the Shorewood Towne Center. Steve Brockman is concerned about raising the grade. Nancy Roman responded that this was addressed when the engineering was done. The Village Engineer said it will not raise the grade that much and that it is fine. Karen James clarified that the dirt will be stockpiled as a holding place that it is not there permanently.

There was continued discussion on raising the grade and excess dirt.

Kurt Carroll talked about the pond behind Village Hall for comparison.

Steve Brockman asked about bioswales and where are they on the site plan. Mr. Smith answered they are required by the Corp and he pointed them out on the site plan.

Dan Gron wondered if it is a criteria for LEED Certification for site plans. Mr. Smith said not at the moment but it is just about in place. Dan Gron mentioned this is a first for us (regarding bioswales).

Duane Gronwold was curious where to group each statement, since there were a few items pertaining to Towne Center on the agenda. Nancy Roman explained that this all falls under the amendment to the Conditional Use Permit.

Mr. Smith went on with additional slides of elevations and materials. The fence will be 8 foot PVC with stone columns. He showed the scale and profile of the buildings

He continued with discussion on signage. He showed the large tenant sign and the single tenant signs. He showed the Kohl's sign. He discussed the use of blade signs and wall signs on the in-line buildings. He discussed regional and national tenants and how they must use a certain font or logo.

Dan Gron mentioned a concern of having a tenant occupy two spaces with different facades, putting a sign across both and how badly that looks. He wondered how we can avoid that. Mr. Smith didn't feel this was a concern. If a tenant takes two different types of store fronts, he would encourage them to keep their sign to one front. Nancy Roman verified that each store front will have a designated sign space.

Dan Gron reiterated his concern. Mr. Smith mentioned tenants will still be held to the Village Sign ordinance.

There was more discussion on how signage would be done. Karen James said language can be added that will not allow signage to span dissimilar store fronts.

Mr. Smith went on with discussion on lighting. He is still waiting to find out what the manufacturer can do as far as size and scale.

He continued by giving more detail on landscape and seating. There was discussion on what type of sculpture there would be. Melissa Bradford liked the clock that was proposed. Mr. Smith doesn't feel this is a "clock tower". Different options will be reviewed.

Gary Fitzgerald asked Mr. Smith to further explain vacation of the sanitary line. Mr. Smith explained that the sanitary line would be under Kohl's so it needs to move to the east and vacate that easement.

Gary Fitzgerald wondered how the banners will be maintained. Mr. Smith said it will be part of the covenants for the shopping center

Gary Fitzgerald then called for any other questions or comments. Hearing none, Chairman Fitzgerald called for a motion to close the public hearing. A motion was made by Steve Brockman and seconded by Jim Schlunz. 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 to the Village Board approval of Petition #08-282 subject to final engineering, landscaping, photometric, building elevations and signage approval, and review and approval by the Village Board of the Amendment to the Annexation Agreement seconded by Jim Schlunz. Roll call vote, all in favor, none opposed, Petition approved.

5. Consideration of an Amendment to a Preliminary Plat of Towne Center I and II with regard to the Commercial area west of Wynstone Drive.

Nancy Roman said it should just be Commercial area, strike West of Wynstone

Jeff Nagel made a motion to approve the Amendment to the Preliminary Plat of Towne Center I and II subject to final engineering approval, , and review and approval by the Village Board of the Amendment to the Annexation Agreement , seconded by Jim Schlunz. All in favor, none opposed, motion passed.

6. Consideration of a Final Plat of Subdivision for Towne Center Commercial Unit 1.

Melissa Bradford made a motion to approve the Final Plat of Subdivision for Towne Center Commercial Unit 1 subject to final engineering approval, , and review and approval by the Village Board of the Amendment to the Annexation Agreement. seconded by Debbie Olson. All in favor, none opposed, motion passed.

7. Consideration of a Site Plan for Towne Center Commercial Lots 1, 2, 3 & 8.

Melissa Bradford made a motion to approve the Site Plan for Towne Center Commercial Lots 1, 2, 3 & 8 subject to final engineering approval, , and review and approval by the Village Board of the Amendment to the Annexation Agreement, seconded by Jim Schlunz. All in favor, none opposed, motion passed.

8. Consideration of an Amendment to the Site Plan for Anchor Mini Storage.

Gary Fitzgerald introduced this item and reviewed the memo. Mr. Denny is looking to put some storage on the left side of the lot. Mr. Denny would need an 8 foot fence rather than a 6 foot fence which is allowed by the Village Code.

Mr. Denny has a few options, he may request a variance or text amendment to the Village Code.

Nancy Roman further explained what is required for an increased fence height and how most plans come through as a PUD and it's addressed at that time.

There was discussion on whether to amend the text to allow an 8 foot fence in a commercial or industrial district or a 10 foot on a site plan. The discussion continued with whether to allow an 8 foot fence or if anything above 6 feet should require a site plan.

Pete Cerve would like to see anything above 6 foot require the next step.

If recommended to the board. Mr. Denny could begin his project but have to wait for the text amendment to begin the fence.

Gary Fitzgerald wanted to confirm where the larger RV's would be kept. Nancy Roman pointed it out on the plan.

Jim Schlunz inquired if the 8 foot fence would shield the storage on the west side. Mr. Denny answered it would

Mr. Fitzgerald called for further questions or comments.

Nancy Roman mentioned plans to change the office portion of the building which were included in the packet.

Melissa Bradford made a motion to approve the Amendment to the Site Plan for Anchor Mini Storage subject to the zoning ordinance text amendment for industrial and commercial fence heights, seconded by Steve Brockman. All in favor, none opposed, motion passed.

OTHER

Green Initiative - Tentative workshop schedule

September 3, Native Landscaping – Ruettiger, Tonelli & Associates

October 1, Best Management Practices (BMP's) – Christopher Burke, CBBEL

Karen James discussed the dates and what might be discussed.

Nancy Roman discussed oak preservation during construction. The biggest threat is the compaction of the soil around the trees. One way to eliminate this threat is to aerate the ground around the tree and fill the holes with sand or mulch to allow the roots to get the amount of oxygen needed before the soil was compacted.

Gary Fitzgerald talked about a meeting with homeowner's regarding trees that were going to have to be removed by ComEd. Ash, Locus and Maple trees are inappropriate for certain locations. Discussion regarding if the trees have to be removed rather than trimmed. The Village is looking at a program that might allow replacement of those trees. Also streetlights came up in the discussion and the spacing of trees and species.

ADJOURNMENT

Jim Schlunz made a motion to adjourn at 8:35 p.m., seconded by Melissa Bradford, All in favor, none opposed, meeting adjourned.

Next meeting September 3, 2008.

Respectfully Submitted,

Kimberly Sharp
Recording Secretary