

## VILLAGE OF SHOREWOOD

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

5 November 2008

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

Pledge of Allegiance

#### **Roll Call**

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

**Absent:** Jim Schlunz

Also present were 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 1 October 2008 meeting, seconded by Steve Brockman. All in favor, none opposed, minutes approved.

#### **PLANNING & ZONING**

1. **a) Public Hearing**  
**b) Petition #08-285**

Consideration of a Conditional Use Permit for a Day Care Center in the B-3 zoning district at 590 Brookforest Avenue, as provided by Shorewood Village Code 10-6C-3.

Gary Fitzgerald explained that Kipling Development, on behalf of Children of America Educational Childcare Centers, is requesting approval of a conditional use permit for a daycare center in the B-3 zoning district. Children of America (COA) would be located in the entire rear building of the Brookforest Center south of Holy Family Church. Gary Fitzgerald opened the Public Hearing.

Mr. Fitzgerald turned the floor over to Karen James. Ms. James continued by noting that a conditional use permit for a daycare center was approved in 2007 for Linda's Learning Center at this location. That conditional use has expired since there has been no activity on the site in a year. The site is currently zoned B-3 Commercial District and has Site Plan approval for the rear building. The original Site Plan approval included the option for a

daycare and associated outdoor play area. The original building footprint was approximately 14,000 square feet, while the proposed building would be 10,000 square feet. The original landscape plan would not change; the foundation landscaping would be adjusted with the face of the new building. The design of the parking lot and access would remain the same as approved through the Site Plan process. The parking lot has been improved and full access to the site exists. Access to the site is provided through the existing entrances to Brookforest Centre located at the north, south, and center of the front parking lot. An additional cross access drive from the Holy Family Church parking lot through to the rear building's parking lot has been constructed as well as a second access to Holy Family's property through the front parking lot. The additional access to the rear building through Holy Family would assist in efficient and safe traffic patterns at peak hours of operation, typically drop-off and pick-up times.

Karen James went on to note that Kipling Development has received verbal approval from Holy Family Church to utilize their adjacent parking aisles for shared parking for Children of America employees. A sidewalk connection extending from the building and parking lot north to the Holy Family parking lot has been included in the Site Plan. The outdoor play area would be located to the north of the building and enclosed by a six (6) foot privacy fence with decorative masonry columns. Access to the outdoor play area would be direct from the northernmost classrooms and via a sidewalk from the rear corridor and classroom doors. A masonry dumpster enclosure would be constructed at the northwest corner of the parking lot; the style would be identical to the enclosures at the front building.

Gary Fitzgerald inquired as to the number of children that would be enrolled. Karen James answered 183 children, 20 of which are school age and would require bus service.

Ms. James finished by mentioning that the Conditional Use requirements set forth in our ordinance have been met and given that the surrounding properties are already improved, the establishment of the conditional use would not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.

Josh Lemin, Senior Operations Supervisor with Children of America took the floor. He noted that Children of America is headquartered in Del Rey Beach Florida. There are no facilities open in Illinois yet, but there are some under construction.

Dan Gron said he thought this was a great concept.

Gary Fitzgerald called for additional comments.

Dan Gron inquired about the Holy family reciprocal agreement for parking. Nancy Roman noted that Father Bill with Holy Family had phoned her and reiterated that this is a very good situation.

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

Duane Gronwold 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 #08-285 to the Village Board subject to State and County License and Permits, seconded by Melissa Bradford. Roll call vote, all in favor, none opposed, Petition approved.

**2. Consideration of Amended Site Plan for Brookforest Centre Lot 3.**

Chairman Fitzgerald called for questions or comments. Hearing none Jeff Nagel made a motion to recommend the site plan subject to final engineering to the Village Board seconded by Melissa Bradford. Roll call vote, all in favor, none opposed, motion passed.

**3. Consideration of Amended Site Plan for Trinity Christian School.**

Gary Fitzgerald discussed the meetings held with homeowners. He asked Nancy Roman for further comments.

Ms. Roman passed out letters of support brought in by Trinity Christian School. These letters expressed how many families have chosen to locate in Shorewood because of the school.

Ms. Roman mentioned there was a contingent of staff from Trinity Christian School to entertain any questions or comments. She went on to talk about the four homeowners that were present at the September PZC meeting to voice concerns about the school. There was a meeting held between the homeowners, Dan Gron and Gary Fitzgerald.

Dan Gron inquired if a meeting between those homeowners and Trinity Christian School ever took place. Kim McCool from Trinity said they had just recently contacted her, but no meetings had taken place yet.

Ms. Roman continued by noting the Police Department will place security cameras on the new building. Also, the recreation use of the site, was resolved satisfactorily and finally the orientation of the overhead doors was switched to the south.

