

Village of Bradley Planning and Zoning Commission Meeting Minutes for 6/6/2023

Held at 147 S Michigan Ave., 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 6:32pm

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.

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

Approval of minutes

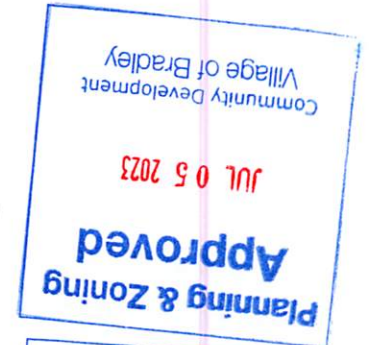
Motion was made by Mr. Guiss to approve the Meeting Minutes for the 4/4/2023 PZC meeting and second by Mr. Redmond . There was no discussion. Roll Call was made by Ms. Eads and all members of PZC present approved Meeting Minutes for 4/4/2023 PZC meeting.

Public Comment:

There were no comments

New Business

Mr Gagnon asked for a motion to open up a discussion for the 1st, 2, and 3rd item on the agenda.



**1st Item: Is to allow multi-family dwellings with up to 4 dwelling units in a single building as permitted use and (ii) multiple family dwellings with five (5) or more dwellings units in a single building a special use and planned development in the R (General Residence) district.**

**2nd item: To define and allow homeless shelters as a special use and planned development in the M (Industrial) district.**

**3rd Item: To define and allow tobacco shops as a special use in the B-2 (commercial) and B-3 (Village Center Shopping) districts.**

**Mr. William motioned and Mr. White 2nd the motion to open up the discussion.**

**Ms. Eads called the roll and all members of the PZC present approved the motion.**

**Mr. Bruce Page read the background of the items on the agenda which included Proposed amendments to the Bradley Zoning Ordinance. Mr. Page indicated that this was to allow for a better design plan for the character and development of the R-6 zoning district as well as adhering to the overall design and comprehensive plan of the village. Staff is presenting these amendments. Mr. Page read the attachments.**

**Mr. Gagnon asked to go ahead and talk about item A on the agenda. He asked about how the layout will be when they put that 5th unit in a 4 unit building lay out.**

**Mr. Page said that it will play into the density as well and when we use the word multi family there will be no restrictions on the type of development when they present it to the board and there is enough room.**

**The Lawyer for the Village of Bradley Mr. Mike Sanchez said that staff felt it appropriate to alter the code to allow for homeless shelter and staff felt that the industrial unit was appropriate based on the kind of use and that is why it's a**

**special use. The Lawyer read the finding and facts which included what each permit allowed for.**

**Mr. Page read the definition for what a homeless shelter means in the ordinance in sec, 60-4 definition.**

**He said: "A homeless shelter means a building, or portion thereof, in which congregate style lodging, either with or without meals and ancillary services on the premises, are provided on an emergency basis for temporarily homeless individuals and families and not intended to be permanent residences or a substitute for permanent residences.**

**Mr. Gagnon asked for a motion to approve all three items. Mr. White motioned and Mr. Redmond 2nd the motion. Ms. Eads called the roll and all members of the PZC approved the motion for all three items.**

**Unfinished/Old Business:**

**There was none**

**Announcements:**

**There were no announcements.**

**Adjournment**

**Mr. Gagnon asked for a motion to adjourn the meeting. Mr. Guiss motioned and 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)**