



VANDEWALLE & ASSOCIATES INC.

To: Village of Shorewood Hills Plan Commission
From: Scott Harrington, AICP, Principal Planner
CC: Karl Franz, Village Administrator
Date: January 7, 2020
Re: Revised Garden Homes Neighborhood Plan

In preparation for the Plan Commission meeting on Tuesday, January 14th we have prepared the following materials.

1. A redline mark-up of Chapter 5 (Redevelopment Goals and Objectives) to address the discussion and direction provided by the Commission at the December meeting. The more significant changes include:
 - Page 1 - A revised introduction reviewing the events that lead up to the creation of the Plan.
 - Page 1 – A listing of the primary Redevelopment Goals for the Neighborhood.
 - Page 2 – Discussion of the aspirational nature of the Redevelopment Objectives and the Commission’s desire to retain single family homes as the predominate use while being receptive to creative plans from developers who are willing to work collaboratively with the Commission and residents.
 - Pages 5-6 – Revisions to Objectives for Building Size and Mass and Traditional Residential Design to be more qualitative in nature vs. the more quantitative parameters included in the previous draft.
 - Pages 8-9 – Additional Objectives for redevelopment in the South Subarea (University Avenue frontage) to achieve greater cohesion with the rest of the Neighborhood.
2. A revised version of the entire document incorporating:
 - Minor formatting changes
 - Various technical edits
 - The revised text for Chapter 5 as noted above
 - New pictures for each page of Chapter 5 that illustrate the primary ideas being conveyed on the page.

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Shaping places, shaping change

3. A listing of eight specific text amendments and two map changes to be made to the 2009 Comprehensive Plan to reflect the outcomes from and references to the Garden Homes Plan. Knowing that you are about ready to embark on a more thorough update of the Comprehensive Plan, these are the minimal amendments needed to reflect the Garden Homes Plan and retain internal consistency in the Comprehensive Plan.

Per your discussion at the last meeting, the Commission is expected to discuss (and revise as necessary) these materials and then direct that a public hearing be scheduled for adoption of the Neighborhood Plan and Comprehensive Plan amendments. Such a hearing requires a 30-day notice and may involve a joint meeting with the Village Board. Accordingly, the hearing and final adoption likely will be sometime in late February or March.

I will be at the meeting next week and look forward to the discussion. If you have questions in the meantime, please forward them to Karl and he will get them to me.