



Planning and Zoning Commission Meeting

Wednesday, May 5, 2021 at 7:00 pm

Shorewood Village Hall – One Towne Center Blvd, Shorewood, IL
Board Room (2nd Floor)

AGENDA

Planning and Zoning Commission

Stevan Brockman, Chair
Dan Warren, Vice Chair
Brad Brooks
Bruce Durham
David Goodale
Mike Kaminsky
Ellen Kijowski
Debbie Olson
James Relyea
Cheri Susner

Due to the outbreak of COVID-19, the Village of Shorewood is permitting public attendance at Village Hall and is also conducting the meeting virtually using a videoconference and phone call system.

To attend in-person at Village Hall, the Village will enforce the Governor's guidelines that prohibits gatherings of more than 50 people and requires social distancing. Be advised that masks are required to enter Village Hall.

To attend via Video Conference, please visit the meeting website and enter the meeting number and password when prompted.

Website: <https://villageofshorewood.my.webex.com/>

Meeting number: 126 867 5226

Password: CyJJPnW6x63 (29557696 from phones)

Comments can be made over the video conference during the public hearing using a microphone or by calling the phone number below.

To attend via telephone, please use the following phone number and access code.

Phone Number: (415) 655-0001 United States Toll

Access code: 126 867 5226

Password: 29557696

Comments can be made over the phone during the public hearing.

To Email Comments

You may also email comments to nengel@vil.shorewood.il.us before the meeting.



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- I. Call to Order
 - A. Pledge to the Flag
 - B. Roll Call
- II. Public Comments
- III. Business Items
 - A. Approval of Minutes dated April 7, 2021
 - B. Public Hearings
 - i. Petition 21-425
The Village of Shorewood is requesting a text amendment to Title 10, Chapter 10 of the Shorewood Village Code pertaining to Sign Regulations.
 - C. Petitions – None
- IV. Reports and Communications
 - A. Staff Updates
 - i. [Strategic Plan](#) Presentation
 - ii. Development Update
 - iii. Other
 - B. Commissioner Feedback
- V. Adjournment

I. Call to Order

Chairman Brockman called the meeting to order at 7:00 pm.

A. Pledge to the Flag**B. Roll Call**

Present: Chairman Stevan Brockman, Vice Chairman Dan Warren,
Brad Brooks, David Goodale, Mike Kaminsky, Ellen Kijowski, Deb Olson, Jim Relyea, Cheri Susner

Absent: Bruce Durham

Staff: Kelley Chrise, Economic Development Director
Natalie Engel, Village Planner
Jim Culotta, Village Administrator
Aaron Klima, Police Chief
Jim Parthun, Public Works Foreman

Others: Jim Lynch, resident
Mary Lee Krantz, resident
Darlene Hinkle, resident
Ed Murphy, resident
Larry Ferenze, resident
Diane Smith, resident
Dan Kramer, representing Go Pro Sports Subdivision
Bonnie Matesi, resident
Bill Slavik, Salon Suites of Shorewood
Jim Argoudelis, representing Salon Suites of Shorewood and Mauve Nosh & Libations
Nicholas Pena, Mauve Nosh & Libations
Kayla Saunders, Mauve Nosh & Libatons
Quintin Van Es, Pizza Ranch
Tom Carroll, Geotech, representing Narmada & Pizza Ranch
Govind Patel, representing Narmada & Keshav

II. Public Comments

None

III. Business Items**A. Approval of Minutes dated March 3, 2021.**

Motion by Commissioner Kaminsky, seconded by Commissioner Olson to approve the minutes dated March 3, 2021. Upon roll call vote, the motion carried (unanimously).

Ayes: Brooks, Goodale, Kaminsky, Kijowski, Olson, Relyea, Susner

Nays: None

B. Public Hearing

i. Petition #21-422

Chairman Brockman opened the public hearing.

Bill Slavik has requested approval of an amendment to the Conditional Use for a Planned Unit Development, Conditional Use for Personal Care Uses, and Site Plan Amendment to accommodate a salon suites business at 25157 W Jefferson Street.

Village Planner Natalie Engel presented a summary of the staff report. The applicant, Bill Slavik, and his attorney, John Argoudelis were present.

Several commissioners indicated that they felt the business was a good use of the building.

