

**City of Red Bud
Planning Commission Public Hearing & Meeting
January 20, 2026**

The January 20, 2026 meeting of the Red Bud Planning Commission was called to order by Chairman John Holzum at 7:00 pm.

MEMBERS PRESENT: Robbie Aubuchon, Scott Voss, Josh Johnson, Matt Wagner, Janet Braun, Jeff Hicks

MEMBERS ABSENT: Andrea Letcher-Martin

CITY OFFICIALS PRESENT: Jeff Mueller

HEARINGS:

Two hearings were scheduled for the meeting, once special use and one variance.

Application for a Special Use Permit has been filed to allow a 42 unit senior independent-living residential community developed within the R-4 (Multi-Family) Zoning Code, located at 720 W. Market St.

John Cronan representative for North Arrow Partners was present, with the proposal of a senior building development at 720 W. Market St. Mr. Cronan presented the board with preliminary drawings of the proposed complex on the 5-acre site. The complex will be rental apartments for seniors 55+. The building will include a community space, fitness center and community garden. Units will be high quality, energy efficient and include key amenities inside and out. North Arrow Partners have development units in the surrounding areas including Highland, IL, Du Quoin, IL and currently under construction in Marine, IL. Financing will be available with income verification. The complex will not have nursing assistance, staff and meals included in the rental.

Jeff Mueller advised Mr. Cronan and the board that changing the variance for the room sizing and parking looks acceptable and is for ordinance purposes only. Jeff sees this as a good project and supports it.

Matt Wagner addressed Mr. Cronan thanking him for the website information. He asked if the entire project hinged on financing? Mr. Cronan noted, yes, it is dependent on financing along with income limitations and is dictated by potential residents. Matt pointed out per the Comprehensive Plan this is an amazing opportunity for Red Bud.

Jeff Hicks questioned if the driveway would be directly off of Rt 3 and if it would be with affiliation to any adjacent properties. Mr. Cronan explained that the complex will have its own entrance, not affiliated with any of the adjacent properties.

The second variance insures there is not conflict with Lincoln Park and is full accessible for seniors. Mr. Cronan stated the complex will hold 42 units with at least 20% fully handicap accessible and the remainder of the units adaptive to changes upon request.

Robbie Aubuchon questioned if the number of parking spaces available is 55? Mr. Cronan noted there are 54 spaces for the entire complex. That is 1.25% of spaces compared to units.

The goal is to have ample parking and as much green space as possible.

Scott Voss asked about the number of employees for the unit. Mr. Cronan advised the complex will be staffed by Bedrock with one onsite property manager along with a part-time maintenance person, lawn and snow removal services will be contracted out.

John Holzum asked about financial qualifications. Mr. Cronan advised these units are dedicated for seniors on a fixed income and studies show approximately 60% of seniors are on a fixed income. The units will not be section 8-housing, requirements are based on fixed income. Other areas offer section 8-housing depending on location. Highland, IL does not offer financial assistance. Marine, IL is a 24-unit complex with only 5 units designated for assistance.

Jeff Hicks asked Jeff Mueller if he sees any issues with additional utilities being added for each unit. Jeff Mueller responded with there are no issues.

Robbie Aubuchon pointed out the walking trail that will be located on the South Side of the complex, would he for-see interest in connecting the trail to the complex. Mr. Cronan felt this would definitely be an interest.

John Holzum went over all of the special use requirements with no issues.

Jeff Hicks made a motion to approve the special use, with a second by Josh Johnson. All in favor, motion passed.

Variance number one, filed by John Cronin to reduce the required lot area per dwelling from 7,500 sf, to 5,200 sf of green space to allow 42 units.

Mr. Cronin noted with the current requirements there would not be space for a 42-unit complex unless it was two-story. The goal is to keep the complex similar to units in surrounding communities.

Motion was made by Matt Wagner to accept the variance to change the lot size requirement, second by Robbie Aubuchon. All in favor, motion passed.

Variance number two, from the standard requirement of 2 parking spaces per unit to a reduced parking ratio of 1.25 spaces per unit. Which allows for an efficient residential layout while maintaining all required setbacks.

Mr. Cronan advised that the size of parking space seems appropriate and modest for the 5-acre lot, with ample parking and green space.

Motion was made by Robbie Aubuchon to accept the variance to reduce the parking spaces, second by Scott Voss. All in favor, motion passed.

John Holzum advised Mr. Cronan that the final decision is made at the City Council meeting which will be held, Monday, February 2, 2026 at 6:00pm.

Approval of prior months meeting minutes, Jeff Hicks with the motion, second by Robbie Aubuchon. All in favor, motion passed.

GOOD OF THE CITY (discussion only)

Interview three potential applicants to fill two vacant positions.

Position one, Alan Lasley resigned

Position two, Andrea Letcher. Zoning Commission approved resignation imposed. John Holzum and Jeff Mueller have attempted multiple times to reach Andrea with no response. Jeff addressed the issue with a formal letter advising Andrea if no response is given her removal from the board will be approved at the February 5, 2026 council meeting, her resignation will be immediate and seat will be officially vacant.

Interview #1, Jennifer Tepe

Jennifer addressed the board discussing she has been a long-time resident of Red Bud, she has served on numerous City boards and committees.

Interview #2, Angel Miner Seger

Angel addressed the board discussing she has been a long-time resident of Red Bud. She currently works for Med Star and is a few years from retirement. She saw this as an opportunity to serve the city, she is familiar with the process of the Planning Commission, with possible ambition to join the City Council.

Interview #3, Brad Mayberry

Brad addressed the board discussing he has been a life long resident of Red Bud. He has been on multiple boards including parks & rec and the chamber of commerce. He wants to stay involved in making decisions for the city.

John Holzum thanked all three of the applicants for attending the meeting and he will send recommendations to the Mayor and Council. If no additional questions there, will be no further meetings required.

Jeff Hicks addressed the board questioning if it was possible to place all three applicants on the board. Jeff Mueller responded that the number of members is based on population and city ordinance.

John Holzum made a request to take the meeting into executive session. Matt Wagner made the motion and second by Robbie Aubuchon. The board members went into executive session at 8:06pm.

Executive session was concluded at 8:26pm and the meeting was called back to order.

A motion was made by Scott Voss to recommend applicants Jennifer Tepe and Brad Mayberry to fill the vacant positions. Second by Jeff Hicks, with all approved. Applicants were advised that the motion will be approved at the February 2, 2026 City Council Meeting, with appointment beginning at the February 17, 2026 planning commission meeting.

GOOD OF THE ORDER

John Holzum advised the board and scribe to refer to his position title as Chairman not Chairperson.

John Holzum advised the board he had a meeting with the Mayor and Jeff Mueller to discuss

attendance and retention of members. He has also discussed the compensation of the members, and addressed a proposal for an increase for each member. The Mayor and City Representative are open to the idea and feel an increase is a possibility.

COMMENTS FROM ZONING ADMINISTRATOR:

Jeff advised the members, if they do not have a copy of the Comprehensive Plan to let him know and he will get them the finalized copy.

Matt Wagner made the motion to adjourn the meeting, second by Josh Johnson. All approved, meeting adjourned.

Scribe

Patty Rieke