

**Planning & Zoning
Approved**

MAR 01 2022

Community Development
Village of Bradley

Village of Bradley Planning and Zoning Commission Meeting Minutes for 12/7/2021

147 S Michigan Ave., Bradley, IL 60915

Attendance:

Chairman: Ryland Gagnon

Secretary: Charlene Eads

Members in attendance: 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.

Approval of minutes:

Motion was made to approve the November 2nd, 2021 Planning and Zoning Meeting Minutes. Motion was approved by Mr. Guiss and Mr. Dauphin second the motion. Roll Call was made by Ms. Eads and Meeting Minutes for November 2nd, 2021 was approved

New Business:

1. Special use for a Tattoo Studio located in a B-2 District

Mr. Gagnon asked for a motion to open up the meeting for a Special Use for a tattoo studio located in a B-2 district. A motion was made and Mr. Williams second the motion.

All approved.

Overview

Mr. Bruce Page gave an overview of the Tattoo Studio Parlor which included the background of the Tattoo Parlor. The location has been the previous home to an office for a baseball league sports scheduling and is attached to the building that Randazzo's

Collision and Gallery operates from. The building has recently had a remodel and facade upgrade. ^{Page cc} Mr. Bruce also indicated that a newspaper notice and written notification to all property owners within 250 feet were prepared in accordance with village requirements. The Certificate of Publication (From newspaper) and affidavit of Notice Compliance with certification and listing of property owners notified.

^{Page cc} Requested action: Mr. Bruce stated the requested action to include:

- a. The uses approved under the Special Use Permit will need to comply with all applicable requirements of the M-1 District.
- b. The Special Use Permit 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 Village Zoning Ordinance.
- c. The Store Hours are as stated in the application as Tuesday through Saturday from 9am until 5pm
- d. The business owner will need to receive an occupancy permit and a business license prior to opening and commencing operation

Mr. Gagnon asked if anyone in the PZC had any questions about the Tattoo Parlor.

Noone had any questions.

Mr. Gagnon asked a representative from the Tattoo Parlor to step up to the microphone.

Mr. Matthew Forkenbrock was the representative.

Mr. Gagnon asked Mr. Forkenbrock about the health requirements and license and sanitizing and Mr. Fockenbrock stated that he cleans everything. Mr. Gagnon asked about the number of employees they had and Mr. Forkenbrock indicated that its just him and another guy at the moment. Ms. Eads said she read that there could be up to 5 employees. Mr. Bodemer asked about the market value of the Parlor. Mr. Gagnon asked Mr. Gagnon then asked if anyone had any questions.

Mr. Gagnon asked for a motion to close. There was a roll call vote and all approved the motion to close.

Ms. Eads made a motion to approve and Gagnon second the motion. The roll call was made and all members present approved the motion.

2. Special Use for a hairstyle Salon in a M-Industrial District

Mr. Gagnon asked Mr Bruce Page for an overview of the Salon

Mr. page gave a brief overview of the Beauty Parlor which included the background, the Surrounding Zoning and land use, public hearing and the requested action. The requested action included:

- a. The uses approved under the Special Use Permit will need to comply with allto applicable requirements of he M-1 district**
- b. The Special Use Permit is limited to the applicant only and will not be transferable to a new business owner except up re-application, hearing and approval in the manner provided by the village Zoning Ordinance.**
- c. The store hours are as stated in the application as Tuesday through Saturday from 9am until 5pm.**
- d. The business owner will need to receive an occupancy permit and a business license prior to opening and commencing operations.**

After Mr. Page's overview. Ms. Shannon Schwartz was sworn in by Ms. Eads.

Ms. Schwartz indicated that she has been licensed for 39 years. Mr. Gagnon asked if there would be one more person working with her and she said yes. Her hours will be Tuesday until Saturday.

Mr. Gagnon asked if anyone had any questions from the public. Mr Brian Billingsley had a question from the public about walk in.

Mr. Gagnon asked for a motion to close the meeting and Mr. Guiss made the motion and Mr. Williams second the motion. Ms. Eads called the roll and all were in favor of closing the meeting. Mr. Gagnon asked for a motion to approve or deny the request. Ms. Eads motioned to approve and Mr. Guiss second the motion. Ms. Eads Called the roll and all were in favor.

Amendments

3. An amendment to the Bradley zoning code to prohibit use involving live animals in the M industrial district within the Village of Bradley.

4. An amendment to the Bradley zoning code chapter 60 that regulates the location and screening of outdoor storage in the M industrial district.

An amendment to the Bradley Zoning code chapter 60 section 153 B-2 to permit self-storage uses in the B-2 Commercial district

5. An amendment to thee Bradley Zoning code chapter 60 section 154 B-3 Village Center Shopping district to clarify the status of physical culture and health services, gymnasiums and reducing salons as permitted uses in the B-3 district

6. An amendment to the Bradley zoning code chapter 60-369 (authorized variations) to authorize fence height variances in residential business and industrial districts.

The Bradley Lawyer indicated that we did not have to do 5 separate hearings.

An amendment to the Bradley zoning code to prohibit use involving live animals in the M industrial district within the Village of Bradley.

Mr. Gagnon made a motion to open a hearing for the amendment to the Bradley zoning code to prohibit use involving live animals in the M industrial district within the Village. Ms. Eads second the motion and a roll call was made all were in favor.

Mr. page gave an overview.

The lawyer explained that there is a section in the requirement code that is called provisions that has a series of requirements and provisions in the industrial code. The Lawyer said that the operative Language in the provision included 'no live animals in the industrial district' and that a business could not have live animals for use of business

Mr. Bodemer asked about the mechanism of the provision.

The lawyer said that A provision like this gives a clear enforcement point that the commission can enforce going forward and a citation to say this is wrong or right and this establishes a policy that this can enforce. Mr. Bodemer said that the amendment is redundant. Mr. Bodemer indicated that he thinks that this is a slippery slope by defining it when the outline is already there.

Mr. Gagnon asked what the ordinance number was and the lawyer said that the actual ordinance number will be assigned by the clerk.

Mr. Gagnon asked if there was a public comment and a motion to close the meeting. Ms. Eads second the motion and roll was called and all were in favor to close the meeting. Mr. Gagnon asked for a motion to approve or deny the request. Ms. Eads motioned to approve the request. Mr. Williams second the motion. All were in favor of the request except Mr. Bodemer who voted no on the request to approve the motion.

Mr. Guiss made a motion to close the hearing and Mr. Williams second the motion. The roll was made by Ms Eads and all were in favor.

Amendments for #3 through #6

Mr. Gagnon asked Mr. Page to give an overview of the amendments. Mr. Page gave the overview. The lawyer then explained the amendments to the PZC. Mr. Gagnon asked a question about fences on the amendment to authorize fenced height variances in residential businesses and industrial districts.

Mr. Gagnon asked for a motion to close the hearing for the meeting. Mr. Bodemer motioned to close and Mr. Guiss second the motion. Eads called the roll. All were in favor.

The Lawyer agreed together with the PZC to include the 4 items #3-6 discussed as an Omnibus vote Package. Gagnon asked for a motion to approve and Bodemer made a motion to approve and Eads second the motion. Eads Called the roll and all members of the PZC were in favor to approve amendments

Unfinished Business: There was none

Public Comment: There was none

Submitted by Charlene Eads (Secretary)