

Village of Bradley Planning and Zoning Commission Meeting Minutes for 1/3/2023

147 S. Michigan Ave., Bradley, IL 60915

Attendance:

Chairman: Ryland Gagnon

Secretary: Charlene Eads

Members: James Guiss, Rick White, Michael Williams,

Robert Redmond, Bill Bodemer, Charlene Eads and Ryland Gagnon

Members in attendance: All members were in attendance

Call to Order:

Chairman Ryland Gagnon called meeting to order at 6:32pm

Pledge of Allegiance:

The Pledge of Allegiance was recited by all

Roll Call:

Secretary Charlene Eads Called the roll. All members were present. Chairman Gagnon indicated a Quorum.

Approval of minutes:

Motion was made by Guiss to approve the Minutes for the 12/06/2022 PZC meeting and second by White . Roll Call was made by Ms. Eads and all members of the PZC approved Meeting Minutes for December 6th 2022 was approved.

Public Comment:

There were no comments

New Business

Chairman Gagnon asked for a motion to open up the meeting for discussion on the applicant requesting a sign variance recommendation to the BVC Sec. 38-2(5), for a rooftop sign located on parcel #17-09-28-103-020, known as 253 N Kinzie Ave, Bradley,

Planning & Zoning
Approved

FEB 07 2023

Community Development
Village of Bradley

Illinois. Mr. White made a motion to open up the discussion and Mr. Williams second the motion.

Mr Gagnon asked Mr. Page to read the background and requested action.

Mr. Page indicated that the subject property was the long standing home to Long John Silvers that operated with a roof top sign. The applicant in the process of remodeling the roof, has removed the old roof top sign and is requesting to put up a new roof top sign. Currently the BVC Sec 38-2 Prohibits roof top signs. Sec 60-369 (7) does allow as an authorized variance. The Village to consider any changes to the sign requirements for all districts.

Mr. Page read the surrounding Zoning and Land Use of adjacent property.

Mr. Page indicated that a newspaper notice and written notification to all property owners within 250 feet were prepared in accordance with Village Requirements. The Certificate of Publication (From Newspaper) and Affidavit of Notice Compliance (with certificate of mailing and listing of the property owners notified-from the applicant) have been received and placed in the project file.

Mr Page stated that should the PZC find the variance request favorable, the following conditions should be considered.

- 1. The Subject Property will need to comply with all other applicable requirements of the B-2 District.**
- 2. Any interior or exterior sign, building, and development plans will need to be submitted for Staff to review in order to be considered for the development to proceed and will require the submission of a building permit application.**

The representative for Long John Silvers was sworn in and gave a brief description of the restaurant.

Mr. Gagnon asked if there were any discussions from the PZC.

Mr. Gagnon asked to close the discussion. Bodemer motioned to close and Mr. Williams second the motion. All members of the PZC were in favor and motion passed.

The Bradley Lawyer read the findings and facts

Mr. Gagnon asked for a motion to approve or deny. Mr. Redmond motioned to approve and Mr. Guiss second the motion. All members of the PZC were in favor of the motion and the motion passed.

Unfinished/Old Business

There was none

Announcements

There was none

Adjournment

The meeting was adjourned at about 7:05pm

Respectfully Submitted by Charlene Eads (PZC Secretary)