Mary Lee Krantz, a Shorewood Glen resident whose home backs to the lot, addressed the Commission. She said that she was concerned about the use and that businesses belonged on the north side of the Jefferson. She explained that, 14 years prior, approximately 50 people met to discuss the property. They were concerned about density and privacy and were assured the building would be restricted to office uses and that the light behind the building would be out at 9:00pm.

Ms. Krantz said that she herself was a cosmetologist and had helped to write the cosmetology act and nail tech legislation. She expressed concerns about reliance of walk-in traffic and water shortage due to seven businesses with high water demands. She said that her front room and bedroom were located in the back of her house and that this made density, parking, and loss of evergreens particularly bothersome. She urged the PZC to make considerations to protect neighboring families and water usage.

Commissioners Susner and Kijowski said that they too wanted to make sure that the lighting was not obtrusive. Mr. Slavik said that he believed that the use was similar to the Coldwell Banker use in that the realtors were also independent contractors. He believes that the Salon Suites business will have less traffic. He said that the parking spaces were added at the Village staff's request and that he would keep the light pole at 8 feet which is lower than the fence. He also indicated that all of the trees taller than 2 feet were staying in place.

Each stylist will have a key fob to gain access to the building. They will greet their clients at the door and walk them out. The businesses will not have walk-in traffic. There will be cameras on the front and back of the building and in the vestibule for safety.

Commissioner Kijowski said that she understands Ms. Krantz's concerns as she is also a Shorewood Glen resident and has a path behind her home. She said that the subdivision does a good job with buffering. She also expressed confidence that the Village would be dealing with the property owner if issues arose and asked about

options for dimming lights. Mr. Slavik said that safety was important to him and that he could look at other options such as landscape lighting on the fence. He said that he was confident the lighting would not be obtrusive due to the height of the fence.

Jim Lynch, a resident of Shorewood Glen, said that there was a lot of discussion about the property 14 years ago and that Shorewood Glen residents were satisfied about the outcome, although lighting was still an issue. He raised concern about snow plowing and drainage.

Ed Murphy, a Shorewood Glen resident asked whether workers could be hired to work in the salon suites. Bill Slavik and Natalie Engel confirmed that only the one operator could work in the space and they could not hire others.

Mr. Murphy expressed concerns about the reuse of the building in case of fire based on his experience working in insurance. He asked about revenues to the Village other than property tax. Ms. Engel said that there would be little other revenue. A small amount of sales tax would be collected from retail sale of products (like shampoo) and there would be some business license fees.

Mr. Murphy asked about signage. The existing monument sign would be utilized. Mr. Slavik said that he believed the sign was illuminated.

Mr. Slavik explained that he has been a general contractor, builder, and developer. He will obtain appropriate building permits and use licensed contractors. He said that there was a catch basin in the back for water and melting snow.

Motion by Commissioner Olson, seconded by Commissioner Kijowski to close the public hearing. The motion carried unanimously by roll call vote.

Ayes: Brooks, Goodale, Kaminsky, Kijowski, Olson, Relyea, Susner

Nays: None

Motion by Commissioner Susner, seconded by Commissioner Relyea as follows.

I move that we (1) enter findings of fact that the standards set forth in Sections 10-11-7 and 10-12-4B of the Village Code have been met and (2) recommend that the Village Board grant the subject property an amendment to the Conditional Use for the Planned Unit Development as outlined in the attachment to the Staff Memo dated March 31, 2021, approval of a Conditional Use to allow Personal Care Uses, and approval of the Site Plan Amendment.

The motion carried unanimously by roll call vote.

Ayes: Brooks, Goodale, Kaminsky, Kijowski, Olson, Relyea, Susner

Nays: None

ii. Petition #21-423

Chairman Brockman opened the public hearing.

NIKA Collaborations LLC has requested approval of a Conditional Use to permit operation of a drinking establishment at 1146 W Jefferson Street.

Village Planner Natalie Engel presented a summary of the staff report. The business will be called Mauve Nosh & Libations. Kayla Saunders, Nicholas Pena, and John Argoudelis were present to represent the business.

Nicholas Pena and Kayla Saunders said that they were planning an upscale facility and looked forward to collaborating with other local businesses. They are targeting a more mature audience. They would be closing at 10:00pm on weekdays and at 11:00pm on weekends.

