

Village of Bradley Planning and Zoning Commission Meeting Minutes for 4/4/2023

Held at 210 E Broadway Street, Bradley, IL 60915

Members:

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 6:30pm

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 but he showed up a few minutes later. Secretary Eads indicated a quorum.

Chairman Gagnon reminded all that the meeting is being recorded.

Approval of minutes

Motion was made by Mr. White to approve the Minutes for the 3/7/2023 PZC meeting and second by Williams . There was no discussion. Roll Call was made by Ms. Eads and all members of PZC present approved Meeting Minutes for 3/7/2023 PZC meeting.

Public Comment:

There were no comments

New Business

Gagnon stated that we had 2 items on the agenda tonight. He called for the motion to open a discussion for the proposed text amendment to the Bradley Zoning Ordinance Sec,60-126 R-6 General residence. A motion was made to open

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Community Development  
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the discussion and second and roll was made by Secretary Eads and all members present approved the motion.

Mr Bruce Page (Community Development Director) was absent so Mr. Scott Williams gave an overview of the proposed text amendment to the Bradley Zoning Ordinance Sec-60-126 R-6 General residence. He stated that Staff is presenting for review a proposal to amend the Bradley Zoning Ordinance to allow i) Multiple - family dwellings with up to (6) six dwelling units in a single building as a permitted use in the R-6 (General residence) district and (II) multiple-family dwellings with seven (7) or more dwelling units in a single building a special use in the R-6 (General Residence) District.

He gave an overview of the surrounding zoning and Land Use of adjacent properties which included The R-6 General Residence Districts border multiple zoning districts on all sides. He explained the sec 60-126 general residence district. He asked the PZC to look at their packets. The Lawyer explained that there is a distinction between a permitted use and a special use in the R6 multi-family district based on how many dwellings units are in a given building. So this will allow up to six as a permitted use and anything more than six will require a special use permit which means that there is a hearing, an ordinance with conditions on it and it gives a little more control.

Mr. Gagnon asked the PZC members if they had any questions.

There was none

Mr. Gagnon asked for a Public Comment.

Developer Roger Brown from New Housing Corporation of Lombard who had a request for the next agenda had a question since he had an application request on the next agenda for a final plat of subdivision. He indicated that he was not aware of this and it affects his application and if this passes he technically has to apply

for a special use based on the project proposal. He said he did not think it will affect the approval of the subdivision but it will affect the process of the project. The lawyer explained that they will have to come back to the PZC board to ask for approval for a special request.

Mr. Gagnon asked if there was any more public comment.

Mr. Gagnon asked for a motion to close the meeting. Secretary Eads made a motion to close the meeting. Mr. Williams second the motion. There was no discussion. Roll was called by Ms. Eads and all members of the PZC approved the motion.

The Lawyer said that because this is a proposed text amendment the recommendation of approval and denial, finding and facts were in the packets and the recommendation of approval recites what the nature of the amendment is and then finds that it is in the best interest of the village and the citizens to amend the zoning code in this way and the recommendation of denial finds that it is not appropriate.

There was a motion to approve and Mr. Guiss second the motion. There was no discussion. Ms. Eads called the roll and all members of the PZC approved the motion to approve.

Mr. Gagnon asked for a motion to request for a final plat of subdivision.

Mr. William made the motion to open. Mr. White second the motion. Mr. Gagnon asked if there was any discussion. There was none. Secretary Eads called the roll and all members of the PZC approved the motion.

Mr. Scott William gave an overview of the request which included the applicant Neil Piggush from Piggush Engineering representing Municipal Trust and Saving Bank Trust #0952, William Lemna Authorized Agent requesting a final plat of

subdivision approval. He gave an overview of the surrounding zoning and land use adjacent properties.

Mr. Rodger Brown stepped forward to speak and said he got a letter from the village which he would like to enter into the record. He said his plan is requesting a 6 acre subdivision in an R-6 zoning district. He said the letter he handed the board states that at the end of 2021 that the proposed project met the requirements of the R-6 zoning district. So the amendment tonight throws a curveball to the project and raises uncertainty that the proposal will be rejected. He says that they have been working on this since then. He said the exhibits he gave the board was the plan view layout of the project.

Mr. Gagnon asked if anyone from the PZC had any questions.

Mr. Gagnon asked if Mr. Roger was going to develop it since he is wanting to purchase the land. Mr Roger said that they will be the founders developer.

Mr. Gagnon asked if anyone had any questions. Mr Gagnon said that actually January 7th 2020 a little bit over 2 years ago, right across the street from Freedom Drive, there were developers for a 61 unit apartment. Right behind where the church is now. Straight north on the other side of the road. The Trustees denied their request. Mr. Roger asked on what basis. Mr Gagnon said that it was not part of the comprehensive plan. The Comprehensive plan indicated that to preserve and create a range of housing styles with a strong desire to increase owner occupied residences and to minimize non residential encroachment within the residential neighborhoods. When you look at this and why they denied it the last time, and when you go back to the map and look in the area you see that all those 4 and 6 unit apartments are surrounded by this, which will be a big change for a 50 unit apartment. Mr. Gagnon said that it will not fit in the area and keep the structure and the houses the same. The intent is to get to

single family homes around that neighborhood within the comprehensive plan.

Mr. Gagnon said the plan was to keep everything uniformed.

Mr. Roger said that the Mayor is in support of the plan. Mr. Gagnon said that he could not see how he can approve this tonight when two years ago a 61 unit apartment building was denied for the same surrounding area.

Ms. Eads said that she agreed with Mr. Gagnon because of the uniformity of the neighborhood. Ms. Eads how they will build it. Mr. Pigguish said that there will be 1-2 bedrooms, full units, a lounge, a library, and a balcony. There will be 1 L-shaped building. Parking for 125 spaces. Heavily Landscaped. Just shy of 6 acres. 2 strong buildings and a sidewalk. It will take about a year to build. They plan to start this summer.

Mr. Gagnon asked if anyone else had any questions or public comments. There was none.

Mr. Gagnon asked for a motion to close the meeting. Bodemer motion to close the meeting. White second the motion. Secretary Eads called the roll and all members of the PZC approved the motion.

Mr. Gagnon asked for a motion to adopt or deny the request for a final plat of subdivision.

A motion was made to deny the request and there was a second to the motion.

Ms. Eads Called the roll. The Final Plat request was turned down by PZC by a 5-2 vote. Mr. White and Mr. Bodemer voted no to the request of denial; all other members of the PZC voted yes to deny the motion.

**Unfinished/Old Business:**

There was none

**Announcements:**

There were no announcements.

**Adjournment**

**Mr. Gagnon asked for a motion to adjourn the meeting. Mr. Williams second the motion. Ms. Eads called the roll and the motion passed.**

**Meeting was adjourned at about 7:15pm**

**Respectfully submitted by: Charlene Eads (Secretary PZC)**