

Village of Bradley Planning and Zoning Commission Meeting Minutes for 10/04/2022

147 S. Michigan Ave., Bradley, IL 60915

Attendance:

Chairman: Ryland Gagnon

Secretary: Charlene Eads

Members: Mike Dauphin, James Guiss, Rick White, Michael Williams,

Robert Redmond, Bill Bodemer, Charlene Eads and Ryland Gagnon

Members in attendance: Mike Dauphin, James Guiss, Rick White, Michael Williams,

Charlene Eads and Ryland Gagnon

1. Call to Order:

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

2. Pledge of Allegiance:

The Pledge of Allegiance was recited by all

3. Roll Call:

Secretary Charlene Eads Called the roll. All were present except Mr. Bill Bodemer and Mr. Robert Redmond. Chairman Gagnon indicated a Quorum.

4. Approval of minutes:

Motion was made by Guiss to approve the Minutes for August 2nd 2022 PZC meeting and second by Williams . Roll Call was made by Ms. Eads and Meeting Minutes for August 2nd 2022 were approved.

5. Public Comment:

Mr. Gagnon asked for a public comment.

There were no comments.

Planning & Zoning  
Approved

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Community Development  
Village of Bradley

- 6. Mr. Gagnon asked for a motion to open up the meeting for the request. Guiss made a motion to open up the meeting and White second the motion. Ms. Eads made a roll call and all members present approved.**
- 7. Mr. Gagnon asked Mr. Bruce Page to give a background of the request for a Special Use Permit to operate a consignment retail store pursuant to sec. 60-153(2)(ad) of the village zoning ordinance in a B-2 commercial district address known as 915 E Broadway St., and 148 Kinzie in Bradley. Mr. Bruce indicated that the proposed use is an authorized special use in the B2 district pursuant to section 60-153 of the Bradley Zoning Ordinance. He indicated that the applicant is proposing to operate a retail consignment store business. In section 60-153(2)(ad). A special use permit will allow the operation of a consignment store in the B-2 commercial district if passed on October 10th, 2022 at the village of Bradley Village Board meeting.**
- 8. Gagnon asked if there was a spokesman for the consignment store.**
- 9. Mr. Gagnon asked for a Public comment. Mr. Damon Routson was sworn in for the public comment by secretary Eads. Mr Routson indicated that they were not a non for profit store like the salvation army. What they do is that they have people bring items to them and go through the items and only take items approved. He indicated that they have staff that Keep the items clean and organized. They are more organized. Mr. Gagnon asked if they were associated with other stores and Mr. Routson indicated no. He said that they were self Owned. He said that it was just him and his mother that owned the store. He said that sometimes they get new items that they purchase from other stores.**
- 10. Mr. Gagnon asked the PZC if anyone had a question. Noone did. Mr Gagnon asked for a motion to close the meeting. Ms. Eads second the motion. Roll was called and the motion was passed.**

11. Mr. Haley Grant who is the Lawyer read the finding of facts. Mr. Williams made a motion to approve it and Ms. Eads second the motion. Motion was passed by all members.
12. Gagnon asked for a motion to open the meeting for a special use for a consignment store (embrace) to operate pursuant to sec. 60-153(2)(ad) of the Village Zoning Ordinance in a B-2 Commercial district. Ms. Eads motioned and Mr Williams second the motion. Roll was made and the motion was passed
13. Mr. Page explained the request in detail and conditions required to operate the store.
14. Mr. Gagnon asked when the store owners might open up the business and operation of the store and a representative said they might operate the store in the Springtime.
15. Gagnon asked if the plan commission had any questions. There was none. He asked if there were public comments. And asked for a motion to close the meeting. Guiss made the motion to close the meeting and Eads second the motion. All members present approved the motion.
16. The Lawyer read the finding of facts and recommendation of approval and denial.
17. Gagnon asked for a motion to adopt the findings. Eads Motioned and Guiss second the motion. Motion was passed by all members present.
18. **Unfinished Business:**  
There was none
19. **Announcements:**  
There was none
20. **Adjournment**  
Mr. Gagnon asked for a motion to adjourn  
Mr. Guiss made a motion to adjourn and Mr. Williams second the motion

Submitted by: **Charlene Eads (Secretary)**