

Village of Bradley Planning and Zoning Commission Special Meeting Minutes for

October 6th, 2023 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

Planning & Zoning  
Approve

NOV 7 2023

Community Development  
Village of Bradley

Call to Order:

Chairman Ryland Gagnon called meeting to order at 6:38pm

Pledge of Allegiance:

The Pledge of Allegiance was recited by all

Approval of Minutes: None

Roll Call:

Secretary Charlene Eads Called the roll. Secretary Eads indicated a quorum.

Chairman Gagnon reminded all that the meeting is being recorded.

Public Comment:

There were no comments

New Business:

- a. Approving a 1 year extension as per condition #6 of Ordinance 0-9-21-3
- b. Special use permit for authorizing minor automotive repair BVC 60-179(2)(d) on certain property located within the corporate boundaries of the Village of Bradley, Kankakee County Illinois (359 S Kinzie units 3&4)
- c. Special Use Permit for authorizing minor automotive repair BVC 60-179(2)(d) on certain property located within the corporate boundaries of the Village of Bradley, Kankakee County, Illinois (690 S Washington )

**First Item:**

**Mr. Gagnon asked for a motion to approve item A on the agenda. Mr. Bodemer made the motion and Mr. Guiss second the motion. Ms. Eads called the roll and all members of the PZC approved the motion. Mr. Page gave an overview and background of the request. He said on September 13th 2021 the Village of Bradley and Board of Trustees approved an ordinance granting a special use permit for an adult-use cannabis dispensing organization within the Village of Bradley, Kankakee County IL (1660 Il-50 Bourbonnais, Illinois). Under Section 3 of the Ordinance, the special use permit granted was subject to certain conditions and restrictions. Condition#6 states...that the Village Board may, upon a showing of good cause, extend the period in which the proposed cannabis dispensary must be established and operational by not more than 12 additional months. A Public Hearing was requested and notifications were prepared in accordance with Village requirements.**

**Mr. Gagnon asked the representative to come up and speak to the Board as to why the request. He stated his name and was sworn in. He said he is asking for an extension because he did not get an approval from IDFPR to move forward with the location until June of this year. So they have been actively working to finish the construction but of course they had gotten the conditional use a while back but the licensing went under a lawsuit across the whole state of Illinois and there was no approval until beginning of 2023 of this year and they had to apply for the location and get a conditional use before they apply. Ms. Eads asked if they had the license and he said yes. Mr. Williams asked when they foresaw an opening. He replied within 60 days if everything goes well.**

**Mr. Gagnon asked if there were any other questions or public comments referring to the request. There was none. Mr. Gagnon asked for a motion to close the meeting. Mr. Williams made the motion to close the meeting and Mr. Guiss second the motion. Ms. Eads called the roll and all members of the PZC approved the motion and motion passed.**

**The Lawyer read the findings and facts and recommendation for approval. Mr. Gagnon asked for a motion to approve or deny. Ms. Eads made a motion to approve and Mr. Bodemer second the motion. Ms. Eads called the roll and all members of the PZC approved the motion. Motion passed.**

**Second item:**

**Mr. Gagnon asked for a motion to open up the second item on the agenda which was Special use permit for authorizing minor automotive repair BVC 60-179(2)(d) on certain property located within the corporate boundaries of the Village of Bradley, Kankakee County Illinois (359 S Kinzie units 3&4)**

**Mr. Page read the background**

**Mr. Gagnon asked the representative Mr. Juan Perez to be sworn in by Ms. Eads. He was sworn in. Mr. Perez said that he sells tires and was trying to open up as soon as he could. Gagnon asked about other sales besides tires like oil change, brakes and Mr. Perez said they will just sell tires. Mr Williams asked if they will have old tires stacked up and Mr. Perez said no. Mr. Page said that stacking up tires is addressed. Mr. Gagnon asked if there was any public comment. Mr. Gagnon asked for a motion to close. Mr. Williams motioned and Mr. Bodemer second the motion. Ms. Eads called the roll and motion was passed.**

**The Lawyer read the finding and facts. Mr. Gagnon asked for a motion to approve the request. Mr. Guiss motioned to approve and Mr. Bodemer second the motion. Ms. Eads read the roll and all members of the PZC approved of the motion. Motion was passed.**

**Third Item:**

**Mr. Gagnon asked for a motion to open up a discussion on the third item on the agenda which was a Special Use Permit for authorizing minor automotive repair BVC 60-179(2)(d) on certain property located within the corporate boundaries of the Village of Bradley,**

Kankakee County, Illinois (690 S Washington) . The property is currently zoned M Industrial district. Mr. Guiss made the motion and Mr. Redmond second the motion. Ms. Eads called the roll and motion passed. Mr. Page read the background.

