

**VILLAGE OF SHOREWOOD**  
**PLANNING & ZONING COMMISSION MEETING**  
6 April 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, Duane Gronwold, Pete Cerve, Debbie Olson, Steve Brockman, Jim Relyea and Jim Schlunz.

**Absent:** Melissa Bradford

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

**ORDER OF BUSINESS**

**A. APPROVAL OF MINUTES**

1. March 2, 2011

Duane Gronwold made a motion to approve the minutes from the 2 March 2011 Meeting, seconded by Jim Schlunz. All in favor, none opposed, minutes approved.

**B. PLANNING & ZONING**

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.

Chairman Fitzgerald introduced and opened the Public Hearing. He noted the materials provided in the packet. Mr. Fitzgerald asked for comments from Staff.

Nancy Roman took the floor. Ms. Roman talked about the background and the information included in the packet and then asked David Weber with Ruettiger, Tonelli and Associates to take the floor.

David Weber introduced himself noting that he is the civil engineer on the project. He mentioned that this project is taking place at the Anderson site which is where the Baba's restaurant was located. The building that is there now sits within five (5) feet of Route 59. The idea for this plan is to tear down the existing building and build a new building further back to tie in with the existing strip centers.

The parking lot is almost identical with the exception of the elevations. The parking lot will get raised. The back of curb will act as a small retaining wall and there will be a walkway along Route 59 as well as green space. Nancy Roman noted that the wall element will be treated aesthetically.

Jim Relyea inquired if there would be a drainage issue with the parking lot. David Weber answered that the pavement will slope toward Jefferson Street but at less of an angle, so drainage will be improved.

Dan Gron asked how tall the wall would be. David Weber answered two (2) feet. Dan Gron commented that it is a nice idea to create a seating wall.

Gary Fitzgerald asked if there would be a pedestrian connection at the intersection. David Weber answered that that would not happen until IDOT made improvements to the intersection. Mr. Fitzgerald also wondered if there would be any other logos on the entry feature. Mr. Weber answered there would not.

Jim Relyea wondered if the retaining wall could be added to the rendering. Dave Weber will check with the architect but went on to explain the wall in more detail.

Dave Weber continued to address drainage noting that as much of the existing sewer will be utilized as possible. Most of the water that doesn't get captured immediately will run out one of the existing driveways. With the reduced impervious area, 13,000 square feet less asphalt than before, it will allow for more absorption. The post condition is much better than what it currently is. Nancy Roman also commented that IDOT will also review the plans.

David Weber continued by discussing the fact that there are two lots. The first is the lower lot that plans were submitted for, he noted that the second lot is seven (7) feet higher than Al's Beef and twenty (20) feet higher than the streets. Some of the drainage decisions are contingent on Jewel. The Anderson's are trying to acquire some land from Jewel, which would add detention to the upper lot. If the Jewel property is acquired the parking area would be expanded and one (1) line of storm sewer would be added.

Currently the lower level is fifteen (15) spaces short on parking. If the land is acquired from Jewel then the alternate plan would allow for six (6) to eight (8) more spaces. Both plans are an improvement over what is there currently. There are currently four (4) driveways, there would now be two (2) driveways, both with full access. There would be restriping work on Route 52. The Entrance on Route 52 would remain the same but the one on Route 59 is moving further north.

Debbie Olson inquired about permeable strips in the parking lot and also wondered if perhaps DuPage Watershed experts would be brought in for advice.

Kurt Carroll took the floor and noted that in the interest of cost those experts would not be consulted. He further stated that the Village has talked with the State about the entrances and described what the State has approved. He also noted that the Village met with the County regarding drainage and the County realizes that the proposal is far better than what is there currently. There was further discussion on the entrances.

Duane Gronwold asked where the trees would be going in relationship to the wall. David Weber answered behind the back of the curb on Jefferson Street. Duane Gronwold then voiced concern over salt and snow removal damaging the trees. David Weber said he speculates that all the snow will be pushed to the Route 59 side.

David Weber talked about how the restaurant would like to have outdoor seating and noted that sample boards of the building materials were available to view.

Dan Dalamata, one of the project architects took the floor to describe the building, materials and textures.

Nancy Roman is pleased with the variety of treatments. She also noted that all the signage would have backlit lettering and the Village lighting.

Chairman Fitzgerald commented that he likes the clock feature but would like to see something different in the future.

Pete Cerve asked if the gated area was a facade. Nancy Roman answered that it was actually a passageway between buildings; the gates are functional and will open.

Gary Fitzgerald wanted to clarify the need for a zoning change. Nancy Roman stated that the Jewel property is zoned B-3 and it is anticipated that all corner properties at the intersection of Route 52 and Route 59 would be zoned B-3. The difference is General Commercial District versus Neighborhood Commercial.

Pete Cerve asked if there was any intention to have a free-standing monument sign. The answer was no. He then asked what would happen with Lot 2 in the meantime. Nancy Roman answered it would be taken down to grade and seeded.

Duane Gronwold asked when the work would begin. David Weber answered, as soon as possible after Village Board approval, within a month.

Duane Gronwold then inquired about fire truck access. David Weber answered that emergency vehicles would have access from the front. They could not get around the back of the building. It would be the same for deliveries, mostly in the front.

Gary Fitzgerald asked for clarification on what was being approved. Nancy Roman answered that both versions of the site plan were to be approved, that way if the land is successfully acquired from Jewel they can move forward without having to amend the site plan.

Jim Schlunz asked what the drop dead date was for Jewel to sell? Scott Nemenick, project attorney answered that it would be resolved within a month. He stated that the corporate

offices for Jewel are located in Pennsylvania and Minnesota making it a little more difficult to negotiate.

Jim Relyea asked if on the alternate plan it would make sense to combine the right in/right out and the full access. Kurt Carroll replied that the State didn't agree, but explained what the future may hold when the south side is redeveloped.

Duane Gronwold 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 Zoning Change to the Village Board, seconded by Jim Schlunz. Roll call vote, all in favor, none opposed, petition approved.

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 Conditional Use Permit for a Planned Unit Development to the Village Board, seconded by Jim Schlunz. Roll call vote, all in favor, none opposed, petition approved.

## **2. Consideration of Preliminary Plat of Subdivision for Shorewood Crossroads Plaza.**

Chairman Fitzgerald noted that the rest of the Agenda items went along with the Shorewood Crossroads Plaza.

Jim Relyea made a motion to recommend approval of the Preliminary Plat of Subdivision to the Village Board, seconded by Steve Brockman. Roll call vote, all in favor, none opposed, petition approved.

## **3. Consideration of Final Plat of Subdivision for Lot 1 of Shorewood Crossroads Plaza.**

Jim Relyea made a motion to recommend approval of the Final Plat of Subdivision for Lot 1 to the Village Board, seconded by Dan Warren. Roll call vote, all in favor, none opposed, petition approved.

## **4. Consideration of Site Plan for Shorewood Crossroads Plaza.**

Jim Relyea made a motion to recommend approval of the Site Plan to the Village Board, seconded by Jim Schlunz. Roll call vote, all in favor, none opposed, petition approved.

**III. OTHER**

**IV. ADJOURNMENT**

Pete Cerve made a motion to adjourn at 7:55 p.m., seconded by Dan Warren. All in favor, none opposed, meeting adjourned.

Next meeting May 4, 2011

Respectfully Submitted,

*Kimberly Sharp*  
Recording Secretary