

Village of Bradley Special Planning and Zoning Commission Meeting
147 S. Michigan Ave. Bradley IL. 60915
Date: March 6, 2018 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 6:38pm. Roll call was taken by Dauphin. Seven members were present, Chairman Smith and Michael Stump was absent.

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

Village of Bradley Officials in attendants : Village of Bradley Mayor Adams , Village of Bradley Trustee Redmond, Building and Standards Director Pallisard and Village Attorney Michael Santschi

1. Before the hearing started Secretary Gagnon announced that the Planning and Zoning Committee do not have the minutes from January 3, 2018. Gagnon also announced that we have three items on the agenda for New Business and one item on the agenda of Old Business from 1-3-18.
2. Village Attorney stated that all mailings and publishing are in order.
3. Gagnon opened the public meeting asked who would be making the presentation, Neil Piggush from Piggush Engineering gave the presentation Piggush stated he is representing General Development Corporation of Kankakee on property known as 1846 N. State Route 50 Bourbonnais Il.
Piggush stated that they are requesting rezoning from B-3 to B-2 , special use permit and variances.
 - (a) Requesting rezoning from a B-3 Village shopping District to a B-2 Commercial zoning District.
 - (b) Requesting a Special Use Permit to conduct a storage business within a B-2 Commercial District on property known as 1846 N. State Route 50.
 - (c) Requesting a Variance to allow for construction and the use of metal buildings within a B-2 Commercial zoning District on property known as 1846 N. State Route 50.
Piggush stated that they are moving the entrance to the north approved by IDOT.
Piggush stated they are building 8 to 9 units and also clearing 50 feet of trees and the drainage would be
to the back of the building.
 - (d) Gagnon asked any public comments Dauphin swear in Sharlene Parr address 2805 River Road Kankakee IL. Parr had concerns on drainage and wildlife Parr stated a family of owls are in the area. Anton Shomali address 104 Cedar Lane Bourbonnais concerns with wildlife also.
Gagnon asked if any Village Officials have any questions none at this time.
 - (e) Gagnon announced that all three items would need to be voted on separately.
 - (f) Gagnon asked for a motion to approve the change of zoning from a B-3 Village shopping District to a B-2 Commercial property at 1846 N. State Route 50 Bourbonnais Il.. Motion made by Gregoire and 2nd by Guiss 7 yes and 0 no votes. Finding of the facts in Zoning Ordinance Section 60-233.
 - (g) Gagnon asked for a motion to approve the Special use Permit to conduct a storage facility within a B-2 Commercial zoning District property at 1846 N. State Route 50 Bourbonnais Il. Motion made by Gregorie 2nd by Guiss 7 yes votes 0 no votes.
Finding of the facts in Zoning Ordinance Section 60-399(2)
 - (h) Gagnon asked for a motion to approve the Variance to allow construction a use of a metal building within a B-2 Commercial Zoning District property at 1846 N. State Route 50 Bourbonnais Il.
Motion
made by Gregorie 2nd by Wheeler 7 yes votes and 0 no votes.
Finding of the facts Ordinance Section 60-6836.

4. Gagnon announced that the next Village Board meeting is March 12, 2018.
Gagnon asked for a motion to close the public hearing for General Development Corporation of Kankakee. Motion made by Gregoire 2nd by Guiss.
5. Gagnon opened the Continuation of Public Hearing (tabled 1-3-18) to address whether to amend the text of various portions of Chapter 60 (Zoning), Article VIII (Administration) of Village Code to shift the burden of providing notice of public hearings on the applications for zoning amendments, variances, and special use permit form the Village to the applicant.
 - (a) Gagnon asked Mayor Adams what changes to the Ordinance Amending Chapter 60, Adams stated he was looking for recommendations from the Planning and Zoning Commission. Adams stated that the Village can not continue to pay the mailing, publishing, engineering and legal fees.
 - (b) Pallisard stated he provided the Planning and Zoning Commission a spread sheet on other Villages on the cost for special use permits. Pallisard showed the cost of mailing, publishing and legal/ engineering fees. Average cost per meetings \$1,107.18. Pallisard explained that the staff can print out a GIS area map within 250 feet of applicant for all the residents in that area.
 - (c) Gagnon asked if any Commissioners had any questions - Ross, Wheeler and Gregoire had concerns with the applicant paying for mailing, publishing and legal/ engineering fees.
 - (d) Gagnon asked for a motion to approve to amend the text of various portions of Chapter 60. Motion made by McGinnis 2nd by Dauphin 4 yes votes 3 no votes. Gregoire, Ross and Wheeler voted no.
6. Gagnon asked for a motion to close the public hearing to amend various portions of Chapter 60.
Motion made by Guiss 2nd by Dauphin.
 - (a) Motion to Adjourn made by Guiss 2nd by Dauphin.
Meeting closed at 7:58 pm.

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