

Village of Bradley Special Planning and Zoning Commission Meeting
147 S. Michigan Ave. Bradley Il. 60915
Date: September 20, 2016 **Meeting 6:30p.m.**

Mike Smith Chairman

Ryland Gagnon, Joanne McGinnis, John Ross Jr. , James Guiss, Mike Dauphin , Clark Gregorie, Barbara Wheeler, Michael Stump

Secretary Gagnon called the meeting to order at 6:30pm. Roll call was taken by Dauphin. Eight members were present, Chairman Smith was absent.

1. Dauphin announced a quorum
2. Dauphin lead the group in the Pledge of Allegiance.
3. Gagnon announced that the meeting is Recorded.
4. We have one item on our agenda this evening.

Village of Bradley Officials in attendants : Village of Bradley Engineer Mike Gingerich , Village Attorney Jim Rowe

1. Before the hearing started Village of Bradley Attorney Rowe asked if their is any public comment at this time. No public comment at this time. Rowe stated that they would have other opportunity's after the Planning and Zoning Commission reviewed the material.

2. Rowe stated approval of final plat and front yard variances from 25' to 20' on lot numbers 113-117, 128-137 and 147-156 within an NR-3 residential district currently known as P.I.N. 117-09-10-400- 006.

3. Gagnon asked for a motion to open the public hearing Summerfield Subdivision Motion made by Gregorie 2nd by Guiss.

4. Gagnon asked who was going to give the presentation, Gingerich and Jerry Curwick were sworn in. Gingerich stated that the Commission reviewed the Summerfield Subdivision in 2004 and 2005 construction of the roads started in 2008. Gingerich stated that the hearing was for final plat and to allow for reduction in front yard setback requirements from 25' to 20' to accommodate a deeper home plan. Village Bradley requested that seven lots on Mulberry will have no set back lot numbers 259,260,261, 262,263,264 and 265.

5. Questions from Commissioners Gregorie asked were the setback started from the front of the sidewalk or the back of the sidewalk. Gingerich stated that it started at front of the sidewalk. Dauphin asked if the lots were 10,000 sf. Gingerich stated they were 10,000 sf. Stump asked if the house on 4500 N was occupied, resident stated that it is. Gagnon asked resident Geisler if they had any funds in the HOA association for Park development. Gagnon , Dauphin, Stump and Gregorie have safety concerns for the Fire Department with the subdivision only having one entrance and exit.

6. Public comment : 1. Resident William Geisler @ 2294 Crescent St. Geisler stated he is the HOA representative for the Summerfield Subdivision. Geisler concerns with only having one entrance are construction traffic and maintenance of roads for cleaning. Geisler asked if a second construction entrance can be made off of 4500 N road. Curwick and Gingerich stated that a gravel entrance off of 4500N will be constructed by Curwick. Curwick stated he would maintain the second gravel road entrance and exit. Geisler told the Commissioners about a car accident at the entrance that shut down the entire subdivision. 2. Resident Darren Leavitt @ 2380 Mulberry St. said he lives near the detention area if the any storm sewer work is scheduled this year. 3. Resident Matthew Klein @2270 Monarch St. asked about a entrance and exit off of Cardinal drive safety concerns traffic and children safety.

Gagnon asked for a motion to approve the Final Plat for Summerfield Subdivision with Finding of the Facts 46-46 -60-368-B Motion made by Stump 2nd by Ross, roll call vote 7 yes Wheeler no.

Gagnon asked for a motion to approve the setback variances from 25' to 20' with Finding of the Facts 46-46-60-368-B. Motion to approve made by Ross and second by McGinnis, roll call vote 8 yes and 0 no.

Motion to close the Curwick Final Plat and Variances to allow for reduction of front yard requirements from 25 feet to 20 feet hearing Gregorie and 2nd by Guiss all in favor.

Motion to Adjourn by Gregorie 2nd by Guiss all in favor.
Meeting closed at 7:06 pm.

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