

VILLAGE OF SHOREWOOD
PLANNING & ZONING COMMISSION MEETING
02 December 09

Chairman Fitzgerald called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Roll Call

Present: Chairman Gary Fitzgerald, Vice Chair Dan Gron, Steve Brockman, Duane Gronwold, Pete Cerve, Dan Warren, Melissa Bradford, Jim Schlunz and Debbie Olson.

Absent: Jim Relyea

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

ORDER OF BUSINESS

MINUTES

Duane Gronwold made a motion to approve the minutes from the 04 November 2009 meeting, seconded by Steve Brockman. All in favor, none opposed, minutes approved.

PLANNING & ZONING

1. **a) Public Hearing**

To consider amendments to the text of the Village of Shorewood Zoning Ordinance, Title 10 of the Village Codes of Ordinances. Specifically to consider text amendments to Chapter 10 with regard to Highway Sign Zone A.

Chairman Fitzgerald opened the Public Hearing and discussed the specifics of the Ordinance. Mr. Fitzgerald turned the floor over to Nancy Roman.

Ms. Roman noted the Sign Zone Map was created as an illustration of the properties/businesses within the Village limits that are located in proximity to I-55 and fall within the Highway Sign Zone A. Businesses within the Sign Zone A would be permitted on-site, larger-scale signage in order to take advantage of their unique visibility from I-55. Ms. Roman continued by noting that there is a discrepancy between the Sign Zone Map attached as an exhibit to approved Ordinance and the exhibit that Ruettiger, Tonelli and Associates have in their project files regarding the 2003 amendment. She noted that both exhibits were attached for review. The meeting minutes of the PZC and Village Board

regarding the amendment do not give mention of any discussion of the map nor direction to revise it. Instead of just clarifying which exhibit is supposed to be the correct exhibit, we are presenting the new Draft Sign Zone Map.

Chairman Fitzgerald asked Nancy Roman to state the specifics. Ms. Roman answered she did not have the Ordinance with her but the height is 45 feet and there is no change to the existing sign ordinance specifics. She also commented that the Tyson Motors sign went up after the Sign Ordinance was redone in 2003. Ms. Roman also said that, for example, the Marks Service Center sign is about the largest possible.

Pete Cerve noted that the size of the signs doesn't change, the Ordinance just clarifies location.

Chairman Fitzgerald called for further comments. Debbie Olson has a concern over signage that high close to the River Bluff Subdivision. Nancy Roman answered that if a sign were to be erected there, it would be located furthest away from the subdivision. Debbie Olson noted that she trusts that the work that is done by the Commission will take that into account.

Mr. Fitzgerald questioned if the entire lot needed to be included with the ordinance. Ms. Roman answered it is one legal parcel, so the whole lot was included. She noted that if the Commission wanted to isolate it to the eastern side of the property, that can be done as well.

There was further discussion of locations and highway signs.

Debbie Olson commented that if you look at the way the ramps are configured from the south end of property it would be difficult to see anything from I-55 since the ramp is so high.

Mr. Fitzgerald stated that lot should be left out of the B-3 area. He then called for comments from the public.

Chairman Fitzgerald called for further comments. Hearing none, Chairman Fitzgerald called for a motion to close the Public Hearing. A motion was made by Pete Cerve and seconded by Melissa Bradford. All in favor, none opposed, motion passed.

Duane Gronwold made a motion to recommend the Text Amendment to Title 10 of the Village Code to the Village Board, excluding the southern B-3 lot adjacent to the River Bluff Subdivision, seconded by Jim Schlunz. Roll call vote, all in favor, none opposed, Petition approved.

2. Consideration of Concept Plan for Firestone Market Street Lot 5.

Chairman Fitzgerald introduced this item. He stated the location is the southernmost outlot of the Home Depot development. Mr. Fitzgerald noted that there were people present from Firestone.

Nancy Roman reiterated the location of Firestone and noted that John Major from Phoenix Development, as well as representatives from Firestone were present.

Ms. Roman continued by stating the architects have done a fine job matching all of the materials and architectural elements. They used the black awning elements and utilized a lot of the tile medallion and column elements. Ms. Roman made some comparisons between NTB which has bay doors on both sides of the building, and Firestone. Given the fact that NTB adjoins residential and automotive uses were originally excluded from this lot, we suggested that Firestone have all of the bay doors be directed away from the residential. Ms. Roman also noted that the PUD will have to be amended to allow this specific use. Originally this property was zoned for multi family residential and then was rezoned commercial; certain uses were excluded to be sensitive to the residential area.

John Major took the floor. Mr. Major said he understands this is a sensitive site and he talked to as many residents as possible. He left packets for those who weren't home. The two homeowners he spoke with said they were fine with the project. He has not gotten any feedback from those that weren't home. Home Depot is okay with the project. Mr. Major noted that they are waiting to hear from Firestone to make sure that there will be no overnight parking.

Mr. Fitzgerald inquired as to the dropping off of vehicles. Mr. Major answered he felt it would be a little before or after hours but not an overnight autobody type of arrangement.

Kelly Kilboy with Jones Lang LaSalle was present representing Firestone. Ms. Kilboy took the floor and spoke about the design standards. She asked for questions.

