



PLAN COMMISSION

REGULAR MEETING AGENDA - AMENDED Wednesday, September 17, 2025, at 6:00 p.m.

Salem Lakes Village Hall, 9814 Antioch Road, Salem WI 53168

Chairman: Joe Day
Vice Chairman: Jeff Albrecht

Commissioners: Eric Ericksen
Andy Phillips Ross Swartz
Bryan LaManna

Roger Johnson (ALT 1)
John Walker (ALT 2)

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

1. *Public Hearing and recommendation on request from RIP Salem LLC, 28433 N. Fremont Center Rd., Mundelein, IL 60060 (Owner), Rachel Willis, 28433 N. Fremont Center Rd., Mundelein, IL 60060 (Agent), requests an amendment to the adopted Land Use Plan maps for the Village of Salem Lakes (Maps 23, 24 & 25) from "R-8 Medium-Density Urban Residential" to "HC Highway Business Corridor" and "R-9 High-Density Urban Residential" on Tax Parcels #70-4-120-104-0910 & 70-4-120-104-0920 & 70-4-120-104-0900 located in the SE 1/4 of Section 10, T1N, R20E, Village of Salem Lakes.*
2. *Public Hearing and recommendation on request from RIP Salem LLC, 28433 N. Fremont Center Rd., Mundelein, IL 60060 (Owner), Rachel Willis, 28433 N. Fremont Center Rd., Mundelein, IL 60060 (Agent), requesting a rezoning from M-1 Limited Manufacturing Dist. & R-8 Urban Two-Family Residential Dist. to B-3 Highway Business Dist. & R-11 Multiple-Family Residential Dist. on Tax Parcels #70-4-120-104-0910 & 70-4-210-104-0920 & 70-4-120-104-0900 located in the SE 1/4 of Section 10, T1N, R20E, Village of Salem Lakes.*
3. *Referral from Village Board of Trustees of An Ordinance amending Chapter 490-30.4, of the Municipal Code of the Village of Salem Lakes, regulating the Planned Unit Development Overlay District, for final discussion and recommendation from Plan Commission.*
4. *Approve Minutes of August 20, 2025, Plan Commission Meeting*
5. *Board Meeting October 7, 2025: Member _____ October 21, 2025: Member _____*

ADJOURNMENT

This notice was posted at: Salem Lakes Village Hall, Salem Post office, Salem Lakes website at www.voslwi.gov, and the E-Notification List.

September 9, 2025

Ben Fiebelkorn, Village Planner

Please note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request service, contact Sara Spencer at 262-843-2313.

***Notice is hereby given:** It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be present at this above stated meeting to gather information about a subject over which they may have decision making responsibility. No action will be taken by any other governmental body except by the governing body noticed above. It is intended that this notice shall constitute an adequate notice of the meeting pursuant to State ex rel Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W. 2d 408 (1993)