

VILLAGE OF SHOREWOOD
PLANNING & ZONING COMMISSION MEETING
2 March 2011

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, Dan Warren, Melissa Bradford, Duane Gronwold, Pete Cerve, Debbie Olson, Steve Brockman, Jim Relyea and Jim Schlunz

Also present were Rick Chapman, Mayor, Kurt Carroll, Village Administrator, Nancy Roman, Economic Development Director, Karen James, Planner and Dave Silverman, Attorney

ORDER OF BUSINESS

A. APPROVAL OF MINUTES

1. November 18, 2010 – Special Meeting
2. December 1, 2010 – Regular Meeting

Duane Gronwold made a motion to approve the minutes from the 18 November 2010 Special Meeting and the 1 December, 2010 Regular Meeting, seconded by Jim Schlunz. All in favor, none opposed, minutes approved.

B. PLANNING & ZONING

Chairman Fitzgerald noted that the order of the Agenda would be changed, placing Item 2 at the end of the Agenda in anticipation of a lengthy Public Hearing.

1. Public Hearing
Petition #11-311 filed by Shorewood Crossroads Plaza Partnership

To consider a zoning change from B-2 to B-3 General Commercial District and a Conditional Use Permit for a Planned Unit Development.

To be continued to the April 6, 2011 Plan Commission Meeting.

Chairman Fitzgerald called for a motion to continue the Public Hearing until the April 6, 2011 meeting.

Jim Schlunz made a motion to continue the Public Hearing until the April 6, 2011 meeting, seconded by Steve Brockman. Roll call vote, all in favor, none opposed, petition approved.

2. Consideration of an Amended Site Plan for Trinity Christian School

Dr. Alexander spoke of the storm damage to the dormers and how attaching the dormers could void the 30 year warranty on the roof. He also noted that since the addition is complete the roof line is not so noticeable.

Duane Gronwold commented that when Trinity first came before the Commission he agreed they need to break up the roof line, but he can understand why they no longer need to.

Debbie Olson noted that the roof line is still visible from Shorewood Drive and from Alden and feels the Commission shouldn't lower their standards, but realizes that a voided warranty is reason for concern.

Chairman Fitzgerald asked for further questions or comments.

Duane Gronwold made a motion to recommend approval of the Amended Site Plan to the Village Board, seconded by Steve Brockman. Roll call vote, six (6) in favor, two (2) opposed, motion passed.

3. Discussion of a Future Shorewood-Troy Public Library Located in Towne Center

Kurt Carroll, Village Administrator took the floor and gave the background on this item. Originally when the Towne Center was envisioned, there had been talk and even depictions of the library being built in the Towne Center.

The library would be placed adjacent to the west side of the Towne Center Park. There is approximately 14 acres west of Wynstone Drive, and east of the railroad tracks. The Library District would utilize five of the 14 acres.

The reason this concept was resurrected is that the Village received some very good news that the Towne Center Commercial area has been sold to a company called Granite Realty Partners. Mr. Carroll noted that representatives of the company were in attendance. The sale of the five acres to the library would help the new developer create some cash flow and give them the funds to develop the remainder of the commercial property to help make this new investment work, as well as be a positive sign of positive movement to commercial users. The increasing traffic to the Towne Center is meaningful to attract additional users.

Mr. Carroll further noted that Jennie Mills, the Shorewood-Troy Library's new Director, informed him that her board was interested. While the Library is interested and think it would be a good idea, any approvals would be conditioned upon the cost, the Village Board formally approving their site, and some comfort regarding the design of the building – basically an

agreement between the Village and the Library District about agreed upon parameters of the design of the future building.

Mr. Carroll concluded by noting that the biggest concern about this idea is that moving the future library to the Towne Center will be eliminate five acres of commercial property. The reality is that the entire Towne Center Commercial area is 52 acres as well as two 18 acre parcels on the south side of Route 52, one at River and Route 52 and the other directly across the street at Walnut Trails. At this time there are a limited amount of users in the commercial market to fill this entire area, due to the proximity of the commercial on Route 59.

The developer, Lee Winter with Granite City took the floor to entertain questions and comments.

Gary Fitzgerald wondered if the Library would make use of the water. Mr. Winter answered the would.

Debbie Olson commented on what a premium location this would be and what a great spot for a library. She asked the developer to consider thinking outside the box for the library, perhaps outdoor seating with a café or coffee shop.

Duane Gronwold mentioned that while he felt the current library was really done right, it was too small. He hopes that the developer will continue along those lines and the new library will be done right as well.

Melissa Bradford noted that she is excited to see the library come to Towne Center.

Dan Gron feels that the design is important.

Mayor Chapman took the floor to note that this development is one of the keys to Shorewood's future. The Towne Center along with Westshore Park and the redevelopment of Route 52 and south Route 59 will change Shorewood.

