

APPROVED

10/6/2020

**Village of Bradley Planning and Zoning Commission Meeting**  
**147 S. Michigan Ave. Bradley Il. 60915**  
**Date: September 1, 2020**  
**Meeting 6:30p.m.**

**Call to Order**

Chairman Gagnon call the meeting to order at 6:33 p.m.

**Pledge of Allegiance**

Chairman Gagnon led the group in the Pledge of Allegiance.

**Roll Call**

Members Present: Ryland Gagnon-Chairman, Mike Dauphin-Acting Secretary, Joanne McGinnis, James Guiss and Clark Gregoire,

Members Absent: Gene Jordan and Barbara Wheeler

Chairman Gagnon announced a quorum

Staff Present: Village Attorney-Michael Santschi, Bruce Page-Community Development Director and Pam Hirth-Assistant Community Development Director

**Approval of Meeting Minutes**

Gagnon asked for a motion to approve the minutes from the August 4, 2020 regular meeting. Motion made by Gregoire and 2<sup>nd</sup> by Guiss. Ayes 5 and Nays 0.

Chairman Gagnon announced that the meeting is recorded and that there is one item on the agenda

**Public Hearing/s**

Chairman Gagnon asked for a motion to open the public hearing request regarding a Special Use Permit for Adventure Christian Church for a Park, Playground and Recreational Area privately Owned and Operated, Not for Profit, on a 7.3 acre vacant parcel east of the Church Property. Motion made by Gregoire 2<sup>nd</sup> by Guiss. Ayes 5 and Nays 0.

Village of Bradley Attorney Santschi confirmed that the required public notice and mailings are in order for the public hearing and on file. Attorney Santschi also stated the meeting is demonstrative, meaning that no hard lines are distinguished.

Chairman Gagnon asked Asst. Director Hirth for the Staff Report and Recommendations. Asst. Director Hirth provided background, including property history and surrounding zoning & land use; outlined the requested action and proposal overview, including the future of the Newtowne Drive connection and the required Development Plan Review process for the subject property as well as the current property. Asst. Director Hirth also identified five (5) conditions to be considered by the Commission.

Chairman Gagnon asked Adventure Church for their plans. Dauphin sworn in Cindy Purdy from Speckman Realty. Purdy stated that Adventure Church plans to build parks for public use. Purdy stated that the mall is falling in attendants and this is good for the area.

Acting Secretary Dauphin sworn in Jeff Jarvis Architect for Adventure Church Jarvis stated plans include Baseball fields, Soccer fields and Volley ball area.

Acting Secretary Dauphin sworn in Pastor Andy Hamilton from Adventure Church. Pastor Hamilton stated they are wanting to expand on green space and outdoor programs. Baseball fields will not be lighted and baseball fields 200 feet do not have land for 300 feet fields. Pastor Hamilton stated that they are reviewing the cost for the land and plans.

Chairman Gagnon asked if any Commissioners had any questions. Acting Secretary Dauphin asked if there will be a cost for using fields; Hamilton stated yes. Commissioner Gregoire asked if the land was going be taken off the tax roll; Hamilton stated that they are a not for profit and yes they will not be paying taxes. Hamilton also mentioned Olivet and all the land they have.

Chairman Gagnon asked Trustee Redmond (in the audience) if he had any comments. Trustee Redmond stated not at this time. Chairman Gagnon asked Bruce Page if he had any comments. Director Page stated that the baseball fields will generate revenue for hotels and restaurants. Chairman Gagnon asked if there were any public comment. There were none.

Village Attorney Santschi read the Findings of the Facts A through K. The Village to adopt granting the permit subject to the following conditions and restrictions 1 through 5.

Chairman Gagnon asked for a motion to adopt Special Use Permit to allow use of the property for a park, playground and recreational area. Motion made by Dauphin 2<sup>nd</sup> by McGinnis. Roll call vote – Ayes 5 and Nays 0.

Chairman Gagnon asked for a motion to close the public hearing. Motion made by Guiss 2<sup>nd</sup> by Gregoire. Roll call vote - Ayes 5 Nays 0.

**New Business**

None

**Unfinished/Old Business**

None

**Public Comment**

None

**Announcements**

None

**Adjournment**

Chairman Gagnon asked for a motion to adjourn. Motion made by Gregiore 2<sup>nd</sup> by Guiss, all in favor. Meeting adjourned at 7:05 p.m.

Respectfully submitted,

Mike Dauphin, Acting Secretary  
Village of Bradley Planning and Zoning Commission