

**VILLAGE OF SHOREWOOD**  
**PLANNING & ZONING COMMISSION MEETING**  
05 August 2009

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

Pledge of Allegiance

**Roll Call**

**Present:** Chairman Gary Fitzgerald, Steve Brockman, Pete Cerve, Duane Gronwold, Debbie Olson, Jim Schlunz, Melissa Bradford, Dan Warren and James Relyea.

**Absent:** Vice Chair Dan Gron

Also present was Nancy Roman, Economic Development Director.

**ORDER OF BUSINESS**

**MINUTES**

Duane Gronwold made a motion to approve the amended minutes from the 01 July 2009 meeting, seconded by Jim Schlunz. All in favor, none opposed, minutes approved.

**PLANNING & ZONING**

1. 24617 Kaylee – Araceli Torres

a) **Public Hearing**

b) **Petition #09-298**

Consideration of a variance as provided by the Shorewood Village Code Section 10-5D-5C to permit a Garage Addition in Side Yard Setback.

Gary Fitzgerald declared the Public Hearing open. He described the petition and reminded the commission they have the authority to approve this petition.

Nancy Roman noted the variance is straight forward. Ms. Roman described what the petitioner wants to do. She commented that the architecture is in keeping with the current home. Ms. Roman also noted that Torres' lot backs up to the natural gas pipeline easement, which allows for easier access to the rear yard if ever necessary.

Pete Cerve was concerned that there have been a lot of variance applications and what would happen if this petition is approved and then the neighbor requested a variance as well. He feels there is the potential to have a subdivision of variance structures.

Nancy Roman answered that all variances are subjective and the commission is allowed to review them on a case by case basis.

Gary 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 10-5D-5C of the Village Code have been met and to grant approval of Petition #09-298, seconded by Steve Brockman. Roll call vote, all in favor, none opposed, Petition approved.

2. J & K Elite Cheerleading

**a) Public Hearing**

**b) Petition #09-295**

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 900-926 Geneva Street.

Gary Fitzgerald described the petitioner's need for a conditional use permit. Mr. Fitzgerald declared the Public Hearing open.

Gary Fitzgerald noted that the industrial district has been changing to take on more commercial uses. These do not appear out of the ordinary for this type of use.

Nancy Roman announced that Kris Hamilton the owner of J & K Elite Cheerleading was present. Ms Roman continued by saying she looked globally at the property as she wrote the memo. Ms. Roman noted that Steve Marchio, one of the owners of the building was also in attendance. Ms. Roman finished by stating that these Conditional Use Permits are not dissimilar to any of the others that have been approved for recreational uses in an industrial park

Jim Schlunz made a motion to close the Public Hearing, seconded by Melissa Bradford. 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 10-7B-3 of the Village Code have been met and to recommend approval of a recreational facility in an industrial district to the Village Board, seconded by Melissa Bradford. Roll call vote, all in favor, none opposed, Petition recommended.

3. Material Handling Plus

**a) Public Hearing**

**b) Petition #09-296**

Consideration of a Conditional Use Permit for the operation of a forklift repair and servicing facility in an industrial district as provided by Shorewood Village Code 10-7B-3 at 900-926 Geneva Street.

Gary Fitzgerald introduced the Petition and opened the Public Hearing. He noted the business is a forklift repair business.

Nancy Roman announced the Petitioner was present. Ms. Roman noted 80% of the repairs will be done offsite.

Mr. Wertelka, the business owner, said the only noise would be basic hand air tools.

Pete Cerve asked if there would be any outside storage. Mr. Wertelka replied there would not.

Duane Gronwold inquired as to the hours of operation. Mr. Wertelka replied Monday through Friday 7:00 a.m until 3:30 p.m.

Steve Brockman wanted confirmation that the commission would have control of anything outside. Mr. Wertelka replied that with 6,000 square feet, he would be able to store everything indoors.

Nancy Roman commented that outside storage of any kind has to be screened, which would not be possible in this area.

Gary Fitzgerald called for further comments or questions.

