

VILLAGE OF SHOREWOOD
PLANNING & ZONING COMMISSION MEETING
06 January 10

Chairman Fitzgerald called the meeting to order at 7:02 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, Jim Relyea and Debbie Olson.

Absent:

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 02 December 2009 meeting, seconded by Dan Warren. All in favor, none opposed, minutes approved.

PLANNING & ZONING

1. a) **Public Hearing – Firestone**
b) **Petition #10-301**

To consider an amendment to a conditional use permit for a Planned Unit Development to allow for construction of an automotive facility on Lot 5, Shorewood Market Street.

Gary Fitzgerald introduced the Public Hearing and declared it open. Mr. Fitzgerald informed anyone from the public that wished to speak would need to state their name and address.

Nancy Roman gave the background for the Public Hearing. Ms. Roman spoke of the allowed uses for this lot and the original concerns attached to automotive uses.

Ms. Roman demonstrated on the overhead the layout of the building. She noted that all the parking and storage will be on the North and East Side. The Firestone building has been designed to match the existing building that houses Pizza Hut. Last month the Concept Plan came before the PZC and was well received.

Ms. Roman concluded the general overview of the project. She then asked Paul Richards who represents the property owner, Black Road Investments, to take the floor. Mr. Richards stated he had nothing to add to the overview but asked if there were any questions.

John Major then took the floor to field questions.

Gary Fitzgerald called for questions or comments. Mr. Fitzgerald then outlined the criteria needed to approve the conditional use.

John Major added that he has a signed consent from Home Depot, the other property owners did not need to give consent.

Debbie Olson inquired as to what kind of feedback Mr. Major got from the adjoining neighbors. Mr. Major answered that he spoke with two neighbors on Meadow who were fine with the project. Mr. Major also left packets and information at all surrounding homes and received no further feedback.

Dan Gron asked about the photometrics for this site. Mr. Gron was concerned with spill over.

Ms. Roman answered that there is a 40 foot landscape buffer between the properties and Firestone. She further noted that the Village will make sure there is no spillage even onto that landscape area.

Steve Brockman inquired about site line, specifically would someone standing in their backyard be able to see this building. Ms. Roman answered they would not.

Jim Schlunz asked if there would be any outside storage or displays. Jen Metrik representing Firestone said they will not have storage outside and that all displays will be internal.

Luke Klein, a resident at 520 Danny Drive asked if there would be any advertising on the back side of the building. Ms. Roman answered there will be no signage on the back of the building. Temporary banners would be allowed but would most likely be put on the side facing Route 59.

Jim Schlunz made a motion to close the Public Hearing, seconded by Steve Brockman. 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 sign off by Home , seconded by Jim Schlunz. Roll call vote, all in favor, none opposed, Petition approved.

2. Consideration of Site Plan for Firestone Shorewood Market Street Lot

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

Steve Brockman made a motion to recommend approval to the Village Board, seconded by Melissa Bradford. Roll call vote, all in favor, none opposed, motion passed.

3. Consideration of Amendment to Site Plan for Hope Lutheran Church

Gary Fitzgerald noted that the Concept Plan was brought before the Commission at the last meeting. He turned the floor over to Karen James

Ms. James stated that everything is the same, except there is now a landscape plan and they've added a number of trees along the existing tree line. There was a comment provided by the PZC regarding the ground mounted mechanicals. In response to that comment there is an additional landscape plan that consolidated the material along that front. Hope Lutheran Church has provided a photometric plan although there are no changes to the photometrics on site and there are no sign changes. As soon as they receive the formalized agreement with the school it will be submitted.

Gary Fitzgerald commented that Hope Lutheran has opted not to move forward with the Phase 2 possibility or the parking lot expansion.

Mr. Fitzgerald called for further comments or questions.

Hearing none, Duane Gronwold made a motion to recommend approval to the Village Board subject to Final Landscape, Final Engineering and School Board Approval, seconded by Dan Warren. Roll call vote, all in favor, none opposed, motion passed.

4. Consideration of Concept Plan for an addition to Shorewood Family Dental.

Gary Fitzgerald stated that Shorewood Family Dental wants to expand the practice eastward. Mr. Fitzgerald feels that expansion in the Village is a good thing.

