

Village of Bradley Planning and Zoning

147 S. Michigan Ave. Bradley, IL. 60915

Date: January 8th 2019

Due to the Chairman and the Secretary being absent, the committee had to nominate a Chairman and Secretary.

Clark Gregorie made a motion to nominate Mike Dauphin for Chairman and it was 2nd by Jim Guiss. All were in favor.

Jim Guiss made a motion to nominate Mike Stump as Secretary and it was 2nd by Clark Gregorie . All were in favor.

Members in attendance were Joanne McGinnis, John Ross, James Guiss, Mike Dauphin, Clark Gregorie, Michael Stump, and Barbara Wheeler.

With having a quorum the meeting was called to order at 6:32

Mike Dauphin led the Pledge of Allegiance

With no copies of the prior minutes a motion by Jim Guiss and then 2nd by Clark Gregoire to table till next meeting.

Motion was made by John Ross and then 2nd by Jim Guiss to open meeting on the Menards request to rezone Parcels Identified as 17-09-21-200-016 (Tract 1) and Parcel 17-09-21-200-017 (Tract 2) from R-1 (Single-Family Residence District) and M (Industrial) to B2 (Commercial District).

Roll was taken and all were in favor.

Mike Dauphin let everyone know that all the public notices and proper signage were followed according to code.

Rodney Wekkin of 5101 Menard Drive, Eau Claire, Wisconsin spokesman for Menards was sworn in.

Rodney Wekkin opened by presenting some information on why they were looking to relocate the store.

Clark Gregoire asked if there were going to be two floors and how many acres were on the new sight.

Rodney Wekkin stated that there would be only one floor and about 30 acres.

Mike Dauphin asked how many employees would be at the new location, and if operating hours would be the same.

Rodney Wekkin ensured that hours would be the same and that it would employ around 120 employees.

The meeting was then opened to the public where Devin Meents of 1975 Quall Court, Bradley IL. 60915 ask if Menards had any plans to stop garbage from blowing across the interstate into their yards, he also had concerns about the noise from the cars bouncing off the high fence and wanted to know if the light in the yard would be turned off at night.

Rodney Wekkin said that with the high fences that the garbage would probably be reduced and that they would have to look into the noise in the future. He also stated that the lights would be turned off at night.

Tara Autis of 1367 Truman, Bradley, Ill. 60915 had concerns about crime increasing in the area of the new location. Mayor Adams stated that there is a large buffer between the store and the residential area. He also stated that with this size of buffer it would be easy to patrol.

With no more public comments, a motion to approve was made by John Ross and 2nd by Clark Gregoire. Roll call taken and all were in favor Approved 7-0

Motion to close Menards rezoning was made by Mike Stump and 2nd by Jim Guiss. Approved 7-0

The committee then addressed Sign variance for Subject Property as authorized by Section 60-369(7)

There was then a motion to open the meeting for public comment on the sign variance.

Don Pallissard stated that all requirements were made according to code.

Jim Ross made the motion to open public comment and Clark Gregoire 2nd.

With public comments open Kathleen Webster of 563 Madison, Bradley Ill. 60915 asked where the sign would be located and stated that they should take in to consideration of the residents when relocating it.

Rodney Wikkin stated that Menards wanted to move the existing sign to the new location, but was not sure at this time.

With no more public comment a motion by Clark Gregoire to adopt the sign variance and the 2nd by Mike Stump. It was approved by all 7-0.

Motion to close public meeting was made by Jim Guiss and then 2nd by John Ross. Approved 7-0

Motion to close Planning and zoning meeting was made by Joanne McGinnis then 2nd by Mike Stump all were in favor.

Meeting closed at 7:10