

**VILLAGE OF SHOREWOOD**  
**PLANNING & ZONING COMMISSION MEETING**  
02 September 09

Chairman Fitzgerald called the meeting to order at 7:05 p.m.

Pledge of Allegiance

**Roll Call**

**Present:** Chairman Gary Fitzgerald, Vice Chair Dan Gron, Steve Brockman, Duane Gronwold, Jim Schlunz, Dan Warren and James Relyea.

**Absent:** Pete Cerve, Melissa Bradford and Debbie Olson.

Also present were Kurt Carroll, Village Administrator and Nancy Roman, Economic Development Director.

**ORDER OF BUSINESS**

**MINUTES**

Duane Gronwold made a motion to approve the minutes from the 03 August 2009 meeting, seconded by Jim Schlunz. All in favor, none opposed, minutes approved.

**PLANNING & ZONING**

1. Alden Foundation
  - a) **Public Hearing**
  - b) **Petition #09-299**  
Consideration of an Amendment to a Conditional Use Permit for a Planned Unit Development.

Gary Fitzgerald declared the Public Hearing open and explained the need for the Amendment.

Gary Fitzgerald asked Nancy Roman to give the background. She noted that one letter was received from a resident concerned about whether the pond would be aerated. Ms. Roman called the resident and told him it would be and this satisfied his concern.

Ms. Roman continued by noting the discussion with Trinity Christian School about the pond. Since it is a dry detention pond, they have no concern.

Ms. Roman explained that the information in the packet and walked through the changes in the plan. At the time of original approval there was talk about timing and access, none of that has changed. The orientation of the independent living apartments has changed due to the on-site detention creating more green space between the buildings. Ms. Roman

commented that Dan Malinowski, the Engineer was present to address comments and questions.

Ms. Roman continued by noting the on-site detention has been located along the Black Road frontage and between the independent living apartments and the skilled care facility. The inclusion of on-site detention has resulted in the memory care building being reduced in size and moved further away from Black Road. The single story villas remain unchanged. The footprint of the skilled care building has been modified, with a circular patient entry added on the west side of the building. Circulation around the site has been improved and the detention along Black Road will improve the view from Black Road.

Ms. Roman asked a representative from Alden to take the floor.

Steve Friedland, Attorney for Alden introduced himself. He thanked Ms. Roman for doing a good job of covering all the changes. He noted that there were basically two issues; the physical issue of putting detention on site and the issue of having flexibility in the number of beds.

Mr. Friedland went on to say the project is exactly what was previously proposed. There will still be a maximum of 160 beds. Originally 100 beds were to be in the nursing facility and 60 in the memory care facility; however it was realized going through the process of licensing, it would be good to have some flexibility and be able to change the bed mix.

Gary Fitzgerald was concerned about site plan changes, he wondered if two to three feet wasn't a big miss in the elevation of the site. Kurt Carroll answered that it is sometimes necessary to bring the whole site up and he felt that Alden was cautious.

Dan Malinowski took the floor and noted that the plan now allowed for storing runoff on the site. The original plan was to take the runoff off site. Mr. Malinowski commented that this is more elegant. The poorer quality part of the project from a soil standpoint has been turned into a detention basin. The increased setback from Black Road to store the runoff on site is desirable.

Jim Relyea asked about the site. Mr. Relyea wondered if the elevations were higher or lower than the project to the north and the homes across the street. Nancy Roman answered it was lower. Jim Relyea wanted clarification of the term "similar" when it comes to Black Road. Dan Malinowski displayed the grading plan to show the elevations. The grade presently on site is 615, it slowly moves up to about 618 from east to west. At Black Road and Shorewood Drive the elevation is 616. Further to the west, the elevation at that entrance is 618. The pavement elevation is 617.5. The parking lot is between 617.4 and 616.8. The east end is about one foot higher than the pavement.

Nancy Roman asked if Alden will be a lower profile than Trinity Christian School. Dan Malinowski answered yes.

It was asked what would be an acceptable engineering tolerance? Would it be 3 to 4 feet? Dan Malinowski answered it should be within a tenth of an inch.

Gary Fitzgerald noted that some commissioners were not present but had questions he would ask on their behalf. Mr. Fitzgerald asked if the two villa buildings were going to be the same elevation. Robert Kim, architect, answered the floor plans will be exactly the same, but there can be a slight change on the entrance to distinguish one unit from the other.

