

Village of Bradley Planning and Zoning Commission Meeting
147 S. Michigan Ave. Bradley Il. 60915
Date: February 4, 2020

APPROVED
2/7/2020

Meeting 6:30p.m.

Mike Smith Chairman

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

Secretary Gagnon called the meeting to order at 6:35pm.

Roll call was taken by Dauphin. five members present Gagnon, Dauphin, Wheeler,
McGinnis and Gregoire. Chairman Smith and Guiss 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 Bruce Page, Trustee Redmond, 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 January 7, 2020 Motion made by Gregoire 2nd by Wheeler roll call vote five yes votes.
2. Before the Public hearing Village Attorney announced that all the mailings and certificate of publication are in order.
3. Gagnon asked for a motion to open the public hearing request for Rezoning from NR-5 Townhouse Residence to R-6 General Residence for +/- 7.38 acres of property located generally north and south of Newtown Drive to allow the development of a three story multifamily building up to 61 units.
4. Motion made by Wheeler 2nd by Gregoier. Dauphin sworn in Hume An Senior Vice President of Development Upper Midwest Region. An stated that the group currently has 6,000 units in Illinois. The proposed design includes a mix of two – three bedroom units and will include various amenities, including fitness room and Community Room.

Village of Bradley Attorney noted Commission was only voting on approving a site plan.

Hirth stated the if approved Newtown Drive that now dead ends would be connected for emergency vehicles such as fire and police.

Hirth explained the required Finding of Facts that the Commission must meet.

- (1) Compatibility with surrounding land uses and the general area.
- (2) Zoning classification of property within general area of property in question.
- (3) Suitability of the subject property to the uses permitted under the existing zoning classification.
- (4) Trend of Development if any in the general area of the subject property

- including recent changes if any which have taken place in its zoning classification.
- (5) Relationship of the existing zoning classification to the official Comprehensive Plan of the Village adopted September 9, 1975 and subsequently amended.

In addition before the PZC can recommend in favor of the map amendment (rezoning) the PZC must find the following.

- (1) The map amendment (rezoning) is in the public interest and is not solely for the interest of the applicant .
- (2) The proposed map amendment (rezoning) will correct an existing error or that changing conditions make the proposed amendment necessary.

Gagnon asked if there is any public comments. No comments.

5. Gagnon asked for a motion with the finding of facts from our Village of Bradley Zoning Ordinance 60-233 (f) of the Village code , subsections 1 through 5.
6. The Planning and Zoning Commission did not have a motion to approve. Motion to deny made by Wheeler 2nd by McGinnis roll call vote five yes votes to deny and 0 votes to approve.
7. Gagnon asked for a motion to close the Rezoning hearing for 61 apartment units motion made by Gregoire 2nd by Wheeler. all in favor.
8. Gagnon asked to open hearing on Variances to the R-3 Residential Zoning District (including but not limited to lot size, lot width, front yard and side yard setbacks) for the property located at 335N. Wabash Avenue. Applicant Timothy McGrath home owner.
9. Village Attorney Santschi announced that all mailings and certificate of publication are in order.
10. Dauphin sworn in Timothy McGrath and Attorney Claire Chaplinski for the presentation. Chaplinski stated that McGrath tried to sell his house the lender advised the owner that the property was not in conformance with applicable zoning. Chaplinski stated that she contacted the County Assessor Office for records they only when back to 1966.
11. Gagnon asked Hirth to explain the variances as follows lot size, lot width, front yard setback and side yard setback. Should the current owner and or other owners seek to construct any addition's to the property or otherwise change the layout of the property, it must be done so in compliance with the Village codes and Ordinances. Village of Bradley Attorney Santschi stated that there is 7 lot Variances of the Village of Bradley zoning codes. Wheeler asked if the house burned down if it could be rebuilt Hirth explained only to the same foot print.

Gagnon asked for any public comments. No comments

12. Gagnon asked for a motion with the Finding of Facts 60-368 to approve public hearing for Variance to R-3 residential property 335N. Wabash made by Gregoire 2nd by Wheeler roll call vote five yes votes and 0 no votes.
13. Gagnon asked for a motion to close the Public hearing for Variance Property at 335N. Wabash motion made by Dauphin all in favor.
14. Gagnon introduced Bruce Page .replacement for Pam Hirth

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

Meeting closed at 7:15 pm.

Respectfully submitted Mike Dauphin Village of Bradley Planning and Zoning Commission