Ms. Roman noted that this expansion has been in the works for several years. Ms. Roman asked Dr. Craig to take the floor and give the background. Ms. Roman also noted the Engineer was present. Lastly, Ms. Roman noted that Dr. Craig already owns the property to the East.

Dr. Richard Craig took the floor; he stated he has been a dentist in Shorewood since 1974. His original practice was where Louie's Chop House is right now. They have been in their present location for 20 years. They have used their space to the maximum and need

room to grow. Dr. Craig will retire in April, but will still work as a consultant and part owner of the business. They hope to add an addition similar to what they presently have.

Dan Gron complimented them on their community effort noting that they were very helpful during Hurricane Katrina.

There was conversation on the giraffes located in front and what a landmark they have become.

Dr Craig mentioned the Dental Sleep Clinic that he also owns.

Dr. Craig will double the size of the practice that is currently there. It is a difficult space to develop and that is why it has taken so much time.

Gary Fitzgerald stated there will be a re-zoning required

Jeff Allen with GeoTech took the floor. He stated that there are a number of challenges with this site. In December they met with staff with the first draft. The original plan had a parking configuration with parking off Turtle Street. The parking lot was rotated to the current planned location. It became desirable to have deliveries come in from Turtle Street and have a small staff parking lot. Deliveries are made by UPS everyday. Occasionally a large amount of supplies come in but those will have to come in from the present drive.

The proposed addition is to have a basement. The basement entrance is located on the back of the building. They are proposing a foundation that has a step down, allowing easier access to the basement for storage purposes.

One issue is stormwater detention for this site, where to discharge the water. That has been most of the delay in moving forward. They are looking into the use of the existing abandoned discharge line. A portion of the line has been videotaped. Most of the pipe is in real good condition. They are preparing a proposal to rehabilitate that line. It will allow for positive discharge. They intend to capture all the stormwater and provide some detention in an underground system.

There was further discussion on the drainage line.

Mr. Allen continued by stating that spot repairs have been done in broken areas, but they are now looking at a liner for the pipe which essentially makes it a brand new pipe. It would all be done through manholes with no need to tear up any yards.

Mr. Allen called for questions.

Duane Gronwold noted the concept of this feels very important as we move east on 52. This will affect all the properties on the east.

Jim Relyea inquired what improvements, if any would be made on Turtle Street. Dr. Craig answered that it has been discussed on a preliminary basis. The traffic for parking

on Turtle will be just for doctors, there will be no patients parking there, so it won't increase traffic.

Ms. Roman mentioned that Roger Barrowman has been involved with this project and does not see a need for improvements on Turtle Street at this time.

Dan Gron asked how many trees were going to have to be removed. Dr. Craig said some "junk" trees in the rear would have to be removed, however in the front the space will allow for some nice landscaping on the side of Turtle and some in the front.

Debbie Olson asked if there has been thought given to drainage for the parking in the back. Jeff Allen answered they intend to put an underground detention system in. He further noted that the drainage will depend on the soil conditions. Finally he said, they can work with water quality to be sure no pollutants or silt enters the river.

There was discussion on permeable concrete versus underground detention.

Gary Fitzgerald asked if the hallway that connects building A and B was enclosed. Dr. Craig answered yes.

Jeff Allen said ComEd has been contacted about rerouting the electric line. The line runs north/south and they propose to move it to the west side by Turtle Street because of the proposed walkway structure.

Dan Gron felt they are moving it to a more high profile location. Ms Roman asked if part of the reason for the move was because of having to vacate the easement. Mr. Allen answered that it was.

There was further discussion on the location of the lines. Mr. Gron stated he would like to see them explore the possibility of not moving the line.

Gary Fitzgerald called for questions or comments.

Hearing none, he told the applicant the Commission would be glad to see the project move forward.

ADJOURNMENT

Jim Schlunz made a motion to adjourn at 7:55 p.m., seconded by Melissa Bradford. All in favor, none opposed, meeting adjourned.

Next meeting February 3, 2010

Respectfully Submitted,

Kimberly Sharp
Recording Secretary