

APPROVED

Village of Bradley Planning and Zoning Commission Meeting  
147 S Michigan Ave, Bradley, IL, 60915

9/1/2020

Date: August 4, 2020  
Meeting Type: Regular

Members	Directors
Ryland Gagnon (Chairman) Gene Jordan (Secretary) James Guiss Barbara Wheeler Michael Dauphin Clark Gregoire Joanne McGinnis	Bruce Page, Community Development Director Pamela Hirth, Assistant Community Development Director

The Chairman called the meeting to order at 6:30pm and led the Pledge of Allegiance. Roll was taken and all members were present.

A motion was made by Gregoire and seconded by Guiss to accept the minutes of June 16, 2020. Aye-7, Nay-0

A motion was made by Dauphin and seconded by Wheeler to accept the minutes of July 7, 2020. Aye-7, Nay-0

A motion was made by Guiss and seconded by Gregoire to open public hearing. Aye-7, Nay-0

The chairman stated that the reason for the public hearing was to give guidance on allowing the operation of an electrical contractor's office at the address of 1259 E Broadway ST. He asked that the owner Jeff Keast come forward and speak.

Jeff Keast was sworn in and gave testimony about his business. He mentioned that his father started it in 1991 and that he took it over in 2008. He said that he would like to move his business from Aroma Park to Bradley into the building that he purchased from the bank after the passing of its previous owner.

The information packet was presented by Pam Hirth. It was also mentioned that a Staff Report had been given to the applicant.

The Chairman spoke to the pro and said it was a good idea to get it occupied before time adds to its deterioration. There were mutual acknowledgments between the applicant and Commission about the things necessary prior to occupancy and those to be ongoing including a parking lot/parkway change. The applicant stated that renting a portion of the property may in his future plans.

Wheeler questioned the Special Use Permit and legal counsel stated that normally the flow with the land, but can be owner specific per The Village.

Pam Hirth stated that the property is commercial, yet in a residential area and that the special use

limitation will allow for parameter checks should the property change hands.

Counsel stated that there were specific conditions proposed in the Ordinance applicable to the Special Use.

Wheeler stated that the Trustees should check the verbiage.

The Findings of Fact and Recommendation was read by Pam Hirth.

A motion to approve the Findings of Facts and Recommendation was made by Guiss and seconded by Gregoire. Aye-7, Nay-0.

The Chairman stated that there will be a Village Board Meeting August 10, 2020.

A motion was made by Dauphin and seconded by McGinnis to close the Public Hearing. Aye-7, Nay-0.

There was no New or Unfinished Business

No Public was in attendance.

Pam Hirth spoke to a new format for dispersing copies of information and documents used by staff. Also, there will be a meeting next month for a Special Use permit for the Adventure Church.

A motion was made by Gregoire and seconded by Wheeler to close the meeting. Aye-7, Nay-0.

Meeting Adjourned at 7:02 pm.

Respectfully Submitted,

Gene Jordan, Planning and Zoning Secretary