

**VILLAGE OF SHOREWOOD**  
**PLANNING & ZONING COMMISSION MEETING**  
01 April 2009

Chairman Fitzgerald called the meeting to order at 7:01 p.m.

Pledge of Allegiance

**Roll Call**

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

**Absent:** Vice Chair Dan Gron and Jim Schlunz.

Also present were Nancy Roman, Economic Development Director and Karen James, Planner.

**ORDER OF BUSINESS**

**MINUTES**

Duane Gronwold made a motion to approve the corrected minutes from the 18 March 2009 meeting, seconded by Jeff Nagel. All in favor, none opposed, minutes approved as corrected.

**PLANNING & ZONING**

1. Andrej Ferenc
  - a) **Public Hearing**
  - b) **Petition #09-289**Consideration of a Variance to permit a 6 foot fence in the side yard at 303 Cardinal Place.

Chairman Fitzgerald introduced the Public Hearing and informed the Commission of information provided in the packets.

Mr. Fitzgerald opened the public hearing and asked Nancy Roman and Karen James for comments.

Ms. Roman said that she spoke with the surrounding homeowners prior to the meeting and showed them the plat and placement of the fence.

Mr. Fitzgerald asked for public comment.

Myra Condon from 301 Cardinal Place took the floor. Mrs. Condon's fence does not go all the way to her property line so she wondered if by letting the applicant put up the fence does that give the property in question to the applicant.

Karen James explained that the applicant at 303 Cardinal Place is running his own fence parallel to hers. If he puts his fence up to the property line it will allow for Mrs. Condon to take down her section of fence and regain that 2 or 3 feet of property.

There was discussion on the fact that fences are now allowed to be put up on the property line, but when Mrs. Condon put up her fence about 15 years ago that was not the case.

The applicant, Mr. Ferenc spoke. He noted that he will leave a gap to maintain both fences.

Chairman Fitzgerald called for a motion to close the Public Hearing.

Steve Brockman made a motion to close the Public Hearing, seconded by Duane Gronwold. All in favor, none opposed, motion passed.

Duane Gronwold made a motion to enter the findings of fact that the standards set forth in Section 10-12-2B1 of the Village Code have been met and to grant approval of Petition #09-289, seconded by Steve Brockman. Roll call vote, all in favor, none opposed, Petition approved.

## 2. Consideration of the Site Plan Amendment for FCA.

Chairman Fitzgerald introduced this item.

Nancy Roman continued by informing the commission that FCA is requesting approval of an Amendment to the Site Plan to create an access drive from the site to Capista Drive, re-stripe the parking lot, establish appropriate locations for future cross-access drives to the properties to the north and south and locate freestanding directional signs. The site plan revisions have resulted from the plans for Route 59 improvements taking the FCA full access to Route 59 down to a right-in/right-out only and additional right of way acquisition within the front part of the parking lot.

The additional access drive to Capista Drive would provide FCA employees, customers and delivery vehicles full access to Route 59 via the light at Vertin Boulevard. The engineers have reviewed the new drive access and changes to the pavement and adjacent detention ponds, and have approved the plans. FCA is in the process of finalizing pavement and access easements with the property owner to the south to accomplish what is drawn on the site plan.

The proposed parking lot striping illustrated on the site plan would allow for forty-two (42) parking spaces in the front of the building, five (5) spaces on the south side of building and twenty-eight (28) spaces in the rear of the building, for a total of seventy-five (75) parking spaces on site. The previous parking lot lay-out and striping plan accommodated forty-nine (49) parking spaces in the front of the building, many of which either exceeded or fell short of code dimensions, five (5) spaces on the south side of the building and eleven (11) spaces in the rear of the building, for a total of sixty-five (65) parking spaces. The parking spaces currently on site adjacent to the south property line near the Route 59 access were located at an unsafe distance from the newly designed access drive, were among those sized deficient of code requirements and would not be optimal considering the increased slope of the improved right-in/right-out access. The parking spaces on the side and rear of the building were not

necessarily formalized parking spaces and not confirmed to be the correct dimensions. The new parking lot striping plan more efficiently utilizes the existing pavement of the site and provides for improved on-site circulation while increasing the total parking count by ten (10) spaces. Even though the parking lot striping is not illustrated on the plan as being double-striped, final engineering review of the plan would require the standard double-striped loop between stalls. Ms. Roman demonstrated on the slide the spots that would be paved and where the spots would be added.

