

**Village of Bradley Planning and Zoning Commission Meeting Minutes for 03/07/2023**

**147 S. Michigan Ave., Bradley, IL 60915**

**Attendance:**

**Chairman: Ryland Gagnon**

**Secretary: Charlene Eads**

**Members:** James Guiss, Rick White, Michael Williams,

Robert Redmond, Bill Bodemer, Charlene Eads and Ryland Gagnon



**Call to Order:**

Chairman Ryland Gagnon called meeting to order at 6:33pm

**Pledge of Allegiance:**

The Pledge of Allegiance was recited by all

**Roll Call:**

Secretary Charlene Eads Called the roll. All members were present except for two members. Secretary Eads indicated a quorum. Chairman Gagnon reminded all that the meeting is being recorded.

**Approval of minutes**

Motion was made by Mr. White to approve the Minutes for the 2/7/2023 PZC meeting and second by Williams . There was no discussion. Roll Call was made by Ms. Eads and all members of PZC present approved Meeting Minutes for 2/7/2023 PZC meeting.

**Public Comment:**

There were no comments

**New Business**

Gagnon called to open a request for a meeting and said we had one item on the agenda. Mr. Gagnon asked for a motion to open a special use permit request to operate a car wash (Tidal Wave) under the BVC Sec. 60-153(2)(e)

**Mr. Guiss motioned to open the meeting and Mr. Williams second the motion. Roll call was made by Secretary Eads and the motion was passed.**

**Chairman Gagnon asked Mr. Bruce Page (Community Development Director) to give us an overview of the request.**

**Mr. Page gave an overview of the request and the background of the request that the applicant TWAS Properties LLC, is requesting a special use permit to operate a car wash in a B-3 Village Center Shopping District.**

**Mr. Daniel Ray (Director of development and services for the project) was sworn in. He stated that they were based in Georgia. They represent states like Illinois, Wisconsin, and Indiana regions. They have several other locations across the district. This car wash he stated will be the 3rd of 9 in Illinois. He stated that the investment will be about 4 million dollars. They would also offer a single time use of a monthly pass. Eads asked how many employees would they have if they opened up the car wash? Mr. Daniel Ray said that it usually depends on the time or the year but usually about 2 to 3 employees. During the summer they will have extra staff. Gagnon asked if there will be a coffee place and Mr. Daniel Ray stated that it will be a drive through car wash so there will be a bathroom for the employees but there will be no waiting facilities. Gagnon asked about the blowers for the car and if it will be able to dry off the bottom of the cars and the cars before they turn off to the main roads and especially during the winter months. Mr. Daniel Ray said the substantial residues will be dried off and also stated that there will be vacuum canopies and free vacuums for all. Mr. Gagnon asked what the distance was between the end of the car wash onto the road. Mr. Ray said it was a short distance. Ms Eads asked about the 4 million dollars investment and Mr. Daniel Ray said that it's for construction itself. Mr. Gagnon asked if it was going to be as fancy as the picture presented and Mr. Daniel Ray said yes. Mr. William asked if**

they did detailing. Mr. Daniel Ray said that they will do detailing mainly on the outside of the car.

Mr. Gagnon asked if there was a public comment on this. There was no public comment. Mr. Gagnon asked for a motion to close the Tidal Wave request. Eads motion to close and Guiss second the motion. Ms Eads called the roll and all members of the PZC present motioned to close the request.

The Lawyer Defined the facts and findings of the request.

Ms. Eads motions to approve the request. Mr. Williams 2nd the motion. Ms. Eads called the roll and all members present at the PZC meeting approved the request and the motion was passed.

**Unfinished/Old Business:**

There was none

**Announcements:**

There were no announcements.

**Adjournment**

Mr. Gagnon asked for a motion to adjourn the meeting. Mr. Guiss motioned to adjourn and Mr. Williams second the motion. Ms. Eads called the roll and the motion passed.

Meeting was adjourned at about 7:10pm