Nancy Roman mentioned the cross access between this building and the McDonalds. She also noted that the rear of the building is not as visually interesting as the front. She continued by noting that behind this building is a berm with a fence and landscaping and as you are coming north on 59 you will not have a direct view of this building until you are next to it.

Mr. Fitzgerald commented that it would be nice to have some additional columns along the rear. He also appreciates the dumpster location being tucked away.

Dan Gron inquired about the landscape plan. Nancy Roman said that plan will be available when Firestone comes back for site plan approval next month. Mr. Gron also wondered about the sound of the air tools and how that would affect the nearby residents. Ms. Kilboy answered there are no bays facing the residents and the hours of operation are daytime hours.

Mr. Fitzgerald inquired about outdoor displays. Kelly Kilboy answered they will have outdoor displays on some occasions. They may stack tires or put up a temporary sign but as a rule Firestone keeps displays to the interior.

Pete Cerve asked if Site Plan approval will be a Public Hearing. Ms. Roman answered it will be a Public Hearing and will be published and sent to surrounding residents.

Duane Gronwold asked for a comparison between what NTB and Firestone do. Ms. Kilboy confirmed that Firestone does not do any heavy engine repair.

Mr. Fitzgerald asked if the windows are clear or tinted. Ms. Kilboy answered that she was not sure, but would check into it. She did note that they are clear at other Firestone facilities.

Mr. Gronwold asked if all the bay doors are generally the same height. Ms. Kilboy answered they were.

Dan Gron inquired if it was true that Firestone recycles 75%. Ms. Kilboy answered yes, Firestone has a big green initiative and they have a relationship with various vendors. The oil is recycled as well.

Mr. Fitzgerald stated that the general consensus is that this should go forward with a full site plan and Public Hearing. Mr. Fitzgerald called for further questions or comments.

3. Consideration of Concept Plan for Hope Lutheran Church.

Mr. Fitzgerald introduced this item. He noted the two phase effort as described in the memo. He also commented they are looking at doubling of the size of the existing structure. Mr. Fitzgerald asked Karen James to continue.

Karen James spoke of the rendering with a view from Black Road. She continued by stating that Hope Lutheran Church is located on Black Road, just east of the Troy Crossroads School and west of Hammel Woods. The Concept Plan is currently illustrated as two phases. The first phase would include the construction of religious education rooms, a Life Center Cafe and a multi-purpose room (Family Life Center). The second phase would consist of an expansion of the sanctuary and parking lot. There is an existing detention area to the south of the building. We are looking at both phases at this time. When they have site plan approval they will be able to obtain a permit for phase 1 and then phase 2 without having to come back for plan commission approval.

Pete Cerve had parking questions, which Karen James addressed. They have a plan to add 35 parking spaces. Parking calculations for churches are based on seating in the sanctuary. The provided parking is in compliance with code requirements of one space per four seats. The church has an informal agreement with the school district to utilize each other's parking facilities. There was further discussion on parking.

Gary Fitzgerald asked for clarification on how much land belongs to the church.

Dan Gron asked where the air conditioning units are located. Pastor Klima answered on the east side of the building. Nancy Roman noted that when they do the landscaping plan, they will make sure those are screened.

Nancy Roman further noted that the approach of looking at both phases at this point is the same when Holy Family Church came forward. Nancy Roman asked Pastor Klima to take the floor.

Pastor Klima stated that Hope Lutheran has been in existence for 30 years. They are experiencing growth and are close to having a need to rent school rooms for Sunday school. He continued by stating how involved Hope is in the community. They have been a distribution center in times of need. They are involved with the Shorewood Police Department and there is a Chaplains fund, for people passing through. The Christmas request list already has 7 families on it and there are several groups that meet at the church including an AA group with 75-100 people. They plan to form a community church sports league with the Family Life Center that will be open to the community. Pastor Klima will approach police and fireman to coach. They would like to start some small groups with the 20-30 age group. Pastor Klima further discussed his vision for where the church is going. He talked about all the surrounding areas that his congregation comes from. Lastly Pastor Klima stated they raised \$1,003,000 in their stewardship campaign and they will also be receiving a 1.6 million dollar loan. Easter will be the groundbreaking.

Mr. Fitzgerald called for further comments. Hearing none, he stated the Commission will be pleased to see Hope Lutheran come forward with their proposal.

OTHER

Pete Cerve inquired about Trinity Christian School and the big green roof and gables. He asked if the Commission would be able to revisit their approval.

Nancy Roman answered that when Trinity originally came before the Commission, they asked for the big green roof and the Commission asked them to break it up. They said they would put up dormers. They complied, but two of the dormers came down during a storm. The Building Department asked Trinity to take down the other two dormers due to safety concerns. The Insurance Company for Trinity refuses to pay for the two dormers that the Building Department asked them to remove. Trinity has stated they will put them back up if the insurance pays. If not they will come back before the commission to request to not put them up.

ADJOURNMENT

Jim Schlunz made a motion to adjourn at 7:52 p.m., seconded by Steve Brockman. All in favor, none opposed, meeting adjourned.

Next meeting January 6, 2010

Respectfully Submitted,

Kimberly Sharp
Recording Secretary