Several commissioners said that they liked the concept and the business's desire to collaborate with other local businesses.

There was some discussion about whether tables would fit outside. The applicants believed that the tables would work if they were up against the building. They have discussed collaborating with Will County Brewing on a beer garden and access between the units. Additional approvals would be required if that were to occur.

Commissioner Relyea asked about the capacity. The capacity would be approximately 50 people indoors.

There was discussion about entertainment. Ms. Saunders and Mr. Pena explained that they wanted a calm environment. They would not host full bands. Acoustical performances with a little microphone amplification and poetry nights were more their style. The target clientele is 30 – 70 years old.

Commissioner Warren asked about video gaming. They are not interested in having video gaming.

Commissioner Kaminsky asked whether they would host food trucks. They do not plan to host food trucks as they will be selling food. They will occasionally have food brought in, such as fresh oysters.

Larry Ferenzi and Diane Smith, residents of Country West Subdivision, addressed the PZC. They said that they had concerns about the business in proximity to the homes. They were concerned about noise and capacity.

They said that they sometimes hear the bands from Will County Brewing. They think that there are enough liquor places with Will County Brewing and Happy Place in the center. Although they are planning an upscale business, things can change. They were concerned about video gaming. John Argoudelis said that the lease restricts their use. For example, they could not convert to a sports bar.

Diane Smith expressed concern about Will County's large tent in the parking lot. She said that it was pretty packed, that there was a huge propane tank, and that delivery trucks made circulation a challenge. Ms. Chrissie explained how outdoor dining areas were being allowed on a temporary basis due to COVID 19 and that the tent has been removed.

There was discussion about the liquor license. The liquor license that they applied for does not prohibit gaming. It does restrict hours of operation and has measures to address noise.

Motion by Commissioner Olson, seconded by Commissioner Kaminsky to close the public hearing. The motion carried unanimously by roll call vote.

Ayes: Brooks, Goodale, Kaminsky, Kijowski, Olson, Relyea, Susner

Nays: None

Motion by Commissioner Kijowski, seconded by Commissioner Susner as follows.

I move that based upon the Staff report and other evidence presented we (1) enter findings of fact that the standards set forth in Section 10-12-4(B) of the Village Code have been met and (2) recommend that the Village Board grant the subject property a conditional use for a drinking establishment subject to the property being developed, utilized, and all business operated in conformance with the Zoning Ordinance and all other applicable ordinances and regulations of the Village and that the use will include a prohibition on video gaming.

The motion carried unanimously by roll call vote.

Ayes: Brooks, Goodale, Kaminsky, Kijowski, Olson, Relyea, Susner

Nays: None

iii. Petition #21-417

Chairman Brockman opened the public hearing.

Keshav USA LLC has requested approval of a Final Plat of Narmada Subdivision Unit 2 to resubdivide the property at 19715-19735 NE Frontage Rd. (PINs 05-06-10-404-008-0000 and 05-06-10-404-009-0000); and a Conditional Use for a restaurant and approval of a Site Plan for construction of a Pizza Ranch restaurant at 19735 NE Frontage Rd. (PIN 05-06-10-404-009-0000)

Village Planner Natalie Engel presented a summary of the staff report. Govind Patel, Tom Carroll, and Quentin Van Es were present representing the project.

Commissioner Olson asked about the architectural elevations. She said that she had seen other Pizza Ranch models with more stone that were more in keeping with the higher-end aesthetics of Shorewood.

Mr. Van Es, who is the construction project coordinator for Pizza Ranch, said that they have changed the exterior design in the past two years to help with costs and ROI. They are keeping the ranchy feeling of the design but are no longer using some of the design elements, such as the porch. They can consider options to add more stone. Several other commissioners indicated that they would like to see enhanced elevations.

Commissioner Kijowski asked about the stormwater management. Stormwater is being accommodated in the pond behind the building and in an underground vault.

Commissioner Relyea asked about buffering from the neighbors. Ms. Engel said that there was landscaping around the building and that they will add arborvitae along the back of the parking lot to buffer views and sound from the homes.

Chairman Brockman asked about the capacity. Mr. Van Es said that there was 240 seats, 40 of which were associated with the fun zone. The fun zone is meant to

complement the restaurant and will have party rooms, not to bring in people off the street.

