

Village of Bradley
PLANNING & ZONING COMMISSION
147 S. Michigan Ave. Bradley, IL 60915

APPROVED

11/5/19

Date: September 3, 2019

Meeting 6:30pm

Mike Smith, Chairman

Ryland Gagnon, Joanne McGinnis, James Guiss, Mike Dauphin, Clark Gregoire and Barbara Wheeler

Chairman Smith called the meeting to order, we said the pledge of allegiance, roll was taken with all seven members present.

Motion to approve the minutes from August 6, 2019, motion to accept by Dauphin 2nd by Guiss, all in favor.

We had no correspondence/Public Communications

Chairman Smith stated the Planning and Zoning Commission have three items on the agenda tonight.

- a. Special Use Permit for a Planned Development to operate a Strong Neighborhood House at 259 S. LaSalle Ave. Applicant: United Way of Kankakee and Iroquois Counties
- b. Renew Continuance of Two Homes on a Single Lot/485 S. Blaine/Erin and Paul Johnson, owners

First Item:

Chairman Smith stated the meeting for Neighborhood House at 259 S. LaSalle Avenue has been continued until November 5th to give them time to get their request and plans in order. Motion, All in favor to continue to Nov. 5th.

Second Item:

Renew Continuance of Two Homes on a Single Lot/485 S. Blaine/Erin and Paul Johnson, owners.

Erin and Paul Johnson introduced their children and Paul explained all their children helped work on the home they purchased on a foreclosure.

Q. Chairman Smith said based on the ordinance it has been six months since its been occupied.

A. Paul stated we did not know that.

Chairman Smith said what we have to consider if it is in the best interest of the village to allow the continuance of two homes on one lot. The rule has been in place for eleven years, it really wasn't necessary because if the property was run down the Village of Bradley still has the right to condemn it and have it torn down.

Pam Hirth Village of Bradley Community Development Director stated some form of this ordinance has been on the books since 1973, the language has been modified over time it was initially a year vacancy, in 2009 it was changed to six months vacancy. There are probably about twenty-five similar situation in town all located in older core Bradley.

Chairman Smith said they were used a lot for mother-in-law homes back in the day.

Q. Secretary Gagnon asked if there was ample parking for the back house?

A. Yes

Secretary Gagnon said he owns one of these houses, it is a very nice house and affordable for the young couple that lives there, it's nice and clean and they are very happy there. The problem with this ordinance is that people that own these houses have paid the taxes on both these homes for as long as they have owned them. In my opinion it's not right for anyone to decide if they are not rented for six months that they can no longer rent them. If the property becomes unsafe or an eyesore to the neighborhood then the Village Code Enforcement should let them know that needs to be rectified, if not then take whatever action is allowed by law to correct it.

Trustee Redmond stated people came home from the War and built them, there is a need for them as long as they are kept in good condition. there affordable and the ones that we have right now are in pretty good shape.

Mayor Pro Tempore Watson stated people purchase homes then find themselves in an unfortunate situation, these people seem to be in earnest, I not only support their request but maybe we should look at the ordinance and improve it so we don't have to deal with these request unnecessarily.

Chairman Smith stated I feel that we don't need the six month part of it, you already have a right to condemn a piece of property, get rid of the time limit, if it's in disrepair and they don't fix it up give them a demo order, that would be the easiest way to do it.

Motion by Wheeler and 2nd by Gregoire to allow the rear house to be used as a residence, roll call vote 7 Yes – 0 No

Motion to adjourn Gregoire, 2nd Wheeler, all in favor.

The findings of these meetings will be presented to the Mayor and Village Board for their consideration at the September 9, 2019 meeting in this room at 6:30pm.

Ryland G. Gagnon

Respectfully submitted, Planning & Zoning Secretary,