

APPROVED

1/7/20

Village of Bradley Planning and Zoning Commission Meeting
147 S. Michigan Ave. Bradley Il. 60915
Date: December 3, 2019

Meeting 6:30p.m.

Mike Smith Chairman

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

Secretary Gagnon called the meeting to order at 6:31pm. Roll call was taken by Dauphin. five members present Gagnon, Dauphin, Guiss, Wheeler. Chairman Smith, McGinnis were absent.

1. Dauphin announced a quorum
2. Gagnon lead the group in the Pledge of Allegiance.
3. Gagnon announced that the meeting is Recorded.
4. We have two items on our agenda this evening.

Village of Bradley Officials in attendants: Director of Community Development Pam Hirth and Village of Bradley Attorney Michael Santschi.

1. Before the hearing Secretary Gagnon asked the Planning and Zoning Committee for a motion to approve the minutes from November 5, 2019 and November 8, 2019 Motion made by Dauphin 2nd by Gregoire..
2. Before the Public meeting started Village Attorney Michael Santschi announced that all the mailings and certificate of publication are in order.
3. Gagnon asked to open the public hearing request by Kathleen Lund for a special use permit for the operation of a automobile repair (major) at 638 E Broadway.. Dauphin sworn in Jeffery Lund and John McKelvey. Jeffery Lund address 373 Raven Drive Manteno Il. and John McKelvey address 508 Smith Lane Dwight Il. Lund gave the presentation for automobile repair. Lund stated he has been doing auto repair for 26 years. Hours Monday – Friday 8am to 5:30 pm closed on Saturday and Sunday. Lund stated they will have three employees. Gagnon concerns with loud mufflers and noise. Wheeler asked if they have liability insurance. Hirth stated there is two address on this location 638 and 634 E Broadway. Address 634 is a apartment on the 2nd level. Hirth stated that the Village is working with Lund on a parking lot plan. No public comment. Village recommendations Follows as 1- 11.
4. Gagnon asked for a motion with the finding of facts from our Village of Bradley Zoning Ordinance 60-399(2) A – D. Motion made by Guiss 2nd by Gregoire roll call vote five yes votes and 0 no votes.
5. Gagnon asked for a motion to close the automobile repair motion made by Gregoire 2nd by Guiss. all in favor.

6. Gagnon asked for a motion to open hearing on sign variance for property located at 1000 Freedom Drive (Holiday Inn Express & Suites). Motion made by Dauphin 2nd by Wheeler.

7. Dauphin sworn in Ketan Patel and Baru Wangombe is Senior Project Manager with Sachi Contractors Inc.
Patel and Wangombe stated they are requesting a sign variance on sign #1 on plans submitted, sign to increase from 35 feet tall to 45 feet tall and increase sign square feet from 175 to 301.5 square feet.
Gagnon had concerns with all the signs total of seven presented on the plans and other commissioners had concerns with the numbers of signs.
Hirth stated that the hearing tonight is only for sign number 1. Hirth asked Wangombe if they would be willing to work with the Village for Sign number 2,3,4,5,6 and 7 placements and size.

8. Hirth stated the Village has one recommendation follows as:
Prior to installation of all proposed signs, review of all pending sign permit application needs to be approved by the Community Development Department.

9. Gagnon asked for a motion to approve with the Finding of the Facts from our Village of Bradley Zoning Ordinance 60-368b (1-6) Motion made by Wheeler 2nd by Gregoire. Roll call vote five yes votes and 0 no votes.

Gagnon asked for a motion to close the Public hearing for Sign Variance motion made by Gregoire 2nd by Guiss.

Gagnon asked for a motion to adjourn made by Wheeler 2nd by Gregoire.

Meeting closed at 7:04 pm.

Respectfully submitted - Mike Dauphin Village of Bradley Planning and Zoning Commission