

**VILLAGE OF SHOREWOOD**  
**PLANNING & ZONING COMMISSION MEETING**  
7 December 2011

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

Pledge of Allegiance

**Roll Call**

**Present:** Chairman Gary Fitzgerald, Melissa Bradford, Dan Warren, Duane Gronwold, Pete Cerve, Ellen Kijowski, Jim Schlunz and Jim Relyea.

**Absent:** Vice Chair Dan Gron and Debbie Olson

Also present was Karen James, Village Planner.

**ORDER OF BUSINESS**

**A. APPROVAL OF MINUTES**

1. November 2, 2011

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

**B. PLANNING & ZONING**

1. Amendment to the Preliminary Site Plan for Heartland Corporate Center.

Chairman Fitzgerald introduced the item. He stated that there were originally buildings proposed and approved for this site. He further noted that the Heartland Center has the potential for a large tenant and the current site plan does not work well for that.

Karen James took the floor. She noted that the applicant is requesting approval of an Amendment to the Preliminary Site Plan for the Heartland Corporate. The Amendment would include two alternative plans for a three (3) building option and a two (2) building option. The applicant has a potential tenant for the remainder of Building B, which requires in their lease the option to expand their space by approximately 300,000 square feet. In order to sign the lease with the tenant, the applicant would like formal approval of the revised Preliminary Site Plans.

The original Preliminary Site Plan was approved with the Annexation Agreement and Zoning Change in 2004-2005 and consisted of four (4) buildings totaling 2,278,312 square feet. The

original Preliminary Site Plan would be replaced in the Annexation Agreement Amendment by the Alternate Plan options.

In March 2008 the Planning and Zoning Commission reviewed a Concept Plan, which revised the Preliminary Site Plan to a three (3) building plan totaling 2,069,927 square feet. The applicant cited the reason for the revised plan as a larger 750,000 square foot building was more marketable given the trends in distribution and logistics. The original buildings "A" and "C" would be combined into one larger building "C" (750,874 square feet). The Concept Plan for Alternate Plan A was received favorably with some Commissioners noting that the revised plan was an improvement to the original plan. All Staff and Commission comments regarding no truck circulation around the south end of new Building C and the elimination of approximately fifteen (15) spaces from the new Building C trailer parking area that extends beyond the expanded berm on the northwest portion of the site have been satisfactorily addressed. The conceptual architecture of new Building C including a stepped-down office element on the southwest corner of the building remains the same as previously provided by the applicant and is included in the packet.

Ms. James continued by noting the potential expansion of existing Building B is labeled "Alternate Plan B." Alternate Plan B consists of an expansion of the existing Building B, elimination of Building A, reduction of car entrances to Mound Road from three (3) to two (2) and closure of the berm and landscaping where the car entrance was removed. The total square footage of Alternate Plan B would be 2,065,732 square feet. The Alternate Plan B would be utilized if the tenant chooses to exercise their right to expand within a lease determined timeframe (anticipated to be approximately two years), therefore Alternate Plan A would become obsolete. Building C would remain identical to the design of Alternate Plan A.

Ms. James continued with Alternate Plan B. They want to expand by 300,000 sq ft. The original Building B south parking lot would be deconstructed and the new parking lot would move farther south. The lease would have a time line for committing to the expansion. Clarion would have the right to initiate the construction of Plan A. Plan A and Plan B become the new plan and replace the original plan. Alternate B, the building C configuration doesn't change. On Mound Road, three (3) car entrances become two (2). Car access only would be on Mound Rd.

Pete Cerve noted the drawing does not state that the entrance on Mound is for cars only. Ms. James would confirm and have the plans modified if necessary.

Gary Fitzgerald summarized that basically Plan A had received favorable comments but did not go forward. Plan B is the new alternate and probably will go forward. Mr. Fitzgerald also noted that Commissioner Debbie Olson was unable to attend but spoke on her behalf about concerns regarding loading docks and trailer parking. If there are bays or parking they need to be screened adequately. She is also concerned about the water frontage and that the building is coming closer to that. The road extension may interfere with people enjoying the use of the pond.