Cross-access is illustrated to the Chili's parking lot at the north and to the multi-tenant building to the south. FCA is interested in constructing the cross-access drives at a future date when all necessary easements are recorded and the appropriate approvals have been received. Cross-access across the three (3) properties would provide all parties with as many options for access to Route 59 as possible. Contact has been made with the owner of the Chili's property; they have indicated to FCA verbally that they are agreeable to the cross-access. The cross-access to the south was represented in the approvals for the multi-tenant building, the width and location of the access and corresponding easement would be confirmed prior to construction. Construction of the cross-access drives would require further engineering review and approval.

Ms. Roman finished with comments on directional signs which would be located along the south side of the property in order to better direct customers to the options of leaving the site via Capista Drive or the right-in/right-out to Route 59. The applicant was unable to provide a drawing of the directional sign prior to the meeting. They are looking at a miniature version of the front sign which would be in compliance with the Village Sign Ordinance.

Steve Brockman questioned whether a semi truck could get in the right-in/right-out access? Nancy Roman answered that WT Engineering ran the auto turn plots and made sure the appropriate vehicles would have access. This right-in/right-out has a full size entrance. It is the center median that will keep people from making a left.

Chairman Fitzgerald called for questions or comments. Hearing none Duane Gronwold made a motion to recommend the site plan subject to final engineering and approval of adjacent property owners, to the Village Board seconded by Steve Brockman. Roll call vote, all in favor, none opposed, motion passed.

### 3. Consideration of the Site Plan for Troy Fire District, Station 1.

Chairman Fitzgerald introduced this item. Mr. Fitzgerald asked Nancy Roman for comments.

Nancy Roman talked about the changes that were requested by the commission at the last meeting and that they have been taken care of.

A new rendering was passed out.

Greg Lyons, the Architect took the floor and talked about the rendering. He asked if there were questions.

Duane Gronwold asked about the lighting. Mr. Lyons answered it would be the standard village lighting.

Ms. Roman asked Roger Barrowman or Bob Schwartz to speak on the timing of construction. Bob Schwartz answered construction was to start as soon as possible.

Ms. Roman then asked what was the construction cycle. Mr. Schwartz responded approximately a year.

Chairman Fitzgerald called for comments or questions.

Nancy Roman mentioned the radio antenna on the roof that was discussed at the last meeting. Roger Barrowman and Nancy Roman went out to the Morris station to see what the antenna would look like. It is barely visible.

Jim Relyea inquired as to when there might be a stoplight at School Road and Route 59. Mr. Barrowman answered it has already been presented to the state. Mr. Relyea said now that he knows that the state is aware he will also begin to make phone calls to help expedite the placement of the light.

Duane Gronwold inquired as to whether there would be an outside sign as there is at the other station. Chief Schwartz answered that yes it would be the same marquee sign as the other station.

Chairman Fitzgerald called for questions or comments. Hearing none Jim Relyea made a motion to recommend the site plan subject to final engineering, landscaping and photo metrics to the Village Board seconded by Duane Gronwold. Roll call vote, all in favor, none opposed, motion passed.

## **OTHER**

Pete Cerve mentioned that the Bank of Shorewood will be closing the post office branch on May 22<sup>nd</sup>.

Nancy Roman to call Mark Spehr to get further information.

## **ADJOURNMENT**

Melissa Bradford made a motion to adjourn at 7:35 p.m., seconded by Jeff Nagel. All in favor, none opposed, meeting adjourned.

Next meeting May 6, 2009.

Respectfully Submitted,

*Kimberly Sharp*  
Recording Secretary