

**BROWN DEER PLAN COMMISSION
AUGUST 9, 2021 MEETING MINUTES
HELD VIRTUALLY AT 1-312-626-6799 Meeting ID: 816 8531 3361**

The meeting was called to order by President Montgomery at 6:30 P.M.

I. ROLL CALL

Present: President Wanda Montgomery; Trustees Jeff Baker, Renee Booker; Commissioners: Bill Hoffmann, Darryl Johnson, Al Walters, Amos Owens

Excused: Commissioners: Michael Emem, Ryan Schmitz

Also Present: Rebecca Boyle, Village Attorney; Nate Piotrowski, Community Development Director

II. PERSONS DESIRING TO BE HEARD

None

III. CONSIDERATION OF MINUTES: June 14, 2021 – Regular Meeting

It was moved by Commissioner Hoffmann and seconded by Commissioner Owens to approve the regular meeting minutes of June 14, 2021. The motion carried unanimously.

IV. REPORT OF STAFF/COMMISSION MEMBERS

None

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

- A) Review and Recommend a development agreement for Taylor Motors LLC, 4685 W. Bradley Road (Bradley Road BP) to authorize an office for a wholesale automobile dealer**

Mr. Piotrowski reviewed proposal. The applicant was not present.

Commissioner Owens questioned why the development agreement permitted operating hours on Sunday. He believed that car dealers needed to be closed on Sunday by State law. Mr. Piotrowski and Ms. Boyle stated they were unsure if the law applied to wholesale dealers and both added that the wording in the agreement was simply a reflection of Village business hour regulations. Staff noted they would research the relevant statute and update agreement language prior to the Village Board meeting.

Commissioner Owens also identified a typographical error in condition #7 of the agreement. Mr. Piotrowski noted that this would be corrected prior to the Village Board meeting.

Commissioner Hoffmann asked how the Village may enforce the limit on the number of vehicles parked on site. Mr. Piotrowski responded that if violations went uncorrected after notice, the Village could revoke the development agreement.

Commissioner Johnson stated that he was concerned about the current state of landscaping at the property. President Montgomery reported that recent work over the past several days restored the property's landscaping.

It was moved by Commissioner Hoffmann and seconded by Commissioner Owens to recommend approval of the development agreement to the Village Board subject to corrections on the hours of operation and typos. The motion carried on a vote of 6-1 with Trustee Baker opposed.

B) Review and Recommend an amended development agreement with CJB LLC, 8655 N. 43rd Street for the addition of a garage and dwelling unit

Mr. Piotrowski reviewed the proposal and introduced the applicant, Jennifer Jambor Raninen and her architect Mike Peine.

Commissioner Owens asked for clarification on whether the garage was a two car or two and a half car sized space. Mr. Peine noted that it would be a two and a half car sized garage.

Commissioner Johnson asked if the structure would be allowed to add solar panels. Mr. Piotrowski replied that Village code would allow this with appropriate permitting.

Commissioner Hoffmann asked what the timetable for construction was. Ms. Raninen replied that they were targeting an October start to construction.

VII. ADJOURNMENT

It was moved by President Montgomery and seconded by Commissioner Owens to adjourn at 7:03 P.M. The motion carried unanimously.



Nate Piotrowski, Community Development Director