

Village of Bradley Planning and Zoning Commission Meeting Minutes for 02/07/2023

147 S. Michigan Ave., Bradley, IL 60915

Planning & Zoning
Approved

MAR 07 2023

Community Development
Village of Bradley

Attendance:

Chairman: Ryland Gagnon

Secretary: Charlene Eads

Members: James Guiss, Rick White, Michael Williams,
Robert Redmond, Bill Bodemer, Charlene Eads and Ryland Gagnon

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 except for one member. Secretary Eads indicated a quorum. Chairman Gagnon reminded all that the meeting is being recorded.

Approval of minutes

Motion was made by White to approve the Minutes for the 01/03/2023 PZC meeting and second by Williams . Roll Call was made by Ms. Eads and all members of PZC present approved Meeting Minutes for 1/03/2023 PZC meeting.

Public Comment:

There were no comments

New Business

Gagnon called to open request for and meeting and said we had one agenda which is:
A request from the Applicant/Developer, New Directions Housing Corporation for a parking space variance under the BVC Sec 60-369 (5) to reduce the off street parking or

loading required by 20% (percent) of the spaces required by applicant regulations, of BVC Sec 60-201 (1) (C)

Redmond motioned to open the meeting and White second the motion. Roll call was made by Secretary Eads and the motion was passed.

Chairman Gagnon asked if there was a representative to talk to the PZC about the request.

Mr. Roger Brown was sworn in by Secretary Eads

Mr. Roger Brown stated to the board that this was strictly a request for less parking space.

Mr. Bruce Page gave an overview of the request.

Chairman Gagnon asked Mr. Brown to give us an overview and also indicated to Mr. Brown that they had enough parking spaces currently required by the village according to the print that Mr. Brown presented.

Mr Brown stated that they have 50 units of senior housing of 1 and 2 bedrooms. Per the village code their site plan is required to have 125 spaces and 1 occupant per unit. Mr. Brown said that per experience when you develop senior housing you generally get one occupant per unit, sometimes a couple so they intend to have no more than 60 residences plus guests and staff and would probably need 60-70 parking spaces. They have 125 parking spaces now and in their mind they will have excess parking spaces. They intend to put grasses and trees with the excess space and they think that they are over parked that's why they are requesting the reduction.

Chairman Gagnon stated that he was concerned about what will happen in the future.

Chairman Gagnon was concerned about resident and parking growth in the future.

Chairman Gagnon was concerned about the number of vehicles and chairman Gagnon asked Mr. Roger if he is stating that a lot of the residents don't have vehicles. Mr. Roger said that per his experience that there is usually one vehicle per residence with senior

housing. Chairman Gagnon asked how many of these places does Mr. Roger has.

Mr. Roger said that they have built 3. Mr. Roger said that regardless of if they sell which they do not plan to do, their funding source is going to require a deed restriction with the State on the property so in 10 or 20 years whoever buys it will still remain senior housing.

Ms. Eads asked about the landscaping and trees that Mr. Roger had stated in his presentation. Mr. Rogers said that he was just saying that if he reduces the parking size that they will landscape. Chairman Gagnon was concerned about not having enough parking.

Chairman Gagnon asked the board if they had any more questions to ask Mr. Roger.

Mr. Bodemer had a question. He asked if there will be full time employees on the premises. Mr. Roger said that there will be management employees and property management employees.

Mr. Bruce Page interjected and said that per the packet Sec. 60-201 that one family dwelling. Two parking spaces shall be provided for each dwelling unit. Two family dwellings. Two and a half parking spaces shall be provided for each dwelling unit.

Mr. Rogers said that the property management coordinates parties but they will have minimally 3 full time employees.

Chairman Gagnon asked if anyone else had any questions for the PZC.

Secretary Eads asked if they had actually calculated the amount of parking spaces per resident or they were just speculating. Mr. Rogers said that per his experience that it is usually one car per unit with parking for staff so in his mind it is 60-70 spaces and Mr.

Page said that it is the only variation that is authorized. Chairman Gagnon was

concerned about the future that it could change anytime with parking and residents. Mr.

William asked if down the road if the demand got busier what do they plan to do or if they

wanted to expand then what do they do with parking. Mr. Roger said that if they wanted to expand they would probably have to require the property.

Chairman Gagnon asked if anyone else had questions for the PZC.

Mr. Gagnon asked about the requirement that Roger stated with the State restriction. Mr. Page clarified the requirements.

Chairman Gagnon asked for Public comment. There was no public comment.

Chairman Gagnon asked for a motion to close the meeting. Bodemer motioned to close the meeting. Williams second the motion. Chairman Gagnon asked for a discussion.

There was no discussion. Roll call was made by secretary Eads. Motion was passed.

The lawyer read the findings and facts of the request.

Mr. Gagnon asked for a motion to approve or deny the request.

Mr. Redmond made a motion to deny the request and Mr. Bodemer 2nd the motion. Mr.

Gagnon asked for a discussion. There was no discussion.

Secretary Eads called the roll. All members present voted to deny the request and the motion to deny the request passed.

Unfinished/Old Business

There was none

Announcements

There was none

Adjournment

The meeting was adjourned at about 7:15pm

Respectfully Submitted by Charlene Eads (PZC Secretary)