

## **Village of Bradley Planning and Zoning Commission Meeting**

**Date: January 5, 2016 6:30p.m.**

Secretary Gagnon called the meeting to order at 6:30pm.

Gagnon asked to say the pledge of allegiance.

Roll call was taken by Dauphin eight members were present, Chairman Smith was absent.

1. We record the meeting for future reference
2. Announce a quorum
3. Gagnon asked for a motion to approve the minutes from November 3, 2015. Motion to approve made by Dauphin, 2nd by Gregoire. 8 yes and 0 no.

4. We have four Items on our agenda this evening.

Village of Bradley Officials in attendants : Village Bradley Building and Standards Director Don Pallissard and Village Attorney Jim Rowe. Trustee Bob Redmond and Trustee Mike Watson.

### **New Business:**

Village Attorney Rowe stated that all mailing and posting were in order.

Douglas Keast, petitioner was sworn in.

1. Application of martial arts school and fitness studio for special use permit in a M-Industrial District to operate a martial arts school & fitness studio at 250 S. Kinzie Ave. Bradley, Illinois. Village Attorney Rowe stated that the reason for the second hearing was to mail out 34 public notices. Mr. Keast stated he wanted to open a martial arts and fitness center. No public comment. Gagnon asked for a motion made by Ross second by Guiss. Roll call vote 8 yes vote 0 no vote. To approve the special use request for martial arts school with the finding of the fact from our Village of Bradley Zoning Ordinance hand book set forth in Section 60-399(2) A thru D.

Close the martial arts hearing motion made by Gregoire 2nd by Guiss.

2. Village Attorney Rowe stated that all mailing and posting were in order.

Joe Grer, petitioner from Gingerich and Gereaux & Associates Engineers.

Application of The Village of Bradley for a variance from building setback lines within a R-1 residential district of 16 properties in Marquis Meadows. Mr. Grer stated that the setback varies from 11 feet to a couple of feet. No public comment. Gagnon asked for a motion made by Ross second by McGinnis. Roll call vote 8 yes vote 0 no vote. To approve the petitioner request to the Village of Bradley for a variance from the building setback lines within a R-1 residential district with the finding of the fact from our Village of Bradley Zoning Ordinance hand book set forth in Section 60-368b.

Close the Village of Bradley set back hearing motion made by Guiss 2nd by Stump.

3. Village Attorney Rowe Village Attorney stated all mailing and posting in order.

Khaleed Shaqildi d/b/a, petitioner was sworn in.

Application for Franklin Motor Credit Inc. for a special use in a B-2 Commercial District to operate a used car sales at 350 N. Kennedy Drive. Mr. Shaqildi stated that he has plans for asphalt and after some discussion it was decided he will need to asphalt the entire parking lot. Gagnon stated that handicap parking would also have to be installed. Village of Bradley Building Inspector Pallissard stated that the department of building and standards are reviewing the plans.

Public comment:

Renee Hamann address at 359 N Forest Ave. stated that she is trying to sell her property and thought the value would decline. Gagnon asked her if the gravel and all the pot holes were cleaned up if it wouldn't be an improvement?

Mrs. Hamann didn't think that would help.

Gagnon asked for a motion adjourn and continue the hearing January 11, 2016 @ 5:30pm because of a Scribner's error on the posted agenda.

Motion made by Gregoire Second by Mingus. Roll call vote 8 yes vote 0 no vote.

4. Village Attorney stated all mailing and posting in order.

Thad M. Gleason from Gleason Architects, P.C. petitioner, was sworn in.

Application of River North Assisted Living, LLC for a special use permit to operate a health center an assisted living and future independent living facility.

Mr. Gleason stated that they plan to do this in two phases. Phase one 74,000 square feet building for assisted living. Phase two future plans for independent living building size of building yet to be determined. No public comment. Gagnon asked for a motion made by Mingus 2nd by Stump. Roll call vote 8 yes vote 0 no vote. To approve the special use permit for River North Assisted Living, LLC. with finding of facts from Village of Bradley Zoning Ordinance hand book set forth in Section 60-399b.

Motion to close the River North hearing made by Mingus 2nd by Gregoire.

Motion to Adjourn by Guiss 2nd by McGinnis all in favor.

Meeting closed at 7:33 pm.

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