Mr. Van Es explained that Pizza Ranch was a faith-based organization that does several local fundraisers.

No public comments were provided.

Motion by Commissioner Kaminsky, seconded by Commissioner Susner to close the public hearing. The motion carried unanimously by roll call vote.

Ayes: Brooks, Goodale, Kaminsky, Kijowski, Olson, Relyea, Susner

Nays: None

Motion by Commissioner Kaminsky, seconded by Commissioner Relyea as follows.

I move that we enter findings of fact that the standards set forth in the Zoning Ordinance and the Subdivision and Development Ordinance have been met and recommend approval to the Village Board of (1) the Final Plat of Narmada Subdivision Unit 2, (2) a conditional use for a restaurant at 19735 NE Frontage Rd, and (3) approval of a site plan for Pizza Ranch with the condition that the property be developed, utilized, and all businesses operated in conformance with the Zoning Ordinance, all other applicable ordinances and regulations of the Village.

The motion carried unanimously by roll call vote.

Ayes: Brooks, Goodale, Kaminsky, Kijowski, Olson, Relyea, Susner

Nays: None

C. Petitions

i. Petition #20-402

Goprobball LLC and Four Seasons Storage LLC have requested approval of the Final Plat of the Go Pro Sports Subdivision at 14285-14339 County Line Rd. (Kendall County PINs 09-13-200-007 and 09-13-200-008)

Village Planner Natalie Engel presented a summary of the staff report.

Dan Kramer was present representing the applicants. He indicated that they had no objections to updating the plat pursuant to the conditions in the staff report.

The Go Pro / Four Seasons project had been brought to the PZC several months prior for the extra-jurisdictional review but the final plat was held up due to COVID-related funding issues. Financing is now in place so things are moving forward.

Mr. Kramer said that Kendall County has approved the plans for the septic system; utility easements are provided along the road, access easements are provided for whoever develops the property southwest of the site; the private road has been designed so that it can become a boulevard when the property to the south is developed; and fifty feet of right-of-way has been dedicated from centerline along County Farm Road.

Commissioner Kaminsky asked about the traffic safety situation at US-52 and County Line Road. The traffic study that was done for the project was provided to IDOT. It is Mr. Kramer's understanding that IDOT will use the study for design but that improvements are not in the five-year plan. Police Chief Klima confirmed that IDOT

plans to do something at the intersection but that there is currently no funding or schedule.

Mr. Kramer said that the owner of the property at the northwest corner of 52 and County Line has agreed to a sight easement to help improve visibility to the west. He will not be planting corn at the corner.

Motion by Commissioner Susner, seconded by Commissioner Olson as follows.

I move that we (1) enter findings of fact that the standards set forth in the Shorewood Subdivision and Development Ordinance have been met and (2) recommend that the Village Board approve the Final Plat of Go Pro Sports Subdivision subject to the following revisions to the plat:

1. The Surveyor's Certificate is updated with the new expiration date and provides a legal description for each portion of the property that is owned separately.
2. An additional owner's and notary certificate is provided for Four Seasons Storage LLC.
3. The Village of Shorewood shall be added as a grantee for the Public Utility Easement, upon annexation.
4. The Drainage Easement and Detention Easement Provisions shall be updated to reflect that maintenance of the stormwater management areas shall be the responsibility of the owners of each property that is served by them.

The motion carried unanimously by roll call vote.

Ayes: Brooks, Goodale, Kaminsky, Kijowski, Olson, Relyea, Susner

Nays: None

IV. Reports and Communications

A. Staff Updates

- i. Development Update** - None
- ii. Other** - None

B. Commissioner Feedback

Commissioner Olson asked about property near the Seil Road bridge and Turtle Park that was formerly owned by the Kodrick sisters. She had heard that it was being sold. Staff was not aware of any sales.

Chairman Brockman thanked Vice-Chairman Warren for his years of service on the Planning and Zoning Commission. The sentiment was echoed by the other Commissioners and staff.

V. Adjournment

A motion was made by Commissioner Kijowski to adjourn the meeting, which was seconded by Commissioner Goodale. The motion carried unanimously by roll call vote:

Ayes: Brooks, Goodale, Kaminsky, Kijowski, Olson, Relyea, Susner

Nays: None

The meeting was adjourned at 9:15 pm.

DRAFT