Jim Schlunz made a motion to close the Public Hearing, seconded by Melissa Bradford. 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 10-7B-3 of the Village Code have been met and to recommend approval of a forklift facility in an industrial district to the Village Board, seconded by Jim Relyea. Roll call vote, all in favor, none opposed, motion passed.

4. Longo Brothers
  - a) **Public Hearing**
  - b) **Petition #09-297**

Consideration of a Conditional Use Permit for the operation of an automotive aftermarket parts facility in an industrial district as provided by Shorewood Village Code 10-7B-3 at 920 Geneva Street.

Gary Fitzgerald declared the Public Hearing open and asked Nancy Roman to introduce the petition.

Ms. Roman noted that Gary Longo, the owner, was available for questions. Mr. Gary Longo took the floor.

Mr. Longo noted that Longo Brothers was formerly located in Crest Hill. He continued by stating the business is 80% retail driven as well as a show room. Mr. Longo is a founding member of the Autobahn . Longo Brothers also does research and development of materials for specific makes and models. Mr. Longo commented that all of the equipment will be tested at the Autobahn, so there will be no noise.

Mr. Longo continued by saying that with more capital and investment he will have a customized motor home for sales and promotion at events. He finished by noting that nothing will be stored outside.

Gary Fitzgerald commented that this is an interesting business and he was excited that there are three new businesses coming to Shorewood.

There was further discussion about the Autobahn.

Melissa Bradford inquired as to the hours of operation. Mr. Longo answered 9:00 a.m. until 5:00 p.m. Monday through Friday.

Gary Fitzgerald called for comments or questions.

Jim Relyea inquired if Mr. Longo would be doing repairs at this business. Mr. Longo replied he would not be doing any general repairs.

Mr. Longo is hopeful that as internet sales improve, there will be limited need for clients to visit the location.

Steve Brockman made a motion to close the Public Hearing, seconded by Debbie Olson. 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 10-7B-3 of the Village Code have been met and to recommend approval of a speed shop in an industrial district to the Village Board, seconded by Jim Relyea. Roll call vote, all in favor, none opposed, Petition approved.

**5. a) Public Hearing**

To consider a zoning change from R-1 to E-1, Estate Transition Residential District for the Saddlebrook Subdivision.

Gary Fitzgerald introduced the Public Hearing noting that this rezoning was a clean up matter, Saddlebrook Subdivision was supposed to come in as E-1 when the village became contiguous with that area. The annexation agreement zoned the area as R-1. Nothing is changed or affected, it is simply a practical matter.

Gary Fitzgerald opened the public hearing.

Nancy Roman continued by stating that when this subdivision was originally developed, it was done under county zoning. The Village of Shorewood is simply taking it to our E-1 zoning as originally stipulated in the pre-annexation agreement.

Ms. Roman continued by noting that there were some phone calls following the notice going out, however staff was able to clarify and resolve their concerns.

Gary Fitzgerald called for questions or comments.

Fred King with the Saddlebrook Home Owners Association took the floor. He stated that the homeowners want a guarantee that this will in no way affect their property taxes.

Gary Fitzgerald reiterated that it is clean up only, it will not affect their taxes.

Jim Relyea verified that this zoning will protect the homeowners. Under current zoning someone could try to subdivide the large lot size, that will no longer be possible.

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

Jim Schlunz made a motion to recommend approval of a zoning change from R-1 to E-1 in the Saddlebrook Subdivision to the Village Board, seconded by Jim Relyea. Roll call vote, all in favor, none opposed, motion passed.

6. **a) Public Hearing**

Consideration of an Adult Use Ordinance.

Gary Fitzgerald declared the Public Hearing open. He noted that Sheri Freeman from Mahoney, Silverman and Cross was present.

Sheri Freeman stated there was not much to add in addition to the discussion from the last meeting.

Gary Fitzgerald inquired as to the License fee.

Ms. Freeman answered that is not pertinent here, although the fees have changed. Ms. Freeman also noted that the Ordinance will not be published on line, but that a copy can be obtained from the Village Clerk.

Sheri Freeman continued by stating the ordinance can only control time, place and manner to reduce secondary effects. She continued by saying 350 feet is a comparatively small distance but since Shorewood is such a heavily residential area, it would keep this type of business restricted. In the future the Village may want to revisit the separation distant and change it to 1,000 feet which case law supports.

