

**Village of Bradley Planning and Zoning Commission Meeting**  
**147 S. Michigan Ave. Bradley Il. 60915**  
**Date: May 4, 2021**  
**Regular Meeting: 6:30p.m.**

**Call to Order**

Chairman Gagnon call the meeting to order at 6:32 pm.

**Pledge of Allegiance**

Chairman Gagnon led the group in the Pledge of Allegiance.

**Roll Call**

Members Present: Ryland Gagnon - Chairman, Gene Jordan – Secretary, Joanne McGinnis, James Guiss, Rick White, Michael Dauphin, Clark Gregoire

Members Absent: None

Chairman Gagnon announced a quorum.

Staff Present: Bruce Page - Director of Community Development & Michael Santschi - Village Attorney

**Approval of Minutes**

A motion to approve the Regular Meeting Minutes of April 7, 2021 was made by Dauphin, 2<sup>nd</sup> Gregoire, Aye 7, Nay, 0.

**Public Hearing/s**

**Special Use Permit for a Planned Development & Final Development Plan for a new Menards Store to the located at 870 Christine Drive/Applicant: Nick Brenner, Real Estate Representative for Menard, Inc.**

Motion made by Gregoire and 2<sup>nd</sup> by Guiss to continue the Public Hearing until the Regular meeting of June 1<sup>st</sup>, 2021. Ayes 7 and Nays 0.

**Special Use Permit for the purposes of a distribution establishment or warehouse or wholesale market facility (BVC)60-179(2)(n). Dependable Truck Equipment/320 S Forest Ave.**

Gagnon ask for a motion to open Public Hearing. Motion made by Guiss and 2<sup>nd</sup> by Gregoire. Ayes 7 and Nays 0.

Director Page presented the Staff Memorandum. Applicant Neil Wallace was sworn in and explained his operation. Alyssa Guthrie was sworn in and asked if parts would be stored in the parking lot. The answer was “no”. Kyle Nelson was sworn in and asked how many deliveries were estimated per month. The answer was “approximately two”.

Motion to recommend approval of the Findings of Fact approving the special use permit request was made by Jordan and 2<sup>nd</sup> by Gregoire. Ayes 7 and Nays 0.

**Special Use Permit for a manufacturing establishment that can be operated without creating objectionable noise, odor, dust, smoke, gas, fumes, and vapor, and which is compatible with the use and occupancy of adjoining properties (BVC)60-179(2)(o). Restoration Works/320 S Forest Ave.**

Gagnon ask for a motion to open Public Hearing. Motion made by Gregoire and 2<sup>nd</sup> by Guiss. Ayes 7 and Nays 0.

Director Page presented the Staff Memorandum. Applicant Gail Wallace was sworn in and described here company. She stated that they are a 35+ year window restoration company. They have proprietary practices that are eco-friendly and cutting edge technology. The removal process makes no air born paint fumes.

Gagnon asked about noise generation and was told it would be minimal and well within the guidelines of the zoning conditions. Vicky Wood was sworn in and inquired about the level of truck traffic. She was told that it would not be excessive. Morgan Wood was sworn in and voiced concern about possible effects on his aquarium. Donna Blaylock was sworn in and voiced concerns about possible effects on her parrots.

Motion to recommend approval of the Findings of Fact approving the special use permit request was made by Jordan and 2<sup>nd</sup> by Gregoire. Aye 7, Nay 0.

**Public Comment**

None

**Adjournment**

Chairman Gagnon asked for a motion to adjourn. Motion made by Guiss 2<sup>nd</sup> by McGinnis, all in favor. Meeting adjourned at 7:56 pm.

Respectfully submitted,

Gene Jordan, Secretary  
Village of Bradley Planning and Zoning Commission