Ellen Kijowski noted that north of River Crossing Drive, the landscape berm has been removed on Plan A and B.

Ms. James explained that is what is actually out there today. What we see out there today will remain the same.

Pete Cerve wanted confirmation that it was all within the same footprint, the buildings are just reconfigured. Ms. James answered, yes.

In response to Debbie Olson's concern, Ms. James stated the road does move closer to the pond and the engineers will have to look at that. Staff requested that no truck traffic circulate around the southwest corner of Building C, therefore the northwest drive did change to accommodate staff's request.

Gary Fitzgerald asked if the road has to go parallel with the lake for so long or if it might possibly cut across the pipeline sooner. Karen James explained that they have to be on the pipeline for as short of period as possible.

Jim Relyea inquired about the road being on top of the pipeline, he wondered if there will be a need to make other alterations. Ms. James stated that the Engineer didn't express any concern and that they did receive permission to cross it and be at the edge of it.

Mr. Fitzgerald wanted to be sure there would be adequate screening. Ms. James answered, the berms would provide adequate screening.

Ellen Kijowski asked if the docks and trailer parking were on the northwest side of building C on the alternate plan. Ms. James answered yes. She agreed with Ms. Olson's concern since it was not designated on the original plan. Ms. Kijowski felt idling trucks could be a problem.

Mellissa Powell with Colliers International, a representative Heartland Center spoke. She stated they do not anticipate any idling, that the area is designated for uncoupled trailer parking. She further noted the expansion of Building B is the next step. She concluded by stating the berms are so high that you could not see the trailers parked there and on the other side the truck traffic would not be a problem since they cannot use Mound Road.

Karen James stated that there was no trailer parking on the original plan but there were docks.

Duane Gronwold recalled discussion about not having idling trucks. David Bercu with Colliers International stated generally the stored trailers are uncoupled.

Mr. Fitzgerald mentioned that it is a good thing to see something happening in this economy. He asked the Petitioner if it would be agreeable to note in the minutes that there would be further discussion on trailer parking and idling trucks. The representatives from Heartland agreed.

Hearing no further comments, Duane Gronwold made a motion to recommend approval to the Village Board subject to approval of the amendment to the annexation agreement, seconded by Jim Relyea. All in favor, none opposed, motion carried.

### **III. OTHER**

Chairman Fitzgerald noted that there would be an appreciation dinner following the meeting and wanted to express his appreciation for the work the Commission and Staff has done over the last year.

In Dan Gron's absence, Mr. Fitzgerald also thanked the members of the Finance Committee for their work throughout the year.

Karen James gave a brief update on Speedway. She stated that they have financial approval for the LED sign and the sign is ordered. Tony Jaynes with Speedway will not be able to make the December 31<sup>st</sup> deadline, but will have the sign installed right at the first of the year.

Ms. James further noted that she hoped by the next meeting she would be able to announce the tenant for the Heartland Center.

Ms. James concluded by announcing the 5<sup>th</sup> annual food drive at the Village Hall for the month of December, toiletry items are of particular need.

Gary Fitzgerald discussed the signs being used by Brakur Cabinet. They have several flag signs but felt the Commission could provide a little more flexibility. He stated that those signs don't fit neatly into the Village scheme but in this economy this is something we can look at and it may come forward to this Commission.

Mr. Fitzgerald concluded by introducing Jeff Fiegenschuh, the new Village Administrator and Dave Myers, Chief Building Inspector.

#### **IV. ADJOURNMENT**

Jim Schlunz made a motion to adjourn at 7:32 p.m., seconded by Melissa Bradford. All in favor, none opposed, meeting adjourned.

Next meeting January 4, 2012.

Respectfully Submitted,

*Kimberly Sharp*  
Recording Secretary