

Mr. Page indicated that any changes in the preliminary plans moving forward would be subject to review.

Secretary Eads swore in Mr. William Geisler from the public for a question.

Mr. Geisler asked about recreational improvements like a Park in that plan subdivision. Mr. Gagnon said if there will be a park then it will be in a different subsection but he had no knowledge of a recreational park within that subdivision. Mr. Geisler also asked about whether cluster mailboxes should be closer and within walking distance of the homes. Mr. Page said that he had been in contact with the mail system but at this time we have no control of the mail due to the national division planning standards. Mr. Page indicated that moving forward we can have an ordinance order so that we can address situations like that.

Mr. Dauphin made a motion to approve the final plat of subdivision. Mr. Guiss second the motion. Ms. Eads Called the roll and Motion was approved.

Unfinished Business:

There was no unfinished business

Public Comment:

There was no public comment

Announcement:

There were no announcements

Adjournment:

Meeting was adjourned at 7:30pm

Meeting Minutes Submitted by: Charlene Eads (Secretary PZC Bradley Illinois)

In Leiu of the final improvements being constructed, the Village of Bradley will require an unconditional letter of credit provided by the developer to complete the needed improvements. At this time the village engineer does not have an unconditional letter of credit from Curwick XI LLC for 115% of the cost to complete the improvements.

Mr. Page stated the recommendations which were as follows:

If the PZC finds the proposal for the final plat and terms favorable then the following conditions must be considered:

- 1. Engineers' estimate of cost for the public improvements will need to be approved by the village and a letter of credit or a performance bond will need to be submitted for 115% of the total improvements which is an estimated cost of \$178,710.00.**

Chairman Ryland asked if anyone had any questions for the PZC.

Mr. Bodemer asked if \$178,710.00 of 115% estimated cost was a recent estimate. Mr. Page indicated that it was.

Mr. Dauphin asked if the Lot size was consistent with the proposed village Plat and Mr. Page was not sure but a representative from MG2A Said it was consistent with the preliminary plan.

Representative Mr. Todd Gireaux from MG2A was sworn in by Secretary Ms. Eads

Mr. Todd Gireaux indicated that the 78 or 75 wide plats are fairly reasonable size and consistent with the preliminary plan.

Mr. Bodemer asked Mr. Todd Gireaux if there was anything in the last 12 years with engineering that they should be looking at? Mr. Todd Gireaux stated that everything that was reviewed was consistent with preliminary plans.

Mr. Dauphin asked about the sewer demands being consistent with the Bradley Sewer system. Dauphin asked about the roads.

Village of Bradley Planning and Zoning Commission Meeting Minutes for 8/3/2021

147 S. Michigan Ave., Bradley, IL 60915

Attendance:

Chairman: Ryland Gagnon

Secretary: Charlene Eads

Members: Mike Dauphin, James Guiss, Bill Bodemer, Michael Williams

Call to Order:

Chairman Ryland Gagnon called meeting to order at 6:30pm

Pledge of Allegiance:

The Pledge of Allegiance was recited by all

Roll Call:

Secretary Charlene Eads Called the roll. Chairman Gagnon indicated a Quorum.

Approval of minutes:

Motion was made to approve the June 7th, 2021 Planning and Zoning Meeting Minutes. Motion was approved by Mr. Guiss and Mr. Williams second the motion.

Roll Call was made by Ms. Eads and Meeting Minutes for June 7th, 2021 was approved

New Business:

Chairman Gagnon indicated that the PZC meeting today was for a proposal of approval for the final Plat of subdivision known as Summerfield of Bradley North Unit 3.

Chairman Gagnon asked for a motion to open the meeting. Mr. Williams made the motion and Ms. Eads second the motion. Ms. Eads called the roll.

Mr. Bruce Page (Director of Community Development) gave an overview of the proposal to approve which stated that the Applicant Curwick XI LLC, owner Jerry Curwick is proposing this subdivision and it follows the lot layout of the original preliminary plat. Of Summerfield. Most of the improvements are installed.

