

Village of Bradley Planning and Zoning Commission Meeting
147 S. Michigan Ave. Bradley Il. 60915
Date: April 5, 2022
Meeting 6:30p.m.

Ryland Gagnon Chairman

Commission Members: James Guiss, Mike Dauphin, Rick White, Charlene Eads,
Michael Williams, Bill Bodemer

Village of Bradley Officials in attendants: Village of Bradley Attorney Michael Santschi,
Bruce Page Village of Bradley Director Community Development

Chairman Gagnon called the meeting to order at 6:35pm

1. Roll call was taken by Dauphin six members present, Eads absent.
2. Dauphin announced a quorum
3. Gagnon lead the group in the Pledge of Allegiance.
4. Gagnon announced that the meeting is recorded.
5. We have two items on our agenda
 1. Special Use Permit Used car sales in a B-2 District at 1257 E. Broadway
 2. A. Special Use Automobile repair facility (minor) Parcel#17-09-108-003 (RT.50 N)
 - B. **Variance** for pole sign excess height
 - C. **Variance** for sign face in excess of maximum area permitted

1. Gagnon asked for a motion to approve the minutes for March 2022 meeting. Motion made by Guiss and 2nd by Williams. Roll call vote Six yes votes and 0 no votes.

2. Gagnon asked for a motion to open the Public Hearing in regards to a Special Use Permit for a Use car sales in a B-2 District at 1257 E. Broadway. Motion made by Guiss 2nd by Bodemer. Roll call vote six yes votes and 0 no votes.

3. Gagnon asked Bruce Page for his staff report and staff recommendations. Page stated the Applicant Sam Jody, Cargo Vans of Chicago is requesting a special use permit to operate a used car sales and storage lot in a B-2 Commercial District. This requires a special use permit by Village code Sec.60-153(2)(w). The main purpose is to be an internet sales location and sales storage lot is mostly for vehicles to be parked temporarily awaiting transit. The hours of operation Monday – Friday 10am – 5pm and Saturday 10am- 3pm.

4. Page explained the following conditions should be considered for the Special Use Permit for use car sales in his report 1-7.

5. Page explained the Finding of Facts and recommendation of Approval for Special Use permit for Use car sales at 1257 E. Broadway.
Finding of Facts list 12 Conditions and Restrictions 1-12.

6. Gagnon asked Sam Jody to talk about his use car sales. Dauphin sworn in Sam Jody explained that he has been in Business for 26 years started in Bridgeview Ill. four employees. Gagnon asked if there is alarm system in the building. Page stated that would be address in the inspection.

7. Gagnon asked if any Commissioner had any questions Dauphin asked if repairs are going to be done on site. Jody stated no repairs on site. Bodemer asked about the cars being stored on the lot. Jody explained the cars are being parked temporarily.

8. Gagnon asked any public comment none.

9. Gagnon asked for a motion to close Special Use Permit for use car sales. Motion made by White 2nd by Guiss. Roll call vote six yes and 0 no votes.

10. Gagnon asked for a motion to close the Special Use Permit for Used car sales at 1257 E. Broadway. Motion made by White 2nd by Guiss. Roll call vote six yes votes and 0 no votes.

11. Village Attorney Santschi stated Findings of the Facts 1-12. The Village to Adopt granting the Special Use permit subject to the following conditions and restrictions: 1-12.

12. Gagnon asked for a motion to approve Special Use Permit for Used car sales at 1257 E Broadway. Motion made by Bodemer 2nd by Williams. Roll call vote six yes votes and 0 no votes.

13. Gagnon asked for a motion to open the Special Use Permit for Operation of an repair facility (minor) repairs Belle Tire Parcel# 17-09-108-003 pursuant to Section 60-154(2) (b) of the Village zoning ordinance.

Belle Tire Requesting two variances.

1. Regarding the height of the flag pole permitted by Section 38-3© of the Village code of ordinances.

2. Size of the flag permitted by Section 38-3(d) of the Village code of ordinances.

Motion made by Guiss 2nd by Williams. Roll call vote six yes votes and 0 no votes.

14. Village Attorney Santschi stated Finding of Facts 1-12 to approve Special Use Permit to operate car repair facility repairs. The Village to Adopt granting the Special Use permit subject to following conditions and restrictions 1-12.

Granting the request for sign variance following conditions and restrictions 1-9.

Approving the requested Special Use Permit for car repairs and sign variances subject to the following conditions and restrictions 1-6.

Attorney Santschi stated that the Special Use Permit can be approved as one group.

15. Gagnon asked Page for his staff report Page stated that the applicant requesting a Special Use Permit for Belle Tire to operate auto repair facility. Applicant requesting two variances height of flag pole and size of flag. Store hours Monday and Thursday 8am - 8pm. Tuesday, Wednesday and Friday 8am- 6pm. Saturday 8am – 5pm. Closed Sunday. Page stated that the Village to adopt granting the Special Use Permit subject to the following conditions and restrictions 1-12.

Granting the request for the sign variance following conditions and restrictions 1-9

Approving the requested Special Use Permit for car repairs and sign variances subject to the following conditions and restrictions 1-6.

Page stated that he received a Building and drainage plans.

16. Gagnon asked the applicant to John Nierzwicki, PE to talk about car repair business. Nierzwicki stated that Belle Tire has been in business for 100 years. Privately owned headquarters in Michigan. Stated that they have 100 stores in Michigan and 25 stores in Indiana. Gagnon asked the time frame for the building. How many employees 15 in Bradley over 2,000 total. Gagnon asked how the employees are trained Nierzwicki stated they have their own training facility.

17. Gagnon asked for public comments none.

18. Gagnon asked for a motion to close the car repair hearing. Motion made by Guiss 2nd by Dauphin. Roll call vote six yes votes and 0 no votes.

19. Bodemer asked if the Special Use Permit for the Building and the flag pole and sign variances can be voted on separate did not agreed with the pole and flag size. Gagnon and Attorney Santschi agreed they can be separated.

20. Gagnon asked for a motion to approve the Special Use Permit for car repairs on the Building only. Motion made by Bodemer 2nd by Guiss. Roll call vote 6 yes votes and 0 no votes.

21. Gagnon asked for a motion to approve Motion to approve the two sign variances. Motion made by White 2nd by Williams. Roll call vote 5 yes votes and one no vote. Bodemer voted no

22. Gagnon asked for a motion to adjourn made by Guiss 2nd by Dauphin, all in favor. Meeting closed at 7:21 pm.

Respectfully submitted - Mike Dauphin Village of Bradley Planning and Zoning Commission