

Planning & Zoning  
Approved

JUL 05 2022

Community Development  
Village of Bradley

Village of Bradley Planning and Zoning Commission Meeting  
147 S. Michigan Ave. Bradley Il. 60915  
Date: May 3, 2022  
Meeting 6:30p.m.

Ryland Gagnon Chairman

Commission Members: James Guiss, Mike Dauphin, Rick White, Charlene Eads,  
Michael Williams, Bill Bodemer

Village of Bradley Officials in attendants: Village of Bradley Attorney Michael Santschi,  
Bruce Page Village of Bradley Director Community Development

Chairman Gagnon called the meeting to order at 6:31pm

1. Gagnon lead the group in the Pledge of Allegiance
2. Roll call was taken by Dauphin five members present, Eads and Bodemer absent.
3. Dauphin announced a quorum
4. Gagnon announced that the meeting is recorded.
5. Gagnon stated we have five items on our agenda

1. Gagnon asked for a motion to approve the minutes for April 2022 meeting. Motion made by Guiss and 2<sup>nd</sup> by Williams. Roll call vote five yes votes and 0 no votes.

2. Gagnon asked Attorney Santschi if two public comments were allowed one at the beginning and one at the end Attorney Santschi approved.

Gagnon asked for public comments none.

Gagnon also asked Attorney Santschi if the newspaper notifications were in order. Attorney Santschi stated all notifications were in order.

3. Gagnon asked for a motion to open the Public Hearing in regards to five **Ordinance amending various provisions of the Village of Bradley Zoning ordinance(chapter 60-zoning)** Motion made by Guiss 2<sup>nd</sup> by White. Roll call vote five yes votes and 0 no votes.

4. Gagnon asked Bruce Page for his staff report and staff recommendations. Page stated **Ordinance amending various provisions of the Village of Bradley Zoning Ordinance**

1. Include lawn mower repair shops with automobile repair, minor definition will allow for the Village to be able to regulate and permit the operation of such shops.

**(sec. 60-4 definitions)**

2. To limit the size of detached garages to 15% of the maximum permitted lot coverage on any given zoning lot. This amendment will allow equitable distribution of garage space for all of the various residential zoned lots located in the Village by allowing for an

increase of the current detached square footage maximum of 784 square feet allowed by current ordinance. **(sec. 60-18) (h)**

3. To increase the maximum permitted lot coverage in the R-4 (single family Residence) district 50% from (45%). This will allow for equitable % of lot coverage across the residentially zoned lots within the Village. **(sec.60-124) (7)**

4. To permit outdoor storage of containers and vehicles in the M (Industrial) district. This will allow this use to be a permitted use instead of a special use as required now. **(sec. 60-179) (2)(v)**

5. To authorize a variance to the maximum height of fences and screening walls in the M (Industrial) district up to 18 feet from 14 feet. This increase of 4 feet has been suggested to allow for coverage of containers stored in the district.

5. Page explained **Surrounding Zoning & Land Use of adjacent property includes:** the amendment will apply throughout the Village for all reasons stated above.

Page explained the drawing of different lot sizes to increase the lot coverage from 45% to 50% . This will allow for an equitable % of lot coverage across the residentially zoned lots within the village.

6. Gagnon asked if any Commissioner had any questions White question the lot sizes. Attorney Santschi stated that M-Industrial district fences and screening will be enforced.

7. Gagnon asked any public comment Bob Redmond questioned Ordinance #4 to permit outdoor storage containers and vehicles in the M Industrial district if a permit would stay permanent if the property changes ownership. Page stated that the new property owner would have to apply for a new permit.

8. Gagnon asked for a motion to close the Hearing on Amending Five Ordinances. Motion made by Dauphin 2<sup>nd</sup> by Guiss. Roll call vote five yes and 0 no votes.

9. Gagnon asked Attorney Santschi if all five amending Ordinances can be approved as one group or if they need to be approved separate. Attorney Santschi stated that all five Amending Ordinances can be approved as one group. Gagnon asked the Commissioners if they wanted to vote on all five amending ordinances as one group.

10. Gagnon asked for a motion to approve the Hearing Amending all five ordinances as one group motion made by Dauphin 2<sup>nd</sup> by Guiss. Roll call vote five yes votes and 0 no votes.

11. Gagnon asked for a motion to adjourn made by Williams and 2<sup>nd</sup> by White. Roll call vote five yes votes and 0 no votes.

12. Page stated that June Hearing will have 6 or more items on the agenda.

Meeting closed at 6:58

Respectfully submitted - Mike Dauphin Village of Bradley Planning and Zoning  
Commission