



**Village of Somers
Proceeding from the Village Plan
Commission Meeting
July 13, 2026**

1. Call to Order

Chairman Stoner called the meeting to order at 5:30 p.m.

Present:

- Chairman George Stoner
- Commissioner Donald Boxx
- Commissioner Gregg Thompson
- Commissioner Troy Steege
- Alternate Pat Juliana

Absent:

- Commissioner Vinnie Chambers
- Commissioner Michael Deluca
- Commissioner Jerry Romanowski

Staff present in person: Administrator Jim Hurley, Deputy Clerk Treasurer Eugenia Lara, and Chief Ben Andersen, Kevin Poirier, Village Engineer Brett, Luke Godshall
Village Trustees: None

2. Pledge of Allegiance

Chairman Stoner led everyone in the Pledge of Allegiance.

3. Approve Minutes of June 8, 2026 Meeting

Seconded by Commissioner

Motion carried. 5-0 vote.

4. Correspondence

The Commission received a letter of support from Jeff Annenberg regarding the proposed Open Arms Assisted Living project. Staff explained that the property owner submitted the letter expressing support for the proposed development. The correspondence was received and placed on file.

5. Citizen Comments

Chairman Stoner opened the floor for citizen comments.

No citizen comments were received.

6. Comprehensive Plan Amendment:

Consider adoption of Resolution 2026-002: SFW Land LLC & Fettner Hergott Investment Group LLC, 1431 Toulon Court, Highland Park, IL 60035 (Owners), Nick Asta, Roers Companies, 2 Carlson Pkwy N #400, Plymouth, MN, 55447 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from “Medium-Density Residential” to “High-Density Residential” on part of Tax Parcel #83-4-223-074-0006, located in the SE 1/4 of Section 7, T2N, R23E, Village of Somers. *(For information only, the property is west of Fire Station 2 along the Union Pacific Railroad tracks.)*

The Commission considered Resolution 2026-002 submitted by SFW Land LLC & Fettner Hergott Investment Group LLC, with Nick Asta of Roers Companies serving as agent, requesting an amendment to the Village of Somers Comprehensive Land Use Plan (Map 80) from Medium-Density Residential to High-Density Residential for a portion of Tax Parcel No. 83-4-223-074-0006 located west of Fire Station No. 2 along the Union Pacific Railroad corridor.

Village Administrator Jim Hurley explained that the application had previously been reviewed by the Plan Commission and subsequently considered by the Village Board. The Village Board referred the matter back to the Plan Commission for additional review to ensure the request was evaluated using the Comprehensive Plan goals, applicable land use criteria, and established planning standards.

Village Attorney Ramsey Bitar explained the Commission’s recommendation should be based upon the Comprehensive Plan, statutory requirements, Village ordinances, and established planning objectives rather than personal preference. He noted the applicant had submitted additional written materials addressing the Comprehensive Plan criteria and advised the Commission to consider those materials before making a recommendation.

Representatives of Roers Companies, including legal counsel Alyssa Namkin and Nick Asta, presented the request and reviewed the project in relation to the Comprehensive Plan. The presentation addressed consistency with Village housing goals, compatibility with surrounding land uses, environmental considerations, public benefits, infrastructure capacity, transportation, utilities, and the project’s proposed use of federal low-income housing tax credits to provide attainable workforce housing.

Commission members discussed the application at length, including previous Commission actions, the Comprehensive Plan, density, traffic, parking, surrounding development, railroad buffering, housing needs, legal standards for reviewing

Comprehensive Plan amendments, and the relationship between existing zoning and the Comprehensive Plan designation.

Staff also reviewed the Village's multifamily housing checklist and explained that the applicant had agreed to satisfy all requested development standards, including sound attenuation measures.

Following discussion, the Commission considered the request.

Motion: Approve Resolution 2026-002 amending the Comprehensive Land Use Plan from Medium-Density Residential to High-Density Residential.

