

**Bradley Lawyer explained that the 4 items on request will be approved as one at this time. Lawyer said that he has written a single preparation of a denial or approval of the motion uniformly. If the PZC had a question on a separate finding then he will prepare the documents as such.**

**Mr. Gagnon asked for a motion to approve or deny the request on all 4 items as one vote. Eads made the motion to approve all of the 4 items of the request as one vote. Mr. William 2nd the motion. Ms Eads made a roll call on vote. All were in favor and the motion was approved.**

**New Business**

**There were no new businesses.**

**Meeting was adjourned**

**Mr. Page indicated that a Variance requires a public hearing and a newspaper notice and written notification to all property owners within 250 feet were prepared in accordance with village requirements. The Certificate of Publication from newspaper and Affidavit of Notice Compliance have been received and placed in the projected file.**

**Mr. Page stated requested action as follows: If the PZC finds the request for variance favorable, the measure should be passed on to the Village Board for consideration at the next board meeting.**

**Ms. Eads Swore in the Representative from Applicant Value Storage Center. The representative from Applicant Value Storage requested rezoning the subject site from NR2 to B2 compliance. He gave an overview of the site which included the parking stalls. He indicated that there were 9 parking stalls and another 7 at the back. They have not applied for an IDOT permit yet but they are planning to apply for an IDOT permit. He also mentioned upgrades to put up signs and landscaping for future storage buildings to be determined later.**

**Mr. Gagnon asked if the public or PZC had any questions.**

**Mr. Bodemer asked for clarification for questions to be asked on the 4 items separately or together.**

**Bradley Lawyer clarified that all 4 items are being reviewed as one but that if the PZC had separate questions on each item then he will modify the documentations as such.**

**Mr. Bodemer asked a question regarding the metal building not being allowed under the B2 ordinance.**

**Mr. Page explained that it could be a variation which is allowed.**

**Representative from Applicant Value Storage said that they have filled out all the applications for rezoning.**

**Ms. Eads asked to elaborate on upgrades. Representative from Applicant Value Storage indicated that they have no details on upgrades yet but they will have details on upgrades once request is approved.**

**Mr. Page explained on the signage and that they have passed all of the legal codes and inspections**

**Mr. Gagnon asked about the businesses downstairs.**

**Mr. Gagnon asked for a motion to close the hearing. Mr. Guiss motioned and Mr. Williams second the motion. There was a roll call vote by Ms. Eads and all were in favor**

**Mr. Page stated that in attachments is a letter of request, written narrative, conceptual floor plan and photo of front elevation with window signage.**

**Mr. Gagnon asked if anyone had questions from PZC or questions from the public.**

**Representative from the Pet Grooming Business Ms. Lindsay Green was sworn in.**

**Ms. Lindsay Green gave an overview of her certification indicating that she is certified and also certified in CPR for pets and all products used for the pets will not be harmful to the pets.**

**Ms. Eads asked about the number of dogs in the establishments. Ms Lindsay says that will depend on the number of dogs they get and staff.**

**Mr. Gagnon asked for Motion to approve. Mr. William motioned. Ms. Eads second the motion and Ms. Eads gave a roll to approve vote all were in favor and Motion was passed.**

**Item E**

**1880 N. State Rt 50 Value Storage Center. “We have 4 items to approach on that to make it legal” said Mr. Gagnon.**

**Mr. Gagnon indicated that we will do all 4 items of the proposed together. Mr. Gagnon read all 4 items.**

**Mr. Gagnon asked for a motion on the request. White motioned and Eads 2nd the motion. Ms. Eads called the roll for a vote. All were in favor and motion was passed.**

**Mr. Gagnon asked Mr. Page to give an overview of the request and background.**

**Mr. Page gave a background which indicated that Applicant Value Storage Center, Owner Dustin Kooy recently purchased this property that housed a long standing business known as Scott Self Storage. This property was annexed into the Village of Bradley under o-4-06-4 on 4/11/06 as a NR2 District under the zoning code in effect at the time. Applicant is awaiting the rezoning approval to a B-2 which this special use is applicable to.**

**Mr Page indicated that BVC sec 60--369 authorized variations 9 to permit metal building in B-1 and B-2 which this special use is applicable to.**

**Mr. Page gave an overview of the surrounding adjacent properties and land uses.**

- 3. Close proximity parking available on Broadway street**
- 4. Operations will include pets (in particular dogs) coming to and from the business. The business owner will need to properly inform/notify owners to pick up after their pet, and make available waste bags and provide for proper disposal.**
- 5. Interior modifications related to structural changes plumbing, electrical, or as determined by the building inspector will require the submission of a building permit application with applicable plans/documentation for review.**
- 6. Business Identification signage will be limited to window signage and/or building/wall signs. Any new wall signage will need to be reviewed and approved by the community development department.**