Chairman Fitzgerald called for further questions or comments. Hearing none Mr. Fitzgerald told the developer that the commission looked favorable upon this discussion and looked forward to hearing more.

4. Consideration for Approval of the 2011 Zoning Map

Chairman Fitzgerald noted that the Zoning Map comes before the Commission each year with any additional changes or corrections. He asked for comments. There were none.

Steve Brockman made a motion to recommend approval of the 2011 Zoning Map to the Village Board, seconded by Jim Schlunz. Roll call vote, all in favor, none opposed, motion passed.

5. Public Hearing

Petition #11-312 filed by Pulte Homes

To consider an amendment to the Conditional Use Permit for the PUD for Units 1 & 3 in the Shorewood Glen Subdivision.

Chairman Fitzgerald opened the Public Hearing. Mr. Fitzgerald took the opportunity to explain to the public how the hearing would be conducted. First the petitioner would speak, followed by questions and comments from the Commission, and lastly the public would be asked for comments.

Craig Stempowski with Pulte took the floor and gave an overview of the project as well as background on communication with the people that reside in the subdivision.

Pete Cerve inquired as to how the pricing of the Manor Homes would compare with the Classic and Premier Homes. Mr. Stempowski answered they would be more affordable because they are smaller but there would be no reduction in quality.

Debbie Olson asked if the Manor Homes would be built on Classic Home lots and how were those particular lots selected. Mr. Stempowski answered that they are all classic lots and that they are lots suitable for slabs only, no basements. The lot sizes will remain the same so if you buy a Manor Home, you would get the benefit of a Classic Home size lot.

Nancy Roman provided information on the buyer type for the Manor Homes, people who were single who didn't need as much space or people who owned another home in a warmer climate and only spent part of the year here.

Dan Gron wanted to be certain there would be no concessions on quality. Mr. Stempowski answered the quality would be the same as all the other homes Pulte builds.

Jim Lynch, 331 National Drive took the floor. He commented that most of the questions directed to him concerned what these smaller homes would do to current home values. He agreed it would not be his first choice to have smaller homes on larger lots but he is generally supportive because he doesn't want to see vacant unfinished lots.

Jim Blackburn, 801 Madeira spoke next. He stated that the residents have a lot to lose if this project is approved. He doesn't think the Village should lower their standards to increase Pulte's profits. He would rather wait it out until the market comes around.

Larry Frankel, 202 Prideland. Mr. Frankel said based on what he has seen, he would go along with it.

Ed Sroczynski, 626 Freedom Way spoke of the problems that his sister has faced in a similar subdivision, Lago Vista. There are many empty lots and the developer has left. He is glad that Pulte is staying and looking for a way to sell these lots.

Kent Hildebrand, 312 Capitol asked what guarantee is there that once Pulte has built on these 71 lots, that they won't ask for more later. Mr. Stempowski answered, that they originally only wanted to convert 61 lots to Manor Homes, but asked for the other ten (10) "just in case". He continued by saying that Classic lots are more expensive than Manor lots so there are

diminishing returns. They have no crystal ball to guarantee the future but do not plan to want any more than these 71 lots.

Jim Lynch asked why the homes are clustered together. Mr. Stempowski answered that houses of similar size built next to each other makes development easier.

Dr. Fred Alexander, who resides in the neighboring Hunt Club subdivision wanted to state that he feels Shorewood Glen is well maintained and the residents are wonderful neighbors. He continued by noting that economics determine what you can and cannot do and that he has no problem with the alteration of the plans to complete the project.

Jim Blackburn spoke again, asking if Pulte would abandon the project if this request were denied. Mr. Stempowski answered they would not. Mr. Blackburn asked why then is there a sense of urgency to change the plans for the builder.

Debbie Olson answered that we need to respond to the market and meet the needs of those coming here. She talked about the term “Zombie Communities”. She defined it as a community that becomes stagnant when they don’t acknowledge what is happening around them.

Duane Gronwold wanted to be sure that the standards for Key Lots and Through Lots would still be in effect. Mr. Stempowski noted that those lots have been identified and the standards still apply.

Jim Relyea stated that Shorewood Glen has been one of the few shining stars through the past couple years. He said that the Village should keep their standards high and he feels this is a sign that we are continuing to do that and addressing change.

Chairman Fitzgerald called for further questions or comments.

Hearing none 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 appropriate section of the Village Code have been met and to recommend approval of the amendment to the Conditional Use Permit to the Village Board, seconded by Jim Relyea. Roll call vote, all in favor, none opposed, petition approved.

III. OTHER

IV. ADJOURNMENT

Jim Schlunz made a motion to adjourn at 8:15 p.m., seconded by Melissa Bradford. All in favor, none opposed, meeting adjourned.

Next meeting April 6, 2011

Respectfully Submitted,

Kimberly Sharp
Recording Secretary