

Village of Bradley Planning and Zoning Commission Meeting Minutes for 3/01/2022

147 S. Michigan Ave., Bradley, IL 60915

**Planning & Zoning  
Approved**

APR 05 2022

Community Development  
Village of Bradley

Attendance:

Chairman: Ryland Gagnon

Secretary: Charlene Eads

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

1. Call to Order:

Chairman Ryland Gagnon called meeting to order at 6:32pm

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  
Chairman Gagnon indicated a Quorum.

4. Approval of minutes:

Motion was made by Mr. Dauphin to approve the Minutes for December 7th 2021  
PZC meeting and motion was second by Mr. Guiss. Roll Call was made by Ms.  
Eads and Meeting Minutes for December 7th, 2021 was approved.

5. Public Comment:

Mr. Gagnon asked for a public comment.

The Bradley attorney read a letter by Mr. Eric R. Starck and Miller Johnson  
representatives of landowner of 1350 Locke Drive in Bourbonnais, Illinois and  
dated 02/24/22 in regards to a Special Use Permit for the operation of an adult-use  
cannabis dispensary organization in a B-3 District. Mr. Starck asked for the letter  
to be admitted into record during the public hearing.

Mr. Gagnon asked the public if they would like to make a comment or speak.

Mr Gagnon asked for permission to open a discussion for a Special Use Permit for the operation of an adult-use cannabis dispensary organization in a B-3 District 60-529 Bradley Village Code. Ms Eads Made a motion to open the discussion and Mr. Williams second the motion. Ms. Eads made a roll call and motion was passed.

**6. New Business**

**Special Use Permit for the operation of an adult use cannabis dispensary organization in a B-3 District Sec. 60-529 Bradley Village Code.**

Mr. Bruce Page read the background of the Special use permit for the operation of an adult use cannabis dispensary organization in a B-3 District Sec. 60-529 Bradley Village Code to applicant Deer Park Partners LLC. Michael Philips (Owner)

Mr. Gagnon asked Mr Page about the other Cannabis use dispensary approved by the village and Mr. Page indicated that the Village of Bradley had recently issued a permit for an adult use cannabis dispensary at the Pier 1 import but they are currently waiting for the State to give the green light and Mr. Gagnon stated that it takes a lot of requirements by the State to approve.

Mr. Dauphin asked a question of when the Village of Bradley approved a use of a Cannabis dispensary by Aldis some years back. Mr. Gagnon said that it takes a lot of requirements to approve an adult to use cannabis with the State.

Mr. Gagnon asked Mr. Jeff Bennett to the microphone to speak about the use of Cannabis for adult use permit. Mr. Jeff Bennett was sworn in by Ms Eads.

Mr. Jeff Bennett indicated that he had a transaction with the State and never heard back from the State some years back and that transaction kind of went away. Mr. White asked if transactions just go away when all requirements are not met by the State? Mr. Page said that they are given 2 years to meet all requirements and that

if they do not meet the requirements then the PZC can null and void the transaction.

Mr. Page indicated that in order to receive a license to operate the use of a Cannabis dispensary for an adult use that the applicant has to have a reliance check and complete steps with the State and security by the Illinois Department of Regulations.

Gagnon asked Claire Zielinski (Attorney for Deer Park Partners LLC) to be sworn in.

Claire was sworn in by Ms. Eads. Claire commented that based on the area being Zone B3 that they are anticipating that there should be little or no impact on the businesses close by within the village. Claire indicated that the business would adhere to the requirements of B-3 District Sec. 60-529 Bradley Village Code. as well as for the special use permit including all the licensing and security.

She indicated that there is no other Adult use Cannabis business in the County even though she is aware that the village approved another business for an adult use cannabis dispensary. Claire indicated that this would be good for the County and the Village. She said that the business plans to adhere to all of the regulations and protocols and it is highly regulated in the State of Illinois.

Claire also addresses the letter read by the Village attorney in the public comment section. Claire indicated that even though the letter states that businesses surrounding an adult Cannabis Dispensary would decrease in value that it could very well have the opposite effect. Additionally in the letter it stated that all of the ordinances have to be met and that is a misconstrued. Claire brought Dan Farrell of security to address the security part of the presentation.

**Gagnon asked if anyone had any questions for Claire. Noone had any questions. Gagnon asked Claire how many employees would be employed. Claire said that they would have 20-30 employees.**

**Mr. Dan Farrell was sworn in by Ms. Eads.**

**Dan talked about the security protocols. He said that they started the company in 2014. They have grown into a very big company with about 100 clients.**

**Ms. Eads asked about their credentials. Dan gave an overview of their credentials.**

**Ms. Eads asked if Bradley would have a financial responsibility for security and Dan said no.**

**Dan said that it is not like walking into a liquor store and that the business would be a very controlled environment. There will be Public Access Areas, Living Access Areas and Restricted Access Areas.**

**Dan stated that every square foot of the company has a camera except the bathrooms and that the Illinois State Police can log into the Camera anytime. Dan stated that there would be drivers license scanners and limited access to the business. There would be a point of sale and that only people who are 21 and over 21 are allowed Public Access Sale to the Dispensary Access Area. There would also be a Restricted Access Area and a Point of Sale. There will be Separate Entrances and Separate exit doors. Dan gave an overview of the orders and sales. He also talked about crime studies with Cannabis Dispensary businesses which according to the studies crime is low where there are Adult Cannabis Dispensary Businesses. Dan said that in Colorado the regulations are different than in Illinois. Illinois has strict rigorous regulations when it comes to licenses and Adult Cannabis Dispensaries. Dan said that this is a retail and that they look for exceptional good customer service skills that can de escalate situations if need be with background checks and training.**

**Gagnon asked if anyone had any questions.**

**Mr. Rick White had a question about the footnote on the 2019 studies with crime in the letter presented by the Bradley attorney during the public comment. The footnote emphasized on crime studies with crime and use of Cannabis businesses..**

**Dan gave an overview of how they operate before they open a dispensary. He said that there are lots of studies and said he highlighted some of the studies that resulted in reductions in crime and Cannabis dispensaries.**

**Mr. Kevin Schultz came to talk about the timeline of obtaining a license. That there are 2 licenses processed by the State. And he said it would take 250-280 days to finalize.**

**Mr. Gagnon asked if the State would approve 2 Cannabis dispensaries operating close to each other. Mr. Kevin Schultz said yes.**

**The Bradley Lawyer read the finding of facts.**

**Gagnon asked for a motion to adopt. Mr. White made a motion to adopt. Mr.**

**Williams second the motion and Motion was adopted and motion was passed. All approved the motion to adopt except Mr. Dauphin.**

**7. Unfinished Business:**

**There was none**

**8. Announcements:**

**There was none**

**9. Adjournment**

**Mr. Gagnon asked for a motion to adjourn**

**Mr. Guiss made a motion to adjourn and Mr. Williams second the motion**