Motion by: Commissioner Kent Mayes

Second by: Chairman George Stoner

Roll Call Vote

- Commissioner Kent Mayes — Yes
- Commissioner Don Boxx — No
- Commissioner Troy Seaver — No
- Commissioner Mike DeLuca — No
- Commissioner Vince Chambers — No
- Chairman George Stoner — Yes

Motion failed (2–4).

Following additional discussion, Commissioners expressed a desire to obtain further legal guidance regarding the statutory review process and applicable criteria for Comprehensive Plan amendments before taking further action.

Motion: Table Resolution 2026-002 pending a legal opinion from Village legal counsel regarding the applicable review process and statutory criteria.

Motion by: Commissioner Mike DeLuca

Second by: Commissioner Don Boxx

Roll Call Vote

- Commissioner Kent Mayes — No
- Commissioner Don Boxx — Yes
- Commissioner Troy Seaver — Yes
- Commissioner Mike DeLuca — Yes
- Commissioner Vince Chambers — Yes

- Chairman George Stoner — No

Motion carried (4–2).

Village legal counsel agreed to prepare a written legal opinion addressing the review process, applicable statutory requirements, and evaluation criteria for future Commission consideration.

7. **Rezone:**

Recommendation on Request by: SFW Land LLC & Fettner Hergott Investment Group LLC, 1431 Toulon Court, Highland Park, IL 60035 (Owners), Nick Asta, Roers Companies, 2 Carlson Pkwy N #400, Plymouth, MN, 55447 (Agent), requests a rezoning from R-9 Multiple-Family Residential Dist. & R-4 Urban Single-Family Residential Dist. to R-11 Multiple-Family Residential Dist. on part of Tax Parcel #83-4-223-074-0006, located in the SE 1/4 of Section 7, T2N, R23E, Village of Somers. *(For information only, the property is west of Fire Station 2 along the Union Pacific Railroad tracks.)*

Because the requested rezoning was contingent upon action on the Comprehensive Plan Amendment, the Commission determined that consideration of the rezoning request should be postponed.

8. **Land Division (Certified Survey Map):** **Recommendation on Request by:** SFW Land LLC & Fettner Hergott Investment Group LLC, 1431 Toulon Court, Highland Park, IL 60035 (Owners), Nick Asta, Roers Companies, 2 Carlson Pkwy N #400, Plymouth, MN, 55447 (Agent), requests approval of a Certified Survey Map (dated January 29, 2026 and prepared by Daniel E. Bednar of JSD) to create one (1) 27.548-acre Lot and one (1) 90.254-acre Lot on Tax Parcel #83-4-223-074-0006, located in the SE 1/4 of Section 7, T2N, R23E, Village of Somers. *(For information only, the property is west of Fire Station 2 along the Union Pacific Railroad tracks)*

Because the requested Certified Survey Map was dependent upon action on the Comprehensive Plan Amendment, the Commission determined that consideration of the request should be postponed.

9. **Site Plan Review & Exterior Fenestration:**

Recommendation on Request by: SFW Land LLC & Fettner Hergott Investment Group LLC, 1431 Toulon Court, Highland Park, IL 60035 (Owners), Nick Asta, Roers Companies, 2 Carlson Pkwy N #400, Plymouth, MN, 55447 (Agent), requesting site plan

review and exterior fenestration review on part of Tax Parcel #83-4-223-074-0006, located in the SE 1/4 of Section 7, T2N, R23E, Village of Somers. *(For information only, the property is west of Fire Station 2 along the Union Pacific Railroad tracks.)*

Because the requested Site Plan Review and Exterior Fenestration approval were dependent upon action on the Comprehensive Plan Amendment, the Commission determined that consideration of the request should be postponed.

A motion was made and seconded to table the remaining agenda items (Items 7, 8, and 9) pending future action on the Comprehensive Plan Amendment.

Motion carried unanimously.

10. **Adjourn:** 6:41 p.m.

There being no further business to come before the Commission, a motion was made and seconded to adjourn the meeting.

Motion carried unanimously.

These minutes are official and approved by the Plan Commission 8/10/2026. Submitted by Deputy/Clerk Treasurer Eugenia Lara.