

BROWN DEER PLAN COMMISSION
JULY 10, 2023 MEETING MINUTES
HELD VIRTUALLY AT 1-312-626-6799 Meeting ID: 816 8531 3361
<https://us02web.zoom.us/j/81685313361>

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

I. ROLL CALL

Present: President Wanda Montgomery; Trustees Darryl Johnson, Renee Booker; Commissioners: Jalin Phelps, Ryan Schmitz, Vikki Cassistas, Bill Hoffmann

Also Present: Nate Piotrowski, Community Development Director

Excused: Commissioner Al Walters, Michael Emem

II. PERSONS DESIRING TO BE HEARD

None

III. CONSIDERATION OF MINUTES: Monday May 8, 2023 – Regular Meeting

It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to approve the regular meeting minutes of May 8, 2023. The motion carried unanimously.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Mr. Piotrowski reported that the developer of Starbucks was preparing to close on the property at 60th and Brown Deer and that construction was likely to start later this year. He also reported that Public House 55 recently closed and that a discussion about the leasing of the space was scheduled for the upcoming July Village Board meeting.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

- A) **Review and Recommendation of a development agreement with Atlas Assisted Living, LLC for an assisted living facility at 4740 W. Bradley Road**

Mr. Piotrowski reviewed the proposal and introduced the development team.

Commissioner Schmitz asked if the one driveway was sufficient. Chris Carr of Sigma Engineering replied that the team felt it was sufficient. Commissioner Schmitz also asked about the in unit air conditioner units that were exposed to the street. Mr. Carr added that landscaping should hide them somewhat and Mr. Piotrowski noted that the Building Board will discuss as well.

President Montgomery noted a typo in the development agreement regarding dates of approval and also questioned traffic flow from the development and at 47th and Bradley Road. Mr. Carr discussed the low amount of trip generation from an assisted living facility along with the limited number of employees. Mr. Piotrowski replied that Village staff could explore traffic control at 47th and Bradley. Mr. Schmitz indicated that there would not be a left turn lane into the development's driveway. Mr. Carr reiterated that the low projected volume did not suggest a need for such a turn lane.

Trustee Johnson asked if there were any outdoor spaces for residents to use. Mr. Carr replied that there were two patio areas designated on the north side of the building.

It was moved by Commissioner Hoffmann and seconded by Commissioner Cassistas to recommend approval of the development agreement to the Village Board. The motion carried unanimously.

VII. ADJOURNMENT

It was moved by President Montgomery and seconded by Commissioner Schmitz to adjourn at 6:56 P.M. The motion carried unanimously.



Nate Piotrowski, Community Development Director