

VILLAGE OF SHOREWOOD
PLANNING & ZONING COMMISSION MEETING
17 March 10

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

Pledge of Allegiance

Roll Call

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

Absent: Vice Chair Dan Gron and 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 06 January 2010 meeting, seconded by Jim Schlunz. All in favor, none opposed, minutes approved.

PLANNING & ZONING

1. Consideration of amended Final Plat for Alden Group

Gary Fitzgerald introduced the item and noted that this is a special meeting to address issues with the ability to close on the property

Nancy Roman thanked the commission for attending the special meeting. This issue with the wetland arose recently. During the final engineering process a new “wetland delineation” was required and unfortunately this showed a localized wetland area on the western property line. This wetland did not originally exist on the property but was created when the detention basin was constructed on Edgewater Subdivision to the west. This blocked natural drainage of the farmed lot and a pocket wetland formed.

This creates a timing issue with the project. While the wetland can be mitigated this will require applications to the Army Corps of Engineers and the State of Illinois. The engineers believe that these approvals will be forthcoming, but the process will likely take 45-60 days. In the meantime, the lender will not close on the property with the wetland on-site. After discussion amongst all parties, it was decided that the best way to resolve the issue is to place the wetland area in a separate lot. This requires the Final Plat to be revised and the site plan to be amended.

The wetland area is now shown as Lot 3 on the Final Plat of Subdivision.

The only portion of the Site Plan affected is the emergency circulation drive for the Fire Dept. The drive lane has been shown reducing in width and running adjacent to the wetland. This was done to illustrate that in a worst case scenario, should the wetland not be mitigated, the drive could still be constructed.

Gary Fitzgerald stated that the Fire Department has reviewed the plan and has approved it.

Steven Friedland with Applegate & Thorne-Thomsen representing Alden took the floor. Mr. Friedland thanked the commission and gave some background. He noted that some of the funding for the project comes out of State and Federal funds. The engineer and Army Corp said this is not a jurisdictional wetland. When State and Federal funding is used other agencies need to be involved. Alden will create lot 3 where the wetland is and the independent living facility will go forward just on lot 2 and exclude lot 3.

Pete Cerve inquired if the intent is to someday bring lot 3 back in. Mr. Friedland answered that they intend to add lot 3 back into lot 2.

Nancy Roman noted that Lot 3 is part of the PUD. It has to be sold with the rest, it cannot be built on and it cannot be sold separately.

Debbie Olson complemented the rain gardens and some parking islands, she wondered what was the drawback of making lot 3 a natural area.

Dan Malinowski answered that it was not a drawback and it could be left as is but felt it would take away from the aesthetics and there could be a drainage issue. He also commented that when the water is deeper it could kill wetland plants and turn the area into a dead zone.

Chairman Fitzgerald called for further comments.

Hearing none Duane Gronwold made a motion to recommend approval to the Village Board, seconded by Debbie Olson. Roll call vote, all in favor, none opposed, Motion approved.

2. Consideration of amendment to the Conditional Use Permit for a Planned Unit Development with regard to the Site Plan for Alden Group

Chairman Fitzgerald noted that this went along with item number one and called for any comments or questions.

Hearing none Duane Gronwold made a motion to recommend approval to the Village Board, seconded by Debbie Olson. Roll call vote, all in favor, none opposed, Motion approved.

3. Consideration of adoption of the Annual Official 2010 Zoning Map

Chairman Fitzgerald noted that every year the Plan Commission needs to adopt an official zoning map. He outlined the corrections as noted in the memo.

Mr. Fitzgerald asked Karen James to run through some of the areas that are not incorporated.

Ms. James noted the one along the Dupage River is private ownership. The ones along Black Road are existing uses and a church. The small piece south on Seil to the east of Wynstone that is cut out of Shorewood Glen, the attorneys are working on. The largest piece is the Methodist Church which will probably be annexed in as they develop. The ones on River Road are existing residences and vacant lots, the reason they are not annexed is the problem with running the utilities.

Chairman Fitzgerald called for questions or comments.

Hearing none Jim Schlunz made a motion to recommend approval to the Village Board, seconded by Melissa Bradford. Roll call vote, all in favor, none opposed, Motion approved.

OTHER

Nancy Roman noted that there will be an April meeting. One item will be a rezoning brought by Dave Mulder with Shorewood Northpoint. For 20 years following the annexation the county's zoning took precedence. They have been operating under the ORI zoning and are requesting zoning changes to B-3 and B-4.

Duane Gronwold wondered if there will be a road connecting Wal-Mart to Target as talked about in the past.

Nancy Roman answered if the economy comes back around and those properties look to redevelop a road would be considered then.

There was discussion on Jewel and the planned renovation.

There was discussion on the Target renovation and the Firestone and McDonalds projects.

Nancy discussed the Eddy Award and the nomination of Hammel Creek Commons.

ADJOURNMENT

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

Next meeting April 7, 2010

Respectfully Submitted,

Kimberly Sharp
Recording Secretary