

Village of Bradley Planning and Zoning Commission Meeting

147 S. Michigan Ave. Bradley Il. 60915

Date: October 6, 2020

Meeting: 6:30p.m.

Call to Order

Chairman Gagnon call the meeting to order at 6:33 p.m.

APPROVED

11/4/2020

Pledge of Allegiance

Chairman Gagnon led the group in the Pledge of Allegiance.

Roll Call

Members Present: Ryland Gagnon - Chairman, Gene Jordan – Secretary, Joanne McGinnis, James Guiss, Barbara Wheeler, Michael Dauphin.

Members Absent: Clark Gregoire

Chairman Gagnon announced a quorum

Staff Present: Village Attorney-Michael Santschi, Bruce Page-Community Development Director and Pam Hirth -Assistant Community Development Director

Approval of Meeting Minutes

Chairman Gagnon asked for a motion to approve the minutes from the September 1, 2020 regular meeting. Motion made by Dauphin and 2nd by Guiss. Ayes 6 and Nays 0.

Chairman Gagnon announced that the meeting is recorded and that there is one item on the agenda

Public Hearing/s

None

New Business

The Staff Memorandum pertaining to Same General Character Use as a Permitted Use in the B3 Village Shopping Center Zoning District/IL Secretary of State Driver's Facility/111 Village Square was read by Pam Hirth. Prior to the start of the meeting, an updated aerial having greater detail on the location and traffic flow of the testing staging area was presented by the representative for Village Square, Greg Leutloff. Staff noted that the aerial would need to be reviewed. Greg Leutloff did advise that the green barrier depicted on the plan will not be landscaping, but the intent would to use parking blocks to define the area. He further commented that installing curbing, landscaping and then maintenance of the landscaping would be expensive and has not been planned for.

Chairman Gagnon raised concerns about the need for a marked walking path to the proposed truck testing area. Greg Leutloff came forward to speak and said that, although that it hadn't been brought up previously, that it was a good idea. He further stated that the deal has been fourteen months in the making, expected truck traffic would be eight to ten trucks per week, and that the new facility will bring many more potential customers to the area.

Commissioner Jordan asked if there would be designated parking and how possible disputes could be handled. Asst. Director Hirth mentioned verbiage could be put in the resolution to allow for future or regulated spaces, if needed.

Commissioner Wheeler asked about the physical makeup of the parking blocks to be used for designating the truck testing area. There was discussion over the size and visibility of the blocks. Commissioner Jordan suggested possible signs on each corner of the area. Asst. Director Hirth said blocks must be secured so as not to be moved by snowplows. Greg Leutloff did advise that the green barrier depicted on the plan will not be landscaping. Brian Billingsley mentioned the possibility of "Jersey Barriers" and asked if the area would also be used for motorcycle testing. Hirth mentioned that landscaping would be the best for the aesthetics of the RT 50 corridor for the long term.

A question was asked whether or not the credit union was contacted. Greg Leutloff said yes.

Chairman Gagnon said that an eye toward beautification be recommended to the Village Board and the possibility of landscaping within 12 months was agreed upon.

Commissioner Wheeler said that we must plan for the future with a mix of aesthetics and safety and all present concurred.

Based on the discussion, the Commission recommended additional conditions. Condition #7 presented by Staff was modified to address temporary barriers and three new conditions were added.

A motion to approve recommendation with the original seven conditions and three additional (a designated walkway, improved barriers within twelve months, proper signage for parking dispute avoidance) was made by Jordan and 2nd by Guiss. Ayes 6, Nays 0.

Unfinished/Old Business

None

Public Comment

None

Announcements

Asst. Director Hirth announced that this item would go to the Village Board Meeting on Monday, October 12th, 2020.

Asst. Director Hirth provided the Commissioner's each with a binder that included a copy of the Zoning Ordinance, Zoning Map, and Comprehensive Plan. She also presented a news article about the responsibilities of being a Planning Commissioner and a flier for an upcoming Community Forum related to Village's work on the Route 50/Kinzie Road and West Broadway Street corridors. She also spoke about a need to create incentives to assist commercial businesses/property owners with investing along the corridors.

Commissioner Wheeler asked for news about available grants for homeowners. Asst. Director Hirth explained that what has been discussed is just for businesses. She also elaborated about a future Business District and explained that the Village has included in this year's budget monies allocated to a future Façade and Site Improvement Grant Program to upgrade facades and create a more cohesive business area. Director Page explained that the Village has helped residents apply for a state grant. Furthermore, he personally oversaw the process. Now that some applications have been made, the Village has policies in place to make future submissions easier.

Adjournment

Chairman Gagnon asked for a motion to adjourn. Motion made by Guiss 2nd by Wheeler, all in favor. Meeting adjourned at 7:35 p.m.

Respectfully submitted,

Gene Jordan, Secretary
Village of Bradley Planning and Zoning Commission