

**APPROVED MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION**

The Tuesday, June 13, 2023 meeting of the Plan Commission via Zoom was called to order at 7:07 pm by Chair John Imes. Members present were: Mr. Imes, Tessa Martin, Cara Faris, Earl Munson and Jim Etmanczyk. Karl Wellensiek was excused. Also present was Ben Rohr and Scott Harrington of Vandewalle, Administrator Sharon Eveland, Administrator's Intern Amelia Wilson and Administrative Services Coordinator David Sykes.

Ms. Eveland confirmed the meeting had been properly posted and noticed.

Approval of Minutes – April 25, 2023

Mr. Etmanczyk moved and Ms. Martin second a motion to approve the minutes as presented.

Vote: 4-0-1 (approved, Ms. Faris abstained).

Public Comment: None.

University Avenue Corridor Development Plan

Mr. Rohr reviewed the planning process so far. There were 20+ people in attendance at workshop #2 in May which has lead to a discussion of the Plan Alternatives at tonight's meeting. In August, the Commission will review the Preferred Concepts following workshop #3 in July and see a draft Plan. At October's meetings, the Commission and Board will be considering adopting the Plan.

Mr. Rohr provided a more thorough recap of workshop #1 including preferred uses and building types, sustainable components, density and priorities. Concept alternatives were developed for consideration:

- Concept 1: Similar to existing properties in the corridor.
- Concept 2: Reflective of changes in development patterns in the area of University Avenue—taller, higher density, diversity in land use, more gathering space.

He summarized the feedback received at workshop #2:

- Mixed feelings on height
- Preferred 2 to 3-story rather than 5-story (described as “too tall”)
- Desire for more gathering space
- Want architecturally interesting / diversity in the streetscape
- Like idea of increased commercial tax base (proportionally lower taxes for homeowners)

Commission members discussed what they liked and disliked about the concept alternatives and provided feedback.

Mr. Rohr reviewed the draft Guiding Redevelopment Principles that came out of the public input sessions in more detail:

1. Land Use Mix: Diverse housing, commercial/retail/office, green space.
2. Building setback, height, density and design: Along University Avenue up to 8-stories with a step-back design, minimal front setback, structured/underground parking, unique architectural design.
3. Stormwater management and sustainability: Cohesive approach across corridor using a lot of different forms, sustainability, renewable/alternative energy, limit solar shadows, green roofs, pervious surfaces.

4. Transportation, circulation and streetscape: Pedestrian and bike friendly, minimal parking, areas of higher density near BRT.
5. Tax Base: Reduce burden on residential homeowners, increase density, mixing of uses, and housing options to possibly double tax base over time.

Future Agenda Items (includes items that will be considered at a future meeting):

Fence Ordinance

Electric Vehicles Ordinance

Advisory Dwelling Units

Next Meeting Dates

The Plan Commission next regularly scheduled meeting is set for July 11, 2023 at 7:00 pm.

The third Public Workshops on the University Ave Corridor Plan is scheduled for Thursday, July

13. Commission members are encouraged to participate.

Adjourn

Ms. Martin moved and Mr. Etmaczyk second a motion to adjourned at 8:24 pm.

Respectfully submitted,

David Sykes

Administrative Services Coordinator