

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

The Tuesday, March 11, 2025 meeting of the Plan Commission via Zoom was called to order at 7:01 pm by Chair John Imes. Members present were: Mr. Imes, Mark Lederer, Earl Munson, and Tessa Marin. Craig Weinhold and Cara Coburn Faris were excused. Jim Etmanczyk joined the meeting at 7:08 pm. Also present was Administrator Brian Mooney, Administrative Services Coordinator David Sykes, and Shabnam Lotfi.

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

Approval of Minutes – February 11, 2025 Minutes

Mr. Munson moved and Mr. Lederer seconded a motion to approve the February 11, 2025 minutes as presented. Motion carried unanimously.

Public Comment: Resident and Trustee Shabnam Lotfi expressed her concerns about the Floor Area Ratio (FAR) regulations. She has had some families express their frustration with the inability to add-on or remodel their homes due to the FAR limits. She had previously provided some possible options to modify the ordinance and is frustrated that the Commission has either not discussed the issue or has not communicated their discussion to those interested.

Certified Survey Map (CSM) for 3518 Blackhawk Drive

Mr. Mooney explained the CSM. Staff and our planner from Vandewalle have reviewed the CSM which combines three parcels under one ownership into one contiguous lot and finds the resulting lot conforms to all zoning regulations. They recommend approval by the Plan Commission and forwarding the CSM to the Board for consideration.

Mr. Lederer moved and Mr. Munson seconded a motion to approve the CSM and recommend it to the Board of Trustees for approval. Motion passed unanimously.

Public Hearing on Electric Vehicle Charging Stations Ordinance

Mr. Lederer moved and Mr. Munson seconded a motion to open the public hearing at 7:18 pm. Motion passed unanimously.

Mr. Mooney reviewed the Commission's recent discussions with Vandewalle on this proposed ordinance and explained the resulting redlined language was in the meeting materials.

There was no public comment or questions.

Mr. Lederer moved and Mr. Etmanczyk seconded a motion to close the public hearing at 7:21 pm. Motion passed unanimously.

Discussion of possible Electric Vehicle Charging Stations Ordinance

Mr. Lederer had concerns about how the ordinance might impact residential charging stations. After a discussion, the Commission felt comfortable recommending the proposed ordinance to the Board and Mr. Mooney would discuss Mr. Lederer's concerns with Vandewalle in case the language needed to be modified before the Board considers the ordinance.

Mr. Lederer moved and Ms. Martin seconded a motion to recommend the ordinance amending sections 10-1-100(f), 10-1-100(g), and Appendix C of the Zoning Code related to Electric Vehicle Charging Stations. Motion passed unanimously.

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

- Continued discussion of 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
- 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 Code referral from Zoning Board of Appeals
- Locust Drive Multi-Use Path

Next Meeting Dates

The Plan Commission next regularly scheduled meeting is Tuesday, April 8, 2025 at 7:00 pm.

Adjourn

Mr. Lederer moved and Ms. Martin second a motion to adjourn at 7:31 pm.

Respectfully submitted,

David Sykes
Administrative Services Coordinator