Mr. Gagnon asked Mr. Owen Maisua to present the request. Mr. Maisua was sworn in by Ms. Eads. Mr. Owen gave an overview and he indicated that he has been a mechanic for over 20 years for Bright Star ambulance which is located at the same address and when he heard that they were moving he decided to apply to continue with automotive repair at the same location. He was informed that he had to apply for a special permit so he started the ball rolling and all he wants is to maintain the same thing he was doing when he worked for Bright Star when he worked for them inside the building.

Mr. Gagnon asked if anyone had any questions.

Mr. Williams asked if he was a mechanic and if now he wants to service customer's cars instead of the automobiles for Bright Star and Mr. Maisua said yes. Mr. Maisua said that Bright Star found a new location in town but he was not prepared to leave. Mr. Bodemer asked what the size of the building was? Mr. Maisua said that he did not have the answer. Mr. Page said approximately 10000 square feet. Mr Maisua said that he wants to add more sales inside the building. Ms. Eads asked about the plan layout and garage and Mr. Gagnon asked about mechanical brakes and oil changes. Mr. Maisua said anyone from the community could do their mechanical work there. Mr Gagnon asked if there was a sign there and Mr. Maisua said there is no sign there yet but when he is open for business then there will be a sign there. Mr. Williams asked if he planned on doing any auto body works or painting. Mr. Maisua said no. Mr. Gagnon asked if he did electrical work and he said yes. Mr. Gagnon asked if he would consider selling tires in the future and Mr. Maisua said no. Ms. Eads asked about employees if he had 3 to 8 employees and he said yes.

Mr. Gagnon asked if anyone had any questions. A question was asked if there was an alley behind the building and Mr. Page said that the property cannot be used from the exit and he explained the layout and the rear access. He also said that that will be a discussion with the building site plan. Mr. Maisua said it would be nice if the Mr. Page worked with him on that because that part of it will be an undertaking. Mr. Gagnon asked about other businesses being able to have access to the building by any means and Mr Page said that he did not know the history of the building but this is a special use permit. His recommendation would be access to the rear through the North side of the building. Mr. Gagnon said that he would need to get to the back of the building to do the maintenance. Mr. Page said that we can add that to it now as an amendment to pave within 6 months since June is paving season. Ms. Eads recommended we make an amendment now and Mr. White recommended that we need to do it the right way due to the residences and Mr. Gagnon indicated that now that this has come to light that the Planning and Zoning Committee would have to do something about it. Mr. Page recommended that it needs to be done the right way like Mr White said because of the residences because it's not an industrial service. Mr. Gagnon asked the PZC what their thoughts were? Gagnon asked if there had been a survey done on the property. Mr. Page said yes and to create the driveway. The Lawyer said that automobile sale would be allowed as a special use so he is not sure if Mr. Maisua would have to come back since it's not in the request. Mr. Page said that Mr. Maisua would have to come back to add the automobile sales to the special use request. Mr. Page made the recommendation to make the amendment to add the sales as a special use request. Mr. Gagnon moved to Public Comment.

Mr. Terry Arsenal from the public was sworn in by Ms. Eads. Mr. Terry asked about ambulances sitting in the parking lot for a month and if they would be moved. Mr. Page said that they would have to be moved. Mr. Page said that there will be a citation if the

vehicles are not moved. Mr Page said if he begins the operation there everything would have to be done inside except for sales. Mr. Gagnon asked if there were any more public comments.

Mr. Gagnon asked for a motion to close the discussion. Mr. Redmond made the motion. Mr. Guiss second the motion. Ms. Eads called the roll and all members of the PZC approved the motion. Motion Passed.

Gagnon asked for a motion to make an amendment for car sales to be allowed and the paved area for access to the rear of the building and the amount of time it has to be completed. Mr. Bodemer proposed that we propose an amendment to pave the driveway for access to the rear of the building and the amount of time should be by July 1st. Mr. White asked about the repercussions if not paved by July 1st. All members of the PZC agreed to the motion

Mr. Gagnon asked for a motion to make that amendment and add the amendment to the finding and facts as a single amendment. Mr. Bodemer made the motion. Mr. Williams second the motion and Ms. Eads called the roll. All members of the PZC approved the motion. Motion Passed.

Mr. Gagnon asked for a motion to close the meeting.

The Lawyer read the finding and facts to include paragraph 10 and Paragraph 11.

Gagnon asked for a motion to approve or deny the request. Ms Eads made the motion to approve the request. Mr Guiss second the motion. Ms. Eads called the roll and all members of the PZC approved the motion except Mr. White and Mr. Redmond who both denied the motion. Motion passed.

**Unfinished/Old Business**

**There was none**

**Announcements:**

**There was none**

**Adjournment:**

**Meeting was adjourned at 7:55pm**