

**VILLAGE OF SHOREWOOD**  
**PLANNING & ZONING COMMISSION MEETING**  
06 May 2009

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, Pete Cerve, Jeff Nagel, Debbie Olson, Jim Schlunz, Melissa Bradford and James Relyea.

**Absent:** Duane Gronwold.

Also present was Karen James, Planner.

**ORDER OF BUSINESS**

**MINUTES**

Steve Brockman made a motion to approve the minutes from the 01 April 2009 meeting, seconded by Melissa Bradford. All in favor, none opposed, minutes approved.

**PLANNING & ZONING**

1. Downstage Dance Company – Melissa Peterson
  - a) **Public Hearing**
  - b) **Petition #09-290**

Consideration of a Conditional Use Permit for the operation of a recreational facility in an industrial district as provided by Shorewood Village Code 10-7B-3 at 403 Earl Road.

Gary Fitzgerald introduced and opened the public hearing. He mentioned that this type of Conditional Use Permit has been allowed before in this district.

Mr. Fitzgerald turned the floor over to Karen James who mentioned the petitioner Melissa Peterson was present as well as the Building Official, David Myers who has been working on this permit.

Ms. James said that this type of Conditional Use Permit has worked well in this area bringing in more sports, retail and children. It's shaping up to be a nice combination of uses. Ms. James went on to say that additional parking is striped with each unit that goes in and we would ask the applicant to stripe their parking as well.

Mr. Fitzgerald called for comments or questions.

Pete Cerve asked how many parking spots will Downstage Dance have access to and how many students will they have. Melissa Peterson answered they have 22 students and have 6 or 7 parking spaces in front of their location and another 10-12 at the end of the lot.

Debbie Olson commented that she likes the way the recreational uses are shaping up in this subdivision.

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

Steve Brockman 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 #09-290, subject to the installation of parking stall striping in front of the unused overhead doors, seconded by Jim Schlunz. Roll call vote, all in favor, none opposed, Petition approved.

2. Midwest Martial Arts – Gene Rife
  - a) **Public Hearing**
  - b) **Petition #09-291**

Consideration of a Conditional Use Permit for the operation of a recreational facility in an industrial district as provided by Shorewood Village Code 10-7B-3 at 403 Earl Road.

**To be continued to the June 3, 2009 Plan Commission Meeting.**

Gary Fitzgerald called for a motion to continue the Public Hearing to June 3, 2009.

Melissa Bradford made a motion to continue the Public Hearing to June 3, 2009, seconded by Debbie Olson. All in favor, none opposed, motion carried.

3. Consideration of Land Subdivision Ordinance Amendment.

Chairman Fitzgerald turned the floor over to Karen James. Ms. James explained that the engineers want to update the Land Subdivision Ordinance to better illustrate the IDOT power poles and bases for lighting.

The new fixtures are the pedestrian scale. The heads and poles to be used in the Towne Centre Park and other Towne Centre areas are smaller. Also, all the specifications for speaker brackets, gfi outlets, banner arms and flag pole arms are now in the details. Approval of the Village Board is required for any Amendments to the Land Subdivision Ordinance.

There was further discussion on the types of lighting and which code stands for which light.

Dan Gron mentioned that light standards are going to be changing nationally over the next few years.

Chairman Fitzgerald called for any questions or comments.

Jim Relyea made a motion to approve the Land Subdivision Ordinance Amendment for recommendation to the Village Board, seconded by Jim Schlunz. All in favor, none opposed, motion passed.

4. Consideration of Site Plan Amendment for Holy Family Parish.

Chairman Fitzgerald stated that Holy Family Parish has been growing by leaps and bounds and they are now in the position to acquire some temporary buildings to be placed on the east side of the school.

Mr. Fitzgerald turned the floor over to Karen James and indicated that members of Holy Family were present in the board room.

Ms. James referred to the description of the amendment in memo. She talked about the location where Holy Family originally wanted to put the temporary structures and why that location would not allow for both buildings. They were then allowed to put them on the other side in the open space.

Mr. Fitzgerald asked if the structures were going to be placed in the playground area. Mr. Matt Mueller from Holy Family answered they would be put in a grassy area between the playground and the school.

Mr. Fitzgerald asked if there would be any stormwater issues. Ms. James answered that David Myers would check for that during the permitting review.

Ms. James also mentioned that the modular units would stay there until the new addition is built.

Chairman Fitzgerald called for any questions or comments.

Mr. Mueller noted that the parish has increased from 1300 to 3000 and he wanted to thank the Plan Commission for the consideration

Mr. Fitzgerald noted that there would be an annual review for upkeep and condition. The modular units will be utilized for three years and that the Commission will be approving the Site Plan Amendment based on the fact that it is temporary and subject to the annual review.

Jim Schlunz made a motion to approve the Amendment to the Site Plan for Holy Family Parish subject to the annual review, seconded by Steve Brockman. All in favor, none opposed, motion passed.

## **OTHER**

Chairman Fitzgerald announced that Jeff Nagel is not seeking reappointment to the PZC. Mr. Fitzgerald said Mr. Nagel will serve until a replacement is found and he will be missed by all.

## **ADJOURNMENT**

Jim Schlunz made a motion to adjourn at 7:32 p.m., seconded by Melissa Bradford. All in favor, none opposed, meeting adjourned.

Next meeting June 3, 2009.

Respectfully Submitted,

*Kimberly Sharp*  
Recording Secretary