Nancy Roman turned the floor over to Dr. Alexander with Trinity Christian School. Dr. Alexander thanked the commission and staff. He talked about the history of the school. He also noted that the school truly needs to expand. Dr. Alexander mentioned that Gary Pike with Jacob and Hefner was also available to entertain questions.

Gary Fitzgerald noted that the expansion will actually just add a net gain of 60 students.

Pete Cerve inquired as to whether there were any variances needed. Dr. Alexander answered everything was being done within the ordinances.

Gary Fitzgerald wondered about sharing the recreational facilities of the school. He wanted details of how the neighbors would be able to share those facilities. Dr. Alexander talked about signs that had been put up prohibiting people from using those facilities so the neighbors wouldn't be bothered by a lot of kids. He also noted that the neighbors will be given keys to the basketball courts.

Dr. Alexander would like to have open facilities, but has heard of other communities having difficulties with attractive nuisances.

Chairman Fitzgerald called for further questions or comments. Hearing none, Duane Gronwold made a motion to recommend the amended Site Plan to the Village Board, subject to final engineering approval, seconded by Steve Brockman. Roll call vote, six in favor, one opposed, motion passed.

#### **4. Consideration of Amended Site Plan for Lockwood International**

Gary Fitzgerald gave information about the amended plan and also the proposed face lift to the building.

Karen James was not able to scan the architect drawings. Michael Lambert, Architect, took the floor.

Mr. Lambert described Lockwood International, a Houston based company. He noted that Lockwood International will have a facade treatment to upgrade their facilities and that they are very concerned with getting their logo on the building. Mr. Lambert offered to entertain questions.

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

#### **5. Discussion of Subdivision Regulation Amendments**

Bryan Welch with Christopher Burke Engineering took the podium. He explained there was one change and one addition to the subdivision ordinance. The set of details was approved in 2007. The revision is to the handicap sidewalk ramps, which meet current ADA requirements. The other detail is the double striped parking stall. From an engineering standpoint there is no difference. Currently both single and double stripe are done in the village. The Village is looking for consistency from here out.

Gary Fitzgerald feels the double striped makes the spot seem smaller and people tend to be more careful.

Mr. Fitzgerald then inquired as to what exactly are the changes to the sidewalk. Mr. Welch answered it was mostly to better meet the ADA requirements. He also talked about the plates for radius curves. This requirement forces the contractor to purchase these plates.

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

## **OTHER**

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

Mr. Burke began with the definition of BMP. He further explained examples of Temporary BMP's which include silt fencing, bales and making sure sediment doesn't get into the grates or storm sewers.

Mr. Burke continued by discussing Temporary BMP's versus Permanent BMP's.

Mr. Burke then explained what BMP's are not. They are not one size fits all. They are not a flood control measure, or a substitute for storm water management and not something that is installed and forgotten.

BMP's are required for projects that receive a US Army Corp of Engineering.

Mr. Burke continued discussing considerations and why it is so pertinent now. Next he discussed the entitlement process and BMP's.

Mr. Burke gave examples of public resistance. He then discussed problems to overcome such as prairie/wetland plants that can be thought of as weeds, enforcement of Village drainage, utility or even conservation. These are very, very sensitive issues at the homeowner level.

He summarized by saying that BMP's need to get incorporated into every project.

Dan Gron asked Kurt Carroll if there have been issues in Shorewood regarding BMP's. Mr. Carroll discussed the Fox Bend Pond and how the village created BMP's. The homeowners cut "the weeds". Mr. Carroll noted it has not been a good situation.

Mr. Burke explained naturalized basins and bioswales.

Mr. Burke finished by discussing good BMP's to get the public aware/involved. They include rain barrels, rain gardens, cisterns and disconnection of downspouts.

Gary Fitzgerald thanked Mr. Burke and asked for additional questions or comments. He then asked if communities could do only one thing, what should it be. Mr. Burke answered a naturalized detention facility. Dan Gron wondered if the Northfield detention pond would be a good test for a naturalized detention pond.

Melissa Bradford wondered about other communities living with wetlands.

Kurt Carroll talked about the clustering of homes.

Dan Gron inquired if the Conservation Foundation has practical tips for homeowners and if there is anything on the Village website. Mr. Burke answered that the Conservation Foundation does have tips. Mr. Gron would still like something on the website and Mr. Carroll agreed it was a good idea.

Karen James talked about the Conservation Foundation website and all the information that is available there. She also talked about a pamphlet that was put together for the Citizen Advisory Committee.

Jim Relyea wondered if we might be in violation of some ordinances by trying to incorporate some of this.

## **ADJOURNMENT**

Melissa Bradford made a motion to adjourn at 8:40 p.m., seconded by Debbie Olson. All in favor, none opposed, meeting adjourned.

Next meeting December 3, 2008.

Respectfully Submitted,

*Kimberly Sharp*  
Recording Secretary