

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

The Tuesday, January 14, 2025 meeting of the Plan Commission via Zoom was called to order at 7:02 pm by Chair John Imes. Members present were: Mr. Imes, Mark Lederer, Earl Munson, Jim Etmanczyk, Tessa Marin (offline from 7:21-7:30 pm), Craig Weinhold and Cara Coburn Faris. Also present was Administrator Brian Mooney, Administrative Services Coordinator David Sykes, Trustee Shabnam Lotfi and Bryan Rieber (CSM applicant).

Mr. Mooney confirmed the meeting had been properly posted and noticed.

Approval of Minutes – December 10, 2024 Minutes

Mr. Lederer moved and Ms. Coburn Faris seconded a motion to approve the December 10, 2024 minutes as presented. Motion carried unanimously.

Public Comment: Shabnam Lotfi spoke to continue her advocacy for the Plan Commission to consider possible changes to the Floor Area Limit regulations in the zoning code.

Certified Survey Map (CSM) for properties at 2816 Columbia Road

Mr. Mooney introduced the application to approve a CSM to split the properties at 2816 Columbia Road into four lots.

Village Engineer Brian Berquist detailed his review of the CSM on the Village’s behalf. All of the lots created by the CSM meet the Village’s regulations for lot size and configuration. He explained an exception in the zoning code that allows an encroachment into the front yard setback if the buildable depth of the lot would be less than 40’. This would be the case for the three new, empty lots created by the CSM. That exception would only come into consideration for the Village if or when someone chooses to build a house(s) on one of these lots. It is not a reason to deny the CSM. Mr. Weinhold had concerns about the exception and what might happen if similar lot splits were done elsewhere in the Village.

Mr. Lederer moved and Ms. Coburn Faris seconded a motion to approve the CSM for properties at 2816 Columbia Road and recommend that the Board also approve it a presented. The motion carried.

Discussion of possible Electric Vehicles Ordinance

Mr. Mooney worked with Sonja Kreusel at Vandewalle on a model ordinance to begin the Commission’s discussion. The ordinance would make it a right for commercial property owners to in install electric vehicle infrastructure, if they chose to do so.

The Commission’s discussion included wanting to encourage additional charging units in the commercial district, concerns about possible non-EV related advertising on the units, and the desire for universal chargers (rather than a single brand).

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

Continued discussion on Accessory Dwelling Units (ADUs): Policy Considerations and Community Comparisons

Continued discussion on possible changes to the Floor Area Ratio (FAR) calculations in the Zoning Code

Update on soil testing at University Bay Fields (West Campus Play Fields)
Public Hearing on WIMR East Wedge Cyclotron addition
Fence Ordinance referral from Zoning Board of Appeals
Locust Drive Multi-Use Path

Next Meeting Dates

The Plan Commission next regularly scheduled meeting is Tuesday, February 11, 2025 at 7:00 pm.

Adjourn

Mr. Lederer moved and Ms. Coburn Faris second a motion to adjourn at 7:41 pm.

Respectfully submitted,

David Sykes
Administrative Services Coordinator