

Village of Bradley Planning and Zoning Commission Meeting

147 S. Michigan Ave. Bradley Il. 60915

Date: December 1st, 2020

Meeting: 6:30p.m.

APPROVED

2/2/2021

Call to Order

Chairman Gagnon call the meeting to order at 6:33 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, Barbara Wheeler, Michael Dauphin, Clark Gregoire

Members Absent: None

Chairman Gagnon announced a quorum

Staff Present: Michael Santschi - Village Attorney, Bruce Page - Director of Community Development, Pamela Hirth - Assistant Director of Community Development

Approval of Meeting Minutes

Gagnon asked for a motion to approve the minutes from the November 4th, 2020 regular meeting. Motion made by Dauphin and 2nd by Guiss. Ayes 7 and Nays 0.

Chairman Gagnon announced that the meeting is recorded.

Public Hearing/s

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

Asst. Director Hirth presented the staff report pertaining to a Special Use Permit for Planned Development & Final Development Plan for the property located at 1660 North State Route 50 (former Pier 1 property). The applicant, Jeff Jarvis, Architect on behalf of Theodore Pantos, TGP Investment Company, Property Owner was present.

Jeff Jarvis was sworn in and provided a general overview of the project. Questions from the Commissions included: what type of businesses are anticipated (unknown at this time); who has a “say” in the mix of user (the owner will be marketing the property and deciding tenants); what are the sizes of the spaces (approximately 2,500 square feet); and does each tenant have to improve their individual spaces (tenants will be responsible for their build-out); will there be adequate parking (parking will be self-regulated based on users)? A comment was made by a Commission that he is pleased that the new landscaping will reflect any mall landscaping.

There was no public comment on the matter.

Motion made by Wheeler and 2nd by Gregoire to close the Public Hearing. Ayes 7 and Nays 0.

Motion to approve the Findings of Fact for a special use permit for planned development and final development plan made by Jordan. A question was asked Wheeler after the motion and before the vote as to whom the tenants will be. It was determined that there was no way to be certain at the time. 2nd by Guiss. Ayes 7 and Nays 0.

New Business

Asst. Director Hirth present the staff report pertaining to the permitting of a use not specifically listed in a B2 district (Section 60-21) for a Pet Grooming Business (Bubbles & Barks) to be located at 371 W. Broadway Street. The applicant, Lindsay Green, business owner was present.

The business owner affirmed the information presented and provided an overview of the business. Questions/comments from the Commission included: what are the hours of operation; how many employees; who owns the building (Frank Tripodi); whether owner is willing to help out (yes); what type of improvements to building possible facade improvements that may coordinate with her business marketing image (owner will work with owner); that care should be given to social distancing due to Covid for those entering the building (owner agreed and confirmed that appropriate precautions will be taken); what portion of the building will you be leasing (1st floor front); and average number of animals each day (owner responded 15).

There was no public comment on the matter.

A motion to approve was made by Wheeler and 2nd by Jordan. Ayes 7 and Nays 0.

Unfinished/Old Business

None

Public Comment

None

Announcements

None

Adjournment

Chairman Gagnon asked for a motion to adjourn. Motion made by Guiss 2nd by Gregoire, all in favor. Meeting adjourned at 7:34 pm.

Respectfully submitted,

Gene Jordan, Secretary
Village of Bradley Planning and Zoning Commission