**Mr. Page read the recommendations stating that If the PZC finds that the proposed use of a Pet Grooming Business is an acceptable permitted use in the B2 District then the recommendation in favor should be considered subject to the recommendations stated.**

**Recommendations:**

- 1. Proposed use must comply with all applicable requirements of the B2 Commercial District at all times**
- 2. The permitted use will be limited to the business owner making the request and applied request use will not be transferable to a new business owner**
- 3. The business owner shall post notice to customers that the sidewalks, parkways, parking areas and property shall be kept free and clear of pet waste. Proper disposal shall be provided**
- 4. Boarding of pets including overnight stays on the premises shall be prohibited**
- 5. Use of the building property of a day care for dogs facility shall be prohibited**
- 6. Any commercial vehicle used in conjunction with the business shall not be stored or parked on the street**
- 7. While pets are under the care of the business, the pets shall only be allowed outside in the rear grassy area to go to the bathroom, accompanied by staff.**
- 8. Any expansion of the business operations involving other forms of therapy, veterinarian therapy shall not be allowed unless approved in the manner provided by the village zoning ordinance**
- 9. Interior modifications of the tenant space related to structural changes, plumbing, electrical or as determined the building inspector will require submission of a building permit application with applicable plans and documentation for review and approval by the Community Development Department prior to commencement of work**
- 10. Business identification signage will be limited to windows signage and or building/wall signage**
- 11. Businesses will need to receive an occupancy permit and business license prior to opening and commencing operations.**

**Mr. Gagnon asked for a motion to approve or deny the request. There was a motion to approve and Mr. White second the motion. Ms. Eads called the roll for a vote. All were in favor and motion was passed to approve.**

**Item D**

**Permit use not specifically listed in a B2 district. Pet grooming business.**

**Mr. Gagnon asked for a motion to open up the meeting. Mr. White motioned and Mr. Guiss second the motion. Ms. Eads called the roll for a vote and all were in favor.**

**Mr. Gagnon asked Mr. Page to give an overview of Item D which was as follows:**

**Mr. Page gave an overview of the background as follows:**

**Subject property is zoned B2 Commercial and subject tenant space is currently vacant. In the B2 district a pet grooming business is not listed as a permitted or a special use. However it is a service that is beneficial to our community similar to other types of services that provide the same. Per section 60-21 of the Village Zoning Ordinance., “when a use is not specifically listed in the sections devoted to permitted uses, it shall be assumed that such uses are hereby expressly prohibited, unless by a written recommendation of the planning and zoning commission and approved by the village board is determined that said use is similar to and or more objectionable than uses listed. Such uses may then be permitted.**

**Mr. Page gave an overview of the surroundings and adjacent properties.**

**Mr. Page indicated that a public hearing was not required for this request and requested action are as follows:**

**Requester Lindsay Green (Owner of Bubbles and Bath and Barks) is seeking approval of the Pet Grooming Business on property on 741 West Broadway Street in Bradley Illinois. The tenant space comprises approximately 1036 Square feet of area and faces Broadway Street Behind the building is a yard area with 2 parking spaces.**

**Business owner included in her request to:**

- 1 Outline of anticipated growth of business between 6 to 5 years**
- 2. Hours of operation will be from Monday-Friday 8am-6pm and Saturdays 9am-4pm closed on Sundays. 14 to 25 dogs groomed in a day with 2 groomers. Length of day may vary. Any expansion of business operations involving therapeutic services, veterinarian services and/or other forms of therapy operation involving therapeutic services, veterinarian services, and or other forms of therapy shall not be allowed unless approved in the manners provided by the village Zoning Ordinance.**

**Item C**

**Proposed Amendment to the Bradley Zoning Code to allow blood and plasma collection facilities as a special use in the B3 Village Shopping Center District.**

**Mr. Gagnon asked for a motion to open up item C on the agenda: Proposed Amendment to the Bradley Zoning Code to allow blood and plasma collection facilities as a special use in the B3 Village Shopping Center District.**

**Mr. Guiss made a motion to open up the meeting. Ms. Eads 2nd the motion. Ms. Eads called the roll and all were in favor to open up the hearing.**

**Mr. Gagnon asked Mr. Bruce Page (Community Developer for Village of Bradley) to give an overview of Item c.**

**Mr. Page gave a background indicating that Blood and Plasma Collection facilities is a growing business and that the Village has received some inquiries regarding the siting of a facility and the zoning associated with that process. Currently there is no provision in the zoning code B3 District specific to Blood and Plasma Collection facilities. Only referencing the term Medical Clinic.**

**Mr. Page stated the purpose of the meeting is requiring these facilities to be permitted in the B3 zoning**

**Mr. Page indicated that a newspaper notice was prepared in accordance with Village requirements and the Certificate of Publication (from newspaper) has been received and placed in the project file.**