Nancy Roman stated that the way the buildings are oriented, you will not be seeing a mirror image.

Mr. Kim noted that on previous developments they have distinguished units with different color paints.

Gary Fitzgerald then inquired about goose barriers.

Randi Schullo with Alden Realty took the floor. Ms. Schullo commented that geese are an issue when a development has a pond. In this case the ponds will be fenced and swans will be put in. Both features help minimize the geese.

Dan Gron inquired about the rain garden. Robert Kim showed the locations of the rain gardens. The overflow from the roof goes to the detention area. All the water from the parking lot goes to the garden.

Dan Gron asked if the rain gardens would give them LEEDS points. Beth Demes answered that it would count for points but they are not doing enough to qualify for LEEDS certification.

Gary Fitzgerald asked what type of plants would be around the detention pond. Mr. Kim answered it would be a native grass type. The roots go deep and absorb water much faster.

The normal water elevation is 617 and the road is about 617 with a slight rise to 618. Dan Gron noted that it will be difficult to see the pond as you drive by so the landscape around the pond will be critical.

Dan Warren inquired as to the width of the plantings. Kurt Carroll said to look at page L6 of the landscape plan to see the detail.

There was further discussion on the type of landscaping such as manicured versus native.

Nancy Roman commented on Dan Warren's question. Ms. Roman noted that the width of the plantings is approximately 5 feet from the high water level.

Dan Gron inquired about architectural lighting. Mr. Kim noted there would light bollards on the ground. These bollards will be around all the walkways and entrances.

Gary Fitzgerald wondered if the goose barrier fencing catches any trash or debris. Ms. Schullo answered that the Aurora campus has that type of fencing and swans and there has not been any issue with trash being caught in the fencing. Ms. Schullo invited the commission to tour the Aurora campus.

There was discussion about the monument sign on the corner of Black Road and Shorewood Drive.

Gary Fitzgerald inquired about the mechanicals on the roof. Nancy Roman described the screening around the mechanicals and elevator shaft. Ms. Roman passed around a photo of one of Alden's other campuses that has a mansard roof that is 5 feet in height and screens nearly all the mechanicals. The building in Shorewood will have an 8 foot extension and should screen the mechanicals almost completely.

There was further discussion on the roof style and height. It was noted that, at worst, the most that will be seen is 1 foot 10 inches of mechanicals.

Gary Fitzgerald called for questions or comments.

Lea Stahr, Village Trustee took the floor and commented on how much pavement this project has and wondered if there was any consideration of permeable pavement.

It was noted that there is more green space on the site now than there was before. Beth Demes mentioned that they are looking at permeable asphalt for the walkways.

Jim Lynch from Del Webb took the floor and commented that he is glad that Shorewood will have this type of facility especially since his community is an over 55 community.

Jim Relyea asked about the increase in traffic.

Nancy Roman answered that part of the project has already been approved. There were traffic studies done before the original approval and none of that has changed.

Duane Gronwold made a motion to close the Public Hearing, seconded by Jim Schlunz. All in favor, none opposed, motion carried.

Duane Gronwold made a motion to enter the findings of fact that the standards set forth in Section 10-11-7 and 10-12-4B of the Village Code have been met and to recommend approval to the Village Board, subject to Final Engineering and Final Review of Photometric and Landscape Plan, seconded by Jim Schlunz. Roll call vote, all in favor, none opposed, Petition approved.

2. **Alden Foundation**  
Consideration of an Amended Site Plan

Gary Fitzgerald noted this was discussed along with the Public Hearing and asked for any further questions or comments.

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

3. **Alden Foundation**  
Consideration of Preliminary and Final Plats.

Gary Fitzgerald again noted this was discussed during the Public Hearing.

Nancy Roman commented that the original plan was included in the packet for clarity. Ms. Roman also noted that the Village is requiring the Phase 2 portion, where the memory care building will be built, to be graded and seeded until building is complete.

Gary Fitzgerald asked about the phasing. Randi Schullo answered they anticipate starting construction of Lot 2, the 51 unit building and the two five unit buildings in the spring. The final phase, Lot 1, does not yet have a time frame.

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

**OTHER**

**ADJOURNMENT**

Duane Gronwold made a motion to adjourn at 8:00 p.m., seconded by Jim Schlunz. All in favor, none opposed, meeting adjourned.

Next meeting October 7, 2009.

Respectfully Submitted,

*Kimberly Sharp*  
Recording Secretary