

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

The Tuesday, February 11, 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, Craig Weinhold and Cara Coburn Faris. Also present was Administrator Brian Mooney, Administrative Services Coordinator David Sykes, Brian Berquist (Town & Country Engineering), Sonja Kruesel (Vandewalle), Evan Hoier (Vandewalle), and Dave Benforado.

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

**Approval of Minutes – January 14, 2025 Minutes**

Mr. Lederer moved and Ms. Martin seconded a motion to approve the January 14, 2025 minutes as presented. Motion carried unanimously.

**Public Comment:** None.

**Discussion of possible Electric Vehicles Ordinance**

Mr. Mooney introduced the topic with a review of the policy memo provided by Vandewalle at the Commission’s last meeting. Since that meeting, the Village has received two request for EV charging units to be installed on commercial properties. An example of one of the proposed installation was included in the materials packet.

Ms. Kreusel, the Village’s planning consultant, provided some information on how other communities have dealt with EV ordinances. The policy has been to get the zoning out of the way to encourage installation of EV charging units. They would be allowed by right in a parking lot as an accessory use. She provided some answers to questions from Commission members on potential signage/advertising on the charging units.

Staff will work on developing an ordinance for the Commission to consider.

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

Village Engineer Brian Berquist provided an evaluation of the properties in the Village that could possibly accommodate an ADU of 5,000 sq ft. He cautioned that the data from the assessment records and the GIS mapping information is very crude and the evaluation is only an rough estimate. 336 residential properties (about half of the Village’s residential lots) could accommodate an ADU as the zoning regulation currently exist.

Mr. Imes indicated that the Commission would probably want to consider some other supplemental regulations (i.e. excluded from front yards) and have a townhall meeting for Village residents to provide input on a possible ordinance change.

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

The current zoning code language allows 500 sq ft of an accessory structure to be exempted from the FAR limit. ADUs could be considered an accessory structure and the Commission could consider increasing that exemption to 1,000 sq ft for an ADU. Mr. Imes also acknowledged the

recommendation to adjustments to the FAR calculation suggested by Shabnam Lotfi that was included in the packet. But, they were not prepared to address it at this time.

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

Update on soil testing at University Bay Fields (West Campus Play Fields)

Public Hearing on WIMR East Wedge Cyclotron addition

Consider steps to resolve the 25' front yard exception language in the Zoning Code

Consider changes to the Zoning Code to address problematic small lots, such as the 25' front yard exception language (CW)

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, March 11, 2025 at 7:00 pm.

**Adjourn**

Mr. Lederer moved and Ms. Coburn Faris second a motion to adjourn at 7:47 pm.

Respectfully submitted,

David Sykes

Administrative Services Coordinator