



147 South Michigan Avenue ♦ Bradley, Illinois 60915
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AGENDA

REGULAR MEETING PLANNING & ZONING COMMISSION April 7, 2026 6:30 p.m.

Chairman: Ryland Gagnon

Secretary: Charlene Eads

Members: James Guiss, Rick White, Bill Bodemer, Michael Williams, Robert Redmond

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: Regular Meeting – March 3rd, 2026
5. Public Comment
6. New Business:
 - A. Text amendment for parking.
 - B. Dunkin
 - C. Storgeman special use and rezoning lot
7. Unfinished/Old Business
8. Announcements
 - Chairman
 - Commission Members
 - Staff
9. Adjournment

Posted 4-3-2026

Mayor
Michael M. Watson

Clerk
Kelli Brza

Board of Trustees
Ryan LeBran Brian Tieri
Darren Westphal Grant VandenHout
Brian Billingsley Gene Jordan

Village of Bradley Planning and Zoning Commission Meeting Minutes for 03/03/2026

Held at 147 S Michigan Ave., Bradley, IL 60915

Members:

Chairman: Ryland Gagnon

Secretary: Charlene Eads

Members: James Guiss, Rick White, Michael Williams,
Robert Redmond, Bill Bodemer, Charlene Eads and Ryland Gagnon

Call to Order:

Chairman Ryland Gagnon called meeting to order at 6:30pm

Pledge of Allegiance:

The Pledge of Allegiance was recited by all

Roll Call:

Secretary Charlene Eads Called the roll. All members were present except Mr. Bodemer and Mr. Williams. Secretary Eads indicated a quorum. Chairman Gagnon reminded all that the meeting is being recorded.

Approval of minutes

Motion was made by Mr Guiss to approve the Meeting Minutes for the January 6th, 2026 PZC meeting and second by Mr. Redmond. There was no discussion. Roll Call was made by Ms. Eads and all members of PZC present approved Meeting Minutes for January 6th, 2026 PZC meeting except for Mr. White who abstained.

Public Comment:

There were no comments

New /Business:

A. Preliminary and final plat of subdivision non-residential

Mr Gagnon asked for a motion to open discussion on the request for a preliminary and final plat approval of the subdivision non-residential for the redevelopment of the parking lot between Popeyes and Texas Roadhouse. Mr. Gagnon indicated that a new parcel is being created and that all engineering is being reviewed by MG2A along with a management plan and storm water plan which is required by the Village of Bradley to meet the required standards. Mr Gagnon asked for a motion to open the meeting. Mr. White made the motion and Mr. Guiss second the motion. Ms Eads called the roll and all members present at the PZC meeting approved the motion. Motion was passed.

Mr. Gagnon asked Mr. Matt Castilla (Director of Community Development) to speak on the Items for today's discussion under new Business.

Mr. Castilla indicated that this is a small project with a small scale building with a double drive through with not much seating. It has no indoor seating to avoid having crowds. Their concept Mr Castilla said is to get people in and out. He said that the drainage system has been reviewed per standard and the parking lot has lots of parking. He said it should be a simple project and it will have its own address.

Mr. Gagnon asked if anyone had any questions. Mr. Redmond was concerned about the drainage. Mr Castilla said the drainage was addressed and all drainage will go to the storm management system and there will be follow ups to make sure that it meets the Village's standards through MG2A. Mr. Gagnon asked of the names of the buildings on the maps and the layouts. Mr. Castilla said that there are 100 parking lots to the south of Texas Roadhouse. Mr Gagnon asked of the layout and Mr. Gagnon said that that will take away the parking spots for Texas

Roadhouse. Mr Castilla indicated that it will be between 98 and 100 parking spots. Mr. Gagnon said that then that will take away some parking spots from Texas Roadhouse. Mr. Castilla indicates that the overflow of Texas Roadhouse will go to the Mega Furniture and around. He said that their operations will be mainly the morning rush.

Mr. Gagnon asked if there were any questions from the PZC. There was none. Mr. Gagnon asked for a motion to close the meeting. Mr. White motioned to close the meeting and Mr. Redmond second the motion. Ms. Eads called the roll and all members of the PZC present approved the motion. Mr. Gagnon asked for a motion to approve or deny the request. Mr. Redmond motion to approve the request. Mr. Guiss second the motion and all members of the PZC present approved the motion.

Unfinished/Old Business:

There was none

Announcements:

There were no announcements.

Adjournment

Mr. Gagnon asked for a motion to adjourn the meeting. Mr. White motioned and Mr. Guiss second the motion. Ms. Eads called the roll and the motion passed.

Meeting was adjourned at about 6:50pm

Respectfully submitted by: Charlene Eads (Secretary PZC)