**Mr Page stated requested action to include:**

**The Department of Community Development staff is recommending that if the PZC finds the amendment favorable the measure should be presented to the Village board for consideration at the next board meeting.**

**Attachments were included in packets received.**

**Mr. Gagnon asked the Blood Plasma representative for a comment. There was no comment. Mr. Gagnon asked for a public comment and comment from PZC. There were no comments.**

**Mr. Gagnon asked for permission to close the hearing. Mr. Williams motioned Mr. Dauphin second the motion. Ms. Eads Called the roll for a vote. All were in favor and the motion was approved to close the hearing.**

**Mr. Patel indicated that the establishment had one more license to operate around the Chicago region area.**

**Mr. Gagnon asked about a vault they had around the facility and Mr. Patel indicated that the average person will make it through the vault.**

**Mr. Page also indicated that with multi tenant buildings that additional security measures and construction measures are put in place.**

**Mr. Patel explained the safety of the delivery service**

**Mr. Gagnon asked if PZC had any questions or if the public had any questions. There was none.**

**Mr. Bodemer had a question about the spaces proposed.**

**Mr. Page explained that Establishment will be located at 1660 State Route 50 in Bradley Illinois formerly known as the Pier 1 building and that as of right now they will have 3 spaces to operate. Mr. Page gave an overview of the spaces.**

**Mr. Page indicated that the location itself fits the property for that space.**

**Mr. Patel explained that the number of dispensaries in Illinois will triple in upcoming years so the traffic we have today will not be the same in the upcoming future.**

**Mr. Gagnon asked if there was any other public comment. There was none. Mr. Gagnon asked for a motion to close the hearing. Mr. Bodemer made a motion and Ms. Eads second the motion. No discussion. Ms. Eads called the roll. All were in favor and motion approved.**

**The Bradley Lawyer addressed the findings and facts of the hearing.**

**Mr. Patel said that there was a minor issue with one of the licenses which is currently being addressed in the currently being resolved which is curre but that issue should be resolved soon.**

**The Bradley Lawyer stated facts of the establishment being in compliance and operational with the Village Ordinance within 2 years.**

**Mr. Williams made a motion to approve. Mr. Guiss second the motion to approve. All were in favor and the motion was approved.**

**Mr. Gagnon said that PZC will present it to the Village Board at the next meeting.**

2. Hours of operation shall be limited to 9:00am-10:00pm seven days a week.
3. Applicants must present the Village with evidence of an adequate traffic safety and traffic control agreement with the Bradley Police Department.
4. No Signage may be erected or installed on the subject property unless and until each such sign is submitted, approved and permitted by the Village of Bradley pursuant to its ordinances.
5. Applicants must submit and the Community Development Director must approve a Building Site improvement plan that sets out in detail all security lighting and other improvements that the Applicant intends to make to the subject property in connection with the proposed cannabis dispensary use. All improvements required by the approved building/site improvement plan must be completed to the Village's satisfaction prior to the commencement of business on the subject property.
6. If the proposed cannabis dispensary is not established or fully operational within two years of the effective date of the ordinance granting the special use permit for such establishment, the special use permit shall lapse and shall be null and void without the need for any further action on the part of the village provided 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 twelve additional month.

Attachments of aerial maps of subject location, written narrative from Mr. Patel, site plans, and ordinance to regulate adult use cannabis dispensary were included in packets.

Mr. Gagnon called Mr. Patel to be sworn in

Mr. Patel was sworn in by Ms. Eads

Mr. Patel gave an overview of the establishment of GRD Illinois (AKA Green Leaf Dispensary) indicating that they had 25 years of retail hospitality and about 10 dispensary licenses in the state of Missouri and Illinois about 4 adult use license dispensaries. Mr. Patel also indicated that they were licensed on January 1st 2020.

Ms. Eads asked Mr Patel if they would supply their own security.

Mr. Patel indicated that they will have their own security cameras outside and security personnel. Mr. Patel also stated that they will have motion sensor cameras and pre recorded cameras outside the facility and that they will not have armed security because they believe that the State of Illinois does not allow for armed security on the property but should that ever happen they plan to take care of that.

Mr. Gagnon asks Mr. Patel how many licenses he had covered to operate the establishment.



