

**Village of Bradley Planning and Zoning Commission Meeting**  
**147 S. Michigan Ave. Bradley ll. 60915**  
**Date: February 2, 2021**  
**Regular Meeting: 6:30p.m.**

**Call to Order**

Chairman Gagnon call the meeting to order at 6:30 pm.

**Pledge of Allegiance**

Chairman Gagnon led the group in the Pledge of Allegiance.

**APPROVED**  
4/7/2024

**Roll Call**

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

Members Late: Barbara Wheeler did not make roll call but arrived soon after.

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 December 1st, 2020 regular meeting. Motion made by Gregoire and 2<sup>nd</sup> by Guiss. Ayes 6 and Nays 0.

Chairman Gagnon announced that the meeting is recorded.

**Public Hearing/s**

**Special Use Permit for a Gymnasium/Athletic Training Facility (Goldstar Gym) in an M Industrial District/231 E. Broadway, Suite 201/Applicant: David Gerard, Business Owner**

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.

Assistant Director Hirth presented the Staff Memorandum and confirmed that the proper newspaper notice and written notice to all property owners within 250 feet of the subject property has been completed in accordance with Village requirements. Asst. Director Hirth advised the Commission that a more detailed floor plan has been provided. The Staff Memo identified the location and size of the tenant space; outlined in general terms the type of equipment, and days and hours of operation. The Staff Memo further advised the Commission that the building was subject to an inspection in March 2020 and a list of violations was generated, however access to the individual subject tenant space was not completed. The condition of the parking lot was also discussed. The Staff Memo identified 9 conditions should the Special Use Permit be considered favorably.

The agent for the Business Owner, Jeff Bennett was sworn in and spoke to the prospective tenant's need to move. He also stated that once the Village approves of the move that the landlord must still meet the requirements.

David Zinnani was sworn in and gave a history of the gym. He also stated that many talented athletes worked out there as well as law enforcement. He said that boxing is a key component. He made reference to its positive

impact on the community and the possibility of underprivileged students to join at a reduced rate. Also, female participation is growing.

Bennett noted that the place was nicely adaptable and that the trailers currently in the parking area will be relocated and organized.

Chairman Gagnon asked Director Page if inspections had been performed with an affirmative reply. Once the adaptations are complete it will be re-inspected.

Chairman Gagnon mentioned that the gravel parking lot may lead to a striping issue.

Calvin Zirkle was sworn in and said the parking lot is similar to what the gym currently has and there are no issues.

Public Comment:

Anthony Mason was sworn in. He stated that he has had five sons, all of which did go through the gym and believes it has helped them all lead very successful lives.

Motion made by Guiss and 2<sup>nd</sup> by Gregoire to close the Public Hearing. Ayes 7 and Nays 0.

Motion to approve the Findings of Fact for the Special Use Permit, subject to certain conditions was made by Guiss 2<sup>nd</sup> by Dauphin. Ayes 7 and Nays 0.

### **New Business**

#### **a. Permit a use not specifically listed in a B2 district (Section 60-21)/Tattooing & Piercing Business (Rogers Tattoos)/253 W. Broadway Street/Applicant: Margaret Spence, Business Owner**

Assistant Director Hirth presented the Staff Memorandum. The memorandum provided history of the business (including past and current locations within the Village) and described the location and size of the tenant space. The memo also outlined the services to be provided, days & hours of operation and number of employees to start. The Staff Memo identified 7 conditions should the request be considered favorably. The request did not require a public hearing.

The Business Owner, Margaret Spence was called to speak. She stated her parents are retiring and she is continuing the business. She also responded to the Commission's questions regarding sanitation requirements & any existing carpeting (County Health Dept. will monitor sanitation and the carpet in the building will be removed per guidelines).

There was no one from the public present to comment on the matter.

A motion to recommend in favor, subject to certain conditions was made by Wheeler and 2<sup>nd</sup> by Gregoire. Aye 7 and Nay 0.

#### **b. Official Zoning Map Update**

Assistant Director Hirth presented the Staff Memorandum. The memorandum explained the need to update an official map each year and included an Exhibit that outlined all zoning and platting changes that have approved since the last adoption of the map in 2012. Attorney Santschi clarified that no zoning has changed and the map itself was simply being updated to reflect past zoning of property approved by the Village.

A motion to approve was made by Jordan and 2<sup>nd</sup> by Guiss. Aye 7, Nay 0.

**Unfinished/Old Business**

None

**Public Comment**

None

**Announcements**

Assistant Director Hirth mentioned exciting projects coming in the near future. She also reminded the Commission of the article provided regarding the role of the Planning & Zoning Commission and asked if the Commission members might want to discuss at a future meeting. All agreed that this was a good idea.

**Adjournment**

Chairman Gagnon asked for a motion to adjourn. Motion made by Jordan and 2<sup>nd</sup> by Gregoire, all in favor. Meeting adjourned at 7:34 pm.

Respectfully submitted,

Gene Jordan, Secretary  
Village of Bradley Planning and Zoning Commission