

Planning & Zoning
Approved

JAN 03 2023

Community Development
Village of Bradley

Village of Bradley Planning and Zoning Commission Meeting Minutes for 12/06/2022

147 S. Michigan Ave., Bradley, IL 60915

Chairman: Ryland Gagnon

Secretary: Charlene Eads

Members: James Guiss, Bill Bodemer, Michael Williams, Robert Redmond, Rick

White

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 of the PZC were present.

Chairman Gagnon indicated a Quorum.

Approval of minutes:

Motion was made to approve the November 1st, 2022 meeting minutes for Planning and Zoning. Mr. Gagnon asked for a correction of the minutes to remove Mr. Dauphin from the roll. Ms Eads acknowledged the correction. Motion was approved by Mr. Guiss and Mr. Williams second the motion. Roll Call was made by Ms. Eads and Meeting Minutes for November 1st, 2022 was approved.

Mr Gagnon asked for a general public comment. There was none.

New Business:

Chairman Gagnon indicated that the PZC meeting today was for a proposal of a map amendment to Chapter 60 (Zoning) Sec. 60-233 to allow a portion of Parcel #

17-09-16-400-030 to be rezoned from a R-6 General Residence to a B-3 Village Shopping Center for the purpose of the development of a hotel and potential sites for other hotels.

Chairman Gagnon asked for a motion to open the meeting. Mr. White made the motion and Mr. Williams second the motion. Ms. Eads called the roll. All members of the PZC agreed and Motion was passed.

Mr. Bruce Page (Director of Community Development) gave an overview of the proposal. Mr. Page gave a background of the proposal and stated that Mr. Dilip Chaudhari who is the contact person for the applicant Bradley Hotel TPS, Inc. is requesting to rezone a portion +(or)- 6 acres of parcel #17-09-16-400-030 from its current R-6 General Residence to a B-3 Village Shopping Center District for the purpose of hotels.

Mr Bruce read out the surrounding Zoning and land use of adjacent properties.

Mr. Bruce indicated that a zoning amendment requires a public hearing and a newspaper notice was prepared in accordance with village requirements. The Certificate of Publication (from the newspaper) had been received and placed in the project file.

Mr. Bruce indicated that requested action of the PZC of this proposal included:

- 1. A motion to forward to the Village of Bradley Board for their December 12th, 2022 meeting.**
- 2. In the event that the parcel being rezoned and authorized by this ordinance is not established and fully operational within two (2) years of the effective date hereof, the rezoned property granted hereby shall lapse without the need for any further action on the part of the village, provided that within the last six (6) months of said two-year period the Applicant may request, in writing and the village board may grant upon a showing of good cause, an extension of such period not to exceed 12 additional months. Mr. Page after reading the requested action asked to change the 2 year effective date to a 3 year effective date with a 12 month extension. Fully operational. The Lawyer representing the Village of Bradley, Ms Haley Peters, indicated that the board would not be allowed to change it but the**

request for a 3 year effective date with a 12 month extension could be a recommendation in the finding of facts with a motion. Mr. Bodemer asked if it was beyond our scope to change it or make the recommendation. Mr Page said it is not beyond the scope of the board to make the recommendation that it could be part of a condition for allowing something that is being changed.

Representative Sam Chaudhari was sworn in by Secretary Ms. Eads. Mr Chaudhari gave a brief summary of the request. He stated that assuming the PZC is in favor of the request that they are ready to move forward with the development. Mr. Chaudhari stated that they do not plan to use up all of the 6 acres of land immediately. They are in the process of requesting bids from architects who are familiar with the area and the village of Bradley and who are also familiar with the process. Mr Chaudhari said that they plan to build a franchise hotel. The process he indicated would be streamlined. The hotel would be a 4 storey hotel.

Mr Gagnon asked if they have hotels in the area. Mr. Chaudhari said that they already have 2 hotels in the area. Mr. Bodemer asked about occupancy. Mr. Chaudhari said that they have a lot of potentials considering post covid with occupancy. Ms. Eads asked if there is a time frame for when the hotel would be up and running. Mr. Chaudhari said that they are anticipating 8-24 months. Mr. Gagnons asked Mr. Chaudhari how they would consider a barrier with 6 acres of land against single family residents living in the area. Mr. Chaudhari said that they do not plan to use up all of the 6 acres of land and that they are considering it in their thought process for future development of the hotels. Mr. Bodemer asked about the 6 acres of land not being used and if they have future intentions of using up all of the 6 acres of land with another hotel. Mr. Chaudhari said yes with a consideration for barriers. Mr. Page said that Route 50 is going to be rebuilding and the Village Board is considering a Carson Building. Mr. Page gave an overview of the surrounding area. Mr. Bodemer asked about the status of the hotel.

Would it be a 3 star hotel? 5 star hotel? Mr. Chaudhari stated that the hotel would be the best brand. Mr. Bodemer asked if they would have Banquet halls and that the Village of Bradley is really needing Banquet Halls. Mr. Chaudhari said that it was part of their plan. Mr. Gagnon asked if there were any more questions from the PZC. There was none. Mr. Gagnon asked for a motion to close. Mr. Williams motioned to close and Mr. Redmond second the motion. Ms. Eads read the roll. All were in favor and motion was passed.

The Lawyer representing the Village of Bradley read the findings and Facts. Gagnon asked for a motion to recommend or disapprove. Mr. White made a motion to approve and Ms. Eads 2nd the motion. Ms. Eads read the roll and all members of the PZC passed the motion to approve the recommendation.

Unfinished Business:

There was no unfinished business

Public Comment:

There was no public comment

Announcement:

There were no announcements

Adjournment:

Meeting was adjourned at 7:10pm

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