

Unfinished Business:

Public Comment: Mr. Gagnon asked about the charges for the ambulance services and how they were comparable to the charges with other ambulance services. Mr. Hynek said that they were about the same.

Announcements: There was none

Adjournment: Ms. Eads made a motion to adjourn and Mr. Williams 2nd the motion

- 6. Interior Modifications of the tenant space related to structural changes, plumbing, electrical, or as determined by the building inspector will require the submission of a building permit application with applicable plans and documentation for review and approval by the Community Developmental Department prior to commencing work.**
- 7. Business identification signage will be limited to window signage and or building wall signs. Any new wall signag will need to be reviewed and approved by the Community Development Department prior to installation.**
- 8. The business owner will need to receive an occupancy permit and a business license prior to opening and commencing operations.**

After the overview from the representative Mr. George Hynek from Elite Medical Transportation was sworn in by Ms. Eads. He stated that unlike the Fire Department they do not have sleeping quarters. Their main office is in Orland Park. He indicated that they service the entirety of Illinois, Indiana, and Wisconsin. Mr Gagnon asked how people will know of the business being the leading ambulance. The representative stated that they contract with hospitals and doctors offices and they also provide transportation services. Mr Gagnon also asked how long they had been in business. Mr. Gagnon asked what kind of qualifications they would be looking for when hiring. Mr. Hynek indicated that they will be hiring EMT, Paramedics, and Emergency Responders. Ms. Eads asked about communications devices and the model of the business. Mr. Hynek said that they do provide communication devices.

Mr. Gagnon asked the public and PZC if they had any other questions.

Bradley Representative/Lawyers gave an overview of the type or request this was.

Mr. Gagnon asked for a motion to approve. Mr. Dauphin motioned to approve and Mr. Guiss second the motion. Ms. Eads called the roll and all were in favor.

Parking for the ambulances will be in the building. On the street public parking spaces are not to be used.

Interior modifications of the tenant space related to structural changes, plumbing, electrical, or as determined by the building inspector will require the submission of a building permit application with applicable plans and documentation for review and approval by the community development department prior to commencing work.

Business identification signage will be limited to window signage and or building wall signs. Any new wall signage will need to be reviewed or approved by the Community Development Department prior to installation.

Recommendation:

Mr. Bruce further indicated that if the PZC finds that the proposed use of a Private Medical Transportation Company is an acceptable permitted use in the B2 zoning districts then a recommendation in favor should be considered subject to the following:

- 1. The proposed use must comply with all applicable requirements of the B-2 Commercial District at all times.**
- 2. The permitted use will be limited to the business owner making the request and the applied for use and will not be transferable to a new business owner except upon consideration and approval in the manner provided by the Zoning Ordinance.**
- 3. Hours of operation**
- 4. There will be no lights or sirens responses from this location. Any Commercial vehicle used in conjunction with the business shall not be parked on the street.**
- 5. Any expansion of business operations shall not be allowed unless approved in the manner provided by the Village Zoning Ordinance.**

Mr. Gagnon asked if there were any questions from the public. There were no questions. Mr. Bodemer motioned to close the meeting. Mr. Williams second the motion. Ms. Eads called the roll and all were in favor of closing the meeting. The Motion was approved. The Bradley representative/lawyer read the findings and facts and explained that we can always make a motion to approve or deny after the findings and facts. Gagnon asked for a motion to approve or deny after finding and facts were read. Ms. Eads made a motion to approve and Mr. Bodemer second the motion. Ms. Eads called the roll and all members present approved the motion.

2nd Item on Agenda: Permit a use not specifically listed in a B-2 district, Applicant, Elite Medical Transportation, Rhonda Vandenberg

Mr. Bruce Page gave an overview which included the background.

Public Hearing:

No Public Hearing

Proposal Overview

The applicant Rhonda Vandenberg owner of the Elite Medical Transportation is seeking approval of an ambulance service business on the property located at 1047b E Broadway Street. The subject property includes a Newer Block building that passed all code inspections in early 2021. The subject tenant space comprises approximately 2400 square feet of area and faces E Broadway Street. Behind the building by the alley.

