

Village of Bradley
PLANNING & ZONING COMMISSION
147 S. Michigan Ave. Bradley, IL 60915

APPROVED

12/3/19

Date: November 5, 2019

Meeting 6:30pm

Mike Smith, Chairman
Ryland Gagnon, Joanne McGinnis, James Guiss, Mike Dauphin, Clark Gregoire and Barbara Wheeler

Chairman Smith called the meeting to order, we said the pledge of allegiance, roll was taken with all seven members present.

Motion to approve the minutes from September 3, 2019, motion to accept by Guiss 2nd by Gregoire, all in favor.
We had no correspondence/Public Communications

Chairman Smith stated the Planning and Zoning Commission have three items on the agenda tonight.

First Item:

Continued from September 3, meeting, Special Use Permit for a Planned Development to operate a Strong Neighborhood House at 259 S. LaSalle Avenue.

Applicant: United Way of Kankakee and Iroquois Counties

Pam Hirth our Community Development Director stated that she has received a letter from Kerstin Rust the Executive Director of United Way of Kankakee & Iroquois Counties stating Peddinghaus Corporation has decided to move on with the house for other purposes, and United Way no longer intends to operate a Strong Neighborhood House at 259 S. LaSalle Ave.

No Planning & Zoning Board action was needed.

Second Item:

Special Use Permit to allow the operation of a retail use (Mattress Store) in a M-Industrial Zoning District at 265 Stebbings Court, Unit 5. Applicant: Ross Klnsteiber

Special Use Request: Ross Klnsteiber 229 Stockholm, Paxton, IL was sworn in.
he notice was in the Daily Journal as required by law and served on all property owners within 250 feet in accordance with Village requirements.

Mr. Klnsteiber provided the commission with photos and a description of how he was going to display his merchandise in the store and window. He stated a mattress by appointment business is exactly what it sounds like, people reach out to him by a web. page, at that time they schedule an appointment with me to look at mattresses and hope they purchase one. Typically early evening, those time could fluctuate, it will not be a walk in store.

Q. Chairman Smith ask about the store hours?

A. Ross: There won't be anything past 8 pm.

Q. Wheeler asked what the advantage was to do business this way.

A. Ross stated he doesn't have the overhead, he will carry higher end mattresses but he will also have lower end mattresses depending on what people can afford.

Q. Gregoire: Do you do deliveries?

A. Ross: I do do deliveries, but it's not something I am going to promote.

Pam Hirth our Community Development Director explained the requirements to allow this Special Use.

We had no Public Comment:

This requires a motion recommendation pursuant to the finding of fact for Special Use Village Code subsections A thru D

Motion to Approve by Guiss 2nd by Gregoire, roll call vote 7 yes - 0 No 60-399 (2) of the Village Code.

APPROVED

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Third item:

Special Use Permit for a planned Development to allow the operation of an animal daycare, animal boarding and grooming facility at 149 E. North Street.

Applicant: Glenda Inouye

The notice was in the Daily Journal as required by law and served on all property owners within 250 feet in accordance with Village requirements.

Glenda Inouye 321E and 3100 N. Rd. Clifton, IL. and Alexandria Inouye were both sworn in.

Chairman Smith said we have seen both of you before so we have an idea of what you are asking for, only this is a much better location.

Glenda stated her daughter has been working at an animal daycare in Champagne for two years and it's doing well, so we noticed on social media there was a need for one here to drop their dog off when they were going shopping. If people are going to be getting on an airplane they don't want their dog in a "stand up" kennel all the time, it's nice if they can get out in an open area and socialize with other dogs. This is what we're asking a Special Use Permit for.

Q. Chairman Smith: Is it going to be for overnight dogs and are you going to have someone there all the time.

A. Yes and I do want to add the dogs will be separated at night.

Glenda stated they are purchasing the building and will be allowing more area for the dogs outside along with installing a privacy fence.

Public Comment:

Attorney Ann L. Brezinski stated she has a letter from Ten (10) adjoining or close property owners supporting Ms. Inouye's proposed business.

For the minutes: The Planning & Zoning Commission has excepted the letter.

Pam Hirth our Community Development Director stated there are fourteen (14) Staff recommendations for the Planned Development to be allowed. (See attached Fourteen (14) Staff Recommendations.)

Q. Chairman Smith asked Glenda if she was fine with the recommendations.

A. Yes

Pam Hirth said there is a possibility they could modify Staff Recommendation No. 4.

This requires a motion recommendation pursuant to the finding of fact for Special Use Village Code subsections A thru D and Subject to the fourteen (14) Staff Recommendations. with the altered #4 recommendation.

Motion by Wheeler 2nd by Dauphin, roll call vote. 7-Yes 0-No.

Motion to adjourn Guiss, 2nd by Gagnon, all in favor.

The findings of these meetings will be presented to the Mayor and Village Board for their consideration at the Tuesday November 12, 2019 meeting in this room at 6:30pm.

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