Gary Fitzgerald commented that if the Village does nothing, they are somewhat vulnerable. There is no imminent threat, we just want to have something in place.

Gary Fitzgerald called for further comments or questions.

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

Duane Gronwold made a motion to recommend approval to the Village Board, seconded by Jim Schlunz. Roll call vote, all in favor, none opposed, motion passed.

7. Consideration of an Amended Site Plan for 301 Earl Road.

Gary Fitzgerald commented that this property is the former Troy bus barn. It has been purchased and the owner would like to establish a new business.

Nancy Roman introduced Mr. Gene Briscoe who is purchasing the property from the school district.

Ms. Roman continued by stating that Mr. Briscoe has agreed to install a fence along the North property. Ms. Roman also noted that coming from the South, Expert Optics serves as an effective screen at that side of the property, and Mr. Briscoe will fence the North side, restripe the parking lot and add some landscape.

Mr. Briscoe has had Geo Tech do an analysis to expand the detention area, with phase 2 the fencing will be expanded.

Mr. Briscoe took the floor. He noted the name of the tenant is Trans International System. A dispatch company based out of Minneapolis. Ninety percent of their product is moved by independent truckers. This location will be a staging area for instances when a driver can't take their truck home or park it on the street for overnight, holiday or weekend basis. The majority of the drivers are out of the Chicagoland area. Route 53 and Patterson road is their current facility. There are no plans at this time for any type of repair in this building, there are 3 employees, office people that dispatch.

Pete Cerve inquired if there would be any additional lighting for security purposes. Mr. Briscoe replied that the tenant has not asked for any. He also noted all the lighting was changed about 3 years ago.

Gary Fitzgerald asked if the containers on the trucks would be filled with anything. Mr. Briscoe answered they more than likely would be filled with something.

Duane Gronwold asked if there would be any hazardous material. Mr. Briscoe replied there would not.

It was asked if the tractors, especially in the winter, will be left running. Mr. Briscoe answered there are plugs on the back of the building for plugging in the trucks to keep the engine blocks warm.

Jim Relyea commented that Mr. Briscoe originally proposed tearing down the building and building something new, he wondered if that was still an option. Mr. Briscoe replied, not with this economy, maybe one day in the future.

Debbie Olson asked Mr. Briscoe if he had an idea what exactly will be stored on this site. Mr. Briscoe answered not exactly, but to his knowledge no hazardous materials at all, he thought maybe electronics.

Nancy Roman commented it will most likely be retail products. She also noted that hazardous materials are regulated by shipping companies and railroad companies.

Gary Fitzgerald talked about the ordinance prohibiting cargo containers.

Nancy Roman stated this would strictly be a transport/cartage facility not a container storage facility.

Melissa Bradford inquired what times these trucks would be coming in and out. Mr. Briscoe answered it is a 24 hour, 7 day a week operation, however there should not be a high amount of night time activity.

Melissa Bradford then asked how many trucks will be coming and going. Mr. Briscoe stated most of the trucks are on the road but he is planning for 30 vehicles. There is enough parking initially for 15.

Duane Gronwold wondered if drivers would sleep in their cabs. Mr. Briscoe answered it could happen, some trucks have sleepers, some don't.

Nancy Roman noted that happens now with Chicago Boxed Beef.

Gary Fitzgerald asked Mr. Briscoe to double check on the hazardous material and the idling.

Jim Relyea made a motion to recommend approval to the Village Board, subject to no hazardous materials being stored, seconded by Steve Brockman. Roll call vote, all in favor, none opposed, motion passed.

## **OTHER**

Nancy Roman noted that a company called Gulley Transportation has made an offer on the property that Priestler trucking currently has, this will cause an increase in traffic.

Ms. Roman finished by commenting that McDonald's will come forward for Site Plan Approval for the September meeting.

## **ADJOURNMENT**

Jim Schlunz made a motion to adjourn at 7:59 p.m., seconded by Melissa Bradford. All in favor, none opposed, meeting adjourned.

Next meeting September 2, 2009.

Respectfully Submitted,

*Kimberly Sharp*  
Recording Secretary