The business owner has submitted a request and a written narrative.

The Hours of operation will be: Sunday through Saturday 8am until 6pm and Monday through Fridays from 10am until 8pm. Monday through Friday 2pm to 11pm. Employees at this location will be scheduled for 8-10-12 hour shifts.

5 Vehicles awaiting repair or completion of a repair will need to be stored inside the property when on the property overnight.

6 No vehicles are to be parked on the public right of way located immediately adjacent to the subject property.

7 Snow shall not be plowed at any time from the subject property cross the alley way to any neighboring or adjacent property

8 An architectural review of the building will need to be completed and any enhancements, improvements or alterations including signage cannot be completed until all required permit applications and documentation are submitted for review or approval by the Village.

9 The business owner will need to receive an occupancy permit and a business license prior to opening a commencing operation.

After an Overview by Mr Page, Mr. Gagnon asked for the representative of Bradley Lube and Tire to be sworn in. Ms. Eads swore Mr. Jessie Almrayati and Mr. Brandon Panazzo in. Mr. Panazzo described the establishments. He indicated that they will provide tire repair, oil change, wiper blades, break repair/replacement. Mr. Gagnon asked if there would be more tires. Mr. Panazzo indicated that the establishment was going to provide minor repairs and would have lots more repairs than selling.

Mr. Dauphin from PZC asked about snow piling up and recalled an incident that happened about ten years ago in that location. Mr. Panazzo made a recommendation to take care of any snow piling and would not allow it to get to the alley way into the neighboring houses. Mr Gagnon said he does remember an incident that happened 10 years ago when snow piled up from that location.. Eads asked how many employees the establishment would have. Mr Panazzo indicated that they will have about 2 to 3 employees.

1ST item on agenda: Special Use Permit for Bradley Lube and Tire located at 212 S Kennedy Dr.

Chairman Gagnon asked for a motion to open up the first discussion:

Special Use Permit for Bradley Lube and Tire located at 212 S Kennedy Dr.

Ms. Eads made the motion and Mr. Guiss second the motion. Ms. Eads called the roll.

Mr. Bruce Page (Director of Community Development) gave an overview which included:

Background:

Applicant is requesting a special use permit to operate an automobile minor repair (oil change and tire business) in a B- Commercial district. The past 2 uses have been as an oil change facility and a detail and auto accessories business.

Surrounding Zonning and Land Use of Adjacent property:

North: B-2 Commercial

South B-2 Commercial

East: R-3 Single family Resident

West: B-2 Commercial

Public Hearing:

A Special Use Permit requires a public hearing.

Requested Action:

- 1 The uses approved under the Special Use Permit will need to comply with all applicable requirements of the B-2 district.
- 2 The Special use is limited to the applicant only and will not be transferable to a new business owner except upon re-application, hearing and approval in the manner provided by the Villages Zoning Ordinance
3. Store House are posted as Monday through Saturday fro 9am unti 6pm.
- 4 All work performed on any vehicles will need to be conducted within the existing building.

Village of Bradley Planning and Zoning Commission Meeting Minutes for 11/2/2021

147 S. Michigan Ave., Bradley, IL 60915



Attendance:

Chairman: Ryland Gagnon

Secretary: Charlene Eads

Members: Mike Dauphin, James Guiss, Bill Bodemer, Michael Williams

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. Chairman Gagnon indicated a Quorum.

Gagnon reminded everyone that the meeting was recorded for clarification of the minutes.

Approval of minutes:

Motion was made to approve the 9/7/2021 Planning and Zoning Meeting Minutes.

Motion was approved. Roll Call was made by Ms. Eads and Meeting Minutes for 9/7/2021 was approved.

New Business:

Chairman Gagnon indicated that the PZC meeting today was for a Special Use Permit for Bradley Lube and Tire located at 212 S Kennedy Dr. and the applicant is MHD Almrayati (Jessie) and the second item on the agenda was to permit a use not specifically listed in a B-2 district, Applicant, Elite Medical Transportation, Rhonda Vandenberg.