

Village of Bradley

PLANNING & ZONING COMMISSION

147 S. Michigan Ave. Bradley, IL 60915

Date: July 5, 2016

Meeting 6:30pm

Mike Smith, Chairman

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

Chairman Smith called the meeting to order, we said the pledge of allegiance, roll was taken with all nine (9) members present. Commissioner Mingus was replaced on the commission by Barbara Wheeler.

Motion to approve the minutes from the June 7, 2016 were approved with no changes.

Chairman Smith said the Planning and Zoning Commission has five items on the agenda this evening.

First Item:

Village of Bradley application to amend Chapter 60 (Zoning) Article 8 (Administration) Section 369 (Authorized Variations) to add a side-yard pools and corner-yard pools as authorized variances.

Village of Bradley Attorney Jim Rowe explained this is an amendment to allow residence that do not have room in their back yards and/or corner side yard to place a pool.

This will be added as number 10. to Sec. 60-369 Authorized Variations.

10. To consider the placement of a swimming pool in a side yard and/or corner side yard.

No public comment:

Motion to approve ordinance amendment 60-233 (F) by Ross, 2nd by Gregoire, Roll call vote 9 Yes and 0 No. The findings of this meeting will be presented to the Mayor and Village Board for their approval at the July 11, meeting.

Motion to close the amendment change meeting, Clark, 2nd by Guiss. all in favor.

Second Item:

Application for Dennis Cappetta for a variance from swimming pool regulations to place a swimming pool in his side yard within an R-1 Residential District at property commonly known as 1320 Galaxy Way, Bourbonnais, Illinois.

Chairman Smith stated the mailing and posting for the application is in order.

Dennis Cappetta was sworn in, Dennis said he has no room for a pool in his back yard but he has a lot of room on his side yard so he was requesting approval for a variance to put a pool in his side yard.

We have no questions from the Planning and Zoning Commission.

No public comment:

Motion to approve the side pool variance request 60-368-B, 1-6 of our Zoning Ordinance handbook, Roll call vote 9 Yes and 0 No.

The findings of this meeting will be presented to the Mayor and Village Board for their approval at the July 11, meeting.

Motion to close the amendment change meeting, Dauphin, 2nd by McGinnis. all in favor.

Third Item:

Request of Michael Borton & Junior Toledo dba Deals on Wheels for a special use permit to operate a used car sales lot and car detailing shop within a B-2 Commercial District at property commonly known as 224 S. Schuyler Avenue, Bradley, Illinois.

Chairman Smith stated the mailing and posting for the application is in order.

Michael Borton was sworn in.

Q: Chairman Smith asked how big the lot is?

A: Mr. Borton said the garage and lot have room for six (6) vehicles, four (4) in the garage area.

Q: Commissioner Wheeler asked about the hours, the property does adjoin a residential area.

A: Mr. Borton stated the hours will be 9am to 5pm Tuesday through Saturday, closed Sunday and Monday, they will mostly be detailing vehicle to sell on the internet.

Q: Commissioner Gagnon asked how many employees will be working at the location.

A: Mr. Borton stated (2) Two or (3) three employees.

Public comment:

Q: Trustee Redmond asked if they will be doing any retail sales?

A: Mr. Borton said no.

Motion to approve the special use request 60-399 (2) 1-6 of our Zoning Ordinance Handbook by Ross and 2nd by Stump, Roll call vote 9 Yes and 0 No.

The findings of this meeting will be presented to the Mayor and Village Board for their approval at the July 11, meeting.

Motion to close the amendment change meeting, Guiss, 2nd by Stump. all in favor.

Fourth Item:

Request of Meijer Stores Limited Partnership for a special use permit to operate a 2,509 square foot service station consisting of 12-pump fuel station within a B-3 Commercial zoning district at property commonly known as 1010 N. Kinzie Ave., Bradley, Illinois 60915

Village of Bradley Attorney Jim Rowe explained this request is for the gas station only.

Michael S. Mondus P.E. Consulting Engineer representing Meijer Stores was sworn in,

Public comment:

Lee Hill was sworn in, stated he owns to property behind the Meijer store.

Q: Mr. Hill asked if vehicles can drive from the parking lot at the Meijer store to Christine Drive?

A: Yes

Q: Mr. Hill was also concerned about the compactor area behind the building and if any of the bags and plastic could get loose and blow around on his property.

A: Mr. Mondus said the Compactors will be inclosed and also have a screen around them to keep trash from blowing around.

Motion to approve the special use permit request 60-399 (2) 1-6 of our Zoning Ordinance Handbook by Ross and 2nd by Stump, Roll call vote 9 Yes and 0 No.

The findings of this meeting will be presented to the Mayor and Village Board for their approval at the July 11, meeting.

Motion to close the variance meeting, Guiss, 2nd by Stump, all in favor.

Fifth Item:

Request of Meijer Stores Limited Partnership for variances from rear yard setback, front yard setbacks, parking spaces requirements and sign regulations within a B-3 Commercial zoning district property commonly known as 990 N. Kinzie Avenue and 1010 N. Kinzie Avenue, Bradley, Illinois 60915.

Requested variances to develop an approximate 197,240 square foot Meijer Store and 2,509 Square foot Gas Station with 12 fuel dispensers.

1. Reduction in required rear yard setback from 50 feet to 40 feet for the Main Store.
2. Reduction in required front yard setback from 50 feet to 30 feet for gas station canopy.
3. Reduction in total parking for Main Store from 796 to 676, reduction is with required 20 percent of total required parking.
4. removed from request.
5. Increase in Main Store pylon height from 35 feet to 60 feet to increase visibility, 10 feet by 30 feet Wide.
6. Increase in Main Store pylon surface area from 175 square feet to 299 square feet to increase visibility.
7. Increase in Gas Station pricing reader board from 1 at 15 square feet to 4 at 13.75 square feet (55.2 square feet of total).

The commission had discussion about the material used in the construction of the appearance of the gas station building.

Q: Commissioner Stump ask about the fuel tanker trucks delivering fuel having enough room to get in and out of the gas station with the traffic pattern.

A: After discussion with Mr. Mondus it was decided there was no problem.

Mr. Mondus stated the gas station will be for vehicles, not semi type trucks.

The reader information board will be under the Meijer sign.

No Public Comment:

Motion to approve the Meijer variance request 60-368 (B) 1-6 of our Zoning Ordinance Handbook by Ross and 2nd by Stump, Roll call vote 8 Yes and 1 No.

The findings of this meeting will be presented to the Mayor and Village Board for their approval at the July 11, meeting.

Motion to close the variance meeting, Stump, 2nd by Guiss, all in favor.

Respectfully submitted, Planning & Zoning Secretary,
Ryland G. Gagnon