**Mr. Gagnon asked for a motion to recommend approval or denial. Ms Eads motioned to approve and Mr. Williams 2nd the motion. There was no discussion and Ms Eads called the roll call vote. All voted in favor and Motion to recommend was approved.**

**Item B**

**Proposed Special Use Permit for an Adult use Cannabis Dispensary Organization in the Village of Bradley in Kankakee, IL.**

**Mr. Gagnon asked for a motion to open up Item B on the agenda: Public Hearing on or consideration for Special Use Permit authorizing the Adult use cannabis within corporate boundaries of the Village as an Adult use Cannabis Dispensary. Ms. Eads made a motion and Mr. White second the motion. No discussion. Ms. Eads did a roll call. All were in favor. Motion was approved.**

**Mr. Gagnon asked Mr. Page to do an overview on it.**

**Mr. Page gave a background indicated as follows: Applicant GRD Illinois. Bradley Village Code Chapter 60 Article X Adult Use Cannabis Business Establishments. Section 60-529 in order to operate a dispensary a Special Use Required.**

**Mr. Page indicated that the Bradley Village Code Requires that Adult Use Establishments be permitted by special use which will allow the Village to have the ability to control and condition the siting of these facilities within a B3 Shopping Center District.**

**Mr Page also indicated that the Special Use requires a public hearing. He said that a newspaper notice and written notification to all property owners within 250 feet was prepared in accordance with village requirements. A Certificate of Publication (from newspaper) and Affidavit of Compliance have been received, placed and filed.**

**Mr. Page gave a site overview which included**

- 1. Propose tenant space of approximately 4000 sq. ft.**
- 2. Parking area to be in compliance with village code requirements of 5 spaces per 1000 sq ft of floor area**
- 3. Staff believe that parking is adequate and should be able to handle any new and additional traffic that the business may generate**

**Mr. Page gave an overview of the Surrounding and Land use of adjacent property**

**Mr. Page stated requested action indicating that requested action would be presented to the Village Board for consideration at the next Village Board Meeting. Requested action prior to issuance of any occupancy and commencement of any business operation permit for subject use are as follow:**

- 1. Applicants must submit a security measures plan for the facility that has been approved in writing by the Illinois State Police or other appropriate state entity. Submission prior to issuance of any occupancy permit for subject property.**

- C. Proposed amendment for the Bradley Zoning Ordinance to allow a Blood Plasma collection facility as a Special Use in a B3 Village Shopping Center District.
- D. Permit use not specifically listed in a B2 district. Pet grooming business.
- E. 1880 N. State Rt 50 Value Storage Center. "We have 4 items to approach on that to make it legal" said Mr. Gagnon.

Mr. Gagnon asked for a motion to open up item A on the agenda: Proposed Amendment to the provision of Article X for Adult use Cannabis Business Establishment for the Bradley Zoning Ordinance.)n the Agenda.

Mr. Gagnon asked Mr. Bruce Page (Community Developer for Village of Bradley) to give an overview of Item A.

#### Item A

Proposed Amendment to the provision of Article X for Adult use Cannabis Business Establishment for the Bradley Zoning Ordinance.

#### Mr. Page gave an overview of Item A

1. Included proposed amendments for Chapter 60 Article Section X are listed in each category.
2. No facility may be located on any property used or zoned for residential purposes
3. Within 500 feet of the property line of a property that is zoned or used for residential purposes, or other than property zoned ER (Estate Residence) and NR-2 (Single Family Residence) specifically for a dispensary.

Mr Page. indicated that a newspaper hearing was prepared in accordance with the Village requirements and a certificate of publication has been received and filed

#### Mr Page gave an overview of the requested action for item A on the Agenda stating as follows :

1. The Department of Community Development staff recommends that if PZC finds the amendments favorable, the measure should be brought to the Village Board for consideration and passage at the next Village board meeting on September 13th, 2021.

Mr. Gagnon asked if the Planning Zoning Commission had any comment or a public comment on request. There was none.

Motion was made to close the hearing. There was no discussion upon request. Mr. White made a motion and Mr. Guiss second the motion. No discussion. Ms. Eads did a roll call vote. All voted in favor and Motion was approved.

Mr. Gagnon explained that we are recommending a planning commission and we will report to the Village Board at the next meeting.

Planning & Zoning  
Approved

Aug 03 2021

Community Development  
Village of Bradley

Village of Bradley Planning and Zoning Commission Meeting Minutes for 09/09/2021

147 S. Michigan Ave., Bradley, IL 60915

Attendance:

Chairman: Ryland Gagnon

Secretary: Charlene Eads

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

Call to Order:

Chairman Ryland Gagnon called 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. Chairman Gagnon indicated a Quorum.

Approval of minutes:

Motion was made to approve the minutes for August 3rd, 2021 Planning and Zoning Meeting Minutes. Mr Guiss made the motion. And Mr. Bodemer 2nd the motion. There was no discussion. Roll Call was made by Ms. Eads and all were in favor. Meeting Minutes for August 3rd, 2021 Planning and Zoning was approved.

Public Comment

There were no public comments.

New Business

Mr. Gagnon explained that there were 5 items on the agenda tonight.

- A. Proposed Amendment to the provision of Article X for developed use Cannabis Business Establishment for the Bradley Zoning Ordinance.
- B. Proposed Special Use Permit for an Adult use Cannabis Dispensary Organization in the Village of Bradley in Kankakee, IL.