

Village of Bradley Planning and Zoning Commission Meeting Minutes for September 5th,

2023 Held 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



Call to Order:

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

Pledge of Allegiance:

The Pledge of Allegiance was recited by all

Roll Call:

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

Approval of minutes : Regular Meeting Minutes - August 1st, 2023

Mr. White motioned to approve the Meeting Minutes for August 1st, 2023 and Mr. Redmond 2nd the motion. Ms. Eads called the roll and all members present approved the Meeting Minutes for August 1st, 2023.

Approval of minutes: Special Meeting- August 11th, 2023

Mr. Bodemer indicated that the minutes showed him as present and he was not. Ms. Eads acknowledged that. Mr. Redmond motioned to pass the Meetings Minutes with the correction to show Mr. Bodemer was absent at that meeting. Mr. Guiss second the motion. Motion was passed and all members of the PZC meeting approved the Meeting Minutes of August 11th, 2023 with the correction.

Public Comment:

There were no comments

New Business

Mr Gagnon asked for a motion to open up a discussion on the agenda which was a proposed text amendment to a special use permit o-03-22-02

Motion was made by Mr. White and Mr. Guiss 2nd the motion.

Ms. Eads called the roll and all members of the PZC approved. Motion was passed.

Mr. Gagnon asked Mr. Bruce Page (Director of Community Development) to give an overview and background of the proposed amendment. Mr Page indicated the applicants who are Deer Park Partners (Property located at 1300 Locke Dr., Bourbonnais, IL 60914) were requesting to amend conditions of 3, 5, and 6 which included respectfully of the ordinance as follows:

1. Authorized Hours-

2. Required site improvements

3. Approval of a signage plan

#3 Hours of operation to (a) Monday-Saturday 9am-10pm and Sunday 10am through 7pm

#5 To remove the last sentence "The applicant understands and agrees that its exterior site improvements shall include, without limitation an additional exit-only drive lane on the North side of the subject property, if feasible from an engineering standpoint".

#6 To allow new signage on the property that includes the word "Dispensary"

All 3 as a single amendment

Claire Chaplinski , attorney for Deer Park Partners was sworn in by Secretary

Charlene Eads to talk on behalf of Deer Park Partners.

Ms. Chaplinski said that her client has found the need to make a few changes to the special use permit in order to remain competitive as there are going to be other dispensaries in the area. Ms Chaplinski stated that in asking for the extended hours her client would just like to be able to match what is going on in Kankakee to stay competitive in Bradley and to add Dispensary to the signage so others would recognize the Dispensary with the name on the signage. It's not against the local ordinance or State statute to add that there Ms Chaplinski said and they would like to keep the tax dollars and purchasers here in the Village of Bradley. Ms Chaplinski also indicated that after talking to the police and engineer that it was not necessary to have the drive (part of the site plan) remain as is. Mr. Bodemer asked about the example of the signage that was given to the board and the font on the example and Mr. Page said that it was sent by him but he couldn't change the format but the signage exists.

Mr. Gagnon asked if there were any more questions there were none.

Mr. Gagnon asked for a motion to close the meeting. Ms. Eads motioned and Mr. Williams second the motion. The motion was passed and all members of the PZC approved the motion.

The Lawyer for Bradley read the finding and facts.

Mr. Gagnon asked for a motion to deny or approve and Ms. Eads motioned to approve the motion and Mr. Bodemer 2nd the motion. All members of the PZC approved the motion to approve and the motion passed.

Public Comment: Mr.a Gagnon asked for a public comment. There was none

Unfinished old Business: There was none

Announcements: There was none

Announcements: There was none

Meeting was adjourned at 7:05pm

Respectfully Submitted by:

Charlene Eads (PZC Secretary)