

VILLAGE OF BRADLEY

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ORDINANCE NO. O-5-21-3

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY  
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS  
(Restoration Works, Inc.)

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ADOPTED BY THE  
BOARD OF TRUSTEES OF THE  
VILLAGE OF BRADLEY

THIS 24<sup>th</sup> DAY OF May, 2021

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Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,  
Kankakee County, Illinois this 24<sup>th</sup> day of May, 2021

**ORDINANCE NO. O-5-21-3**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY  
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS  
(Restoration Works, Inc.)**

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**WHEREAS**, the President and Board of Trustees of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the health, safety, and welfare of its citizens; and

**WHEREAS**, the land described in Section 2 of this Ordinance (the "Subject Property"), *infra*, is located within the corporate boundaries of the Village; and

**WHEREAS**, the Subject Property is presently zoned M (Industrial); and

**WHEREAS**, Restoration Works, Inc. (the "Applicant") has submitted an application to the Village requesting that the Village grant the Applicant a special use permit authorizing the operation of a manufacturing establishment on the Subject Property (the "Special Use Permit"); and

**WHEREAS**, the operation of a manufacturing establishment is a permissible special use for a M (Industrial) District pursuant to Section 60-179(2)(o) of the Village of Bradley Code of Ordinances (the "Village Code"); and

**WHEREAS**, the Subject Property is owned by the Kankakee County Training Center (the "Owner"); and

**WHEREAS**, the Owner has authorized the Applicant to apply for the Special Use Permit; and

**WHEREAS**, the Applicant's application, along with all necessary documentation and supporting data (collectively the "Application"), has been submitted to the President and Board of Trustees of the Village by the Village of Bradley Planning and Zoning Commission (the "Plan Commission"); and

**WHEREAS**, the Plan Commission held a public hearing to consider the Application on Tuesday, May 4, 2021, with notice having been properly given for the same, and at that time made all findings of fact required by and pursuant to the Village Code (a copy of the Plan Commission's written findings of fact and recommendation of approval are attached hereto as Exhibit A and fully incorporated herein); and

**WHEREAS**, the Plan Commission has recommended that the President and Board of Trustees approve the Application and pass this Ordinance granting the Applicant's request; and

**WHEREAS**, the Plan Commission has supported its recommendation by setting forth its findings of fact in accordance with the requirements of the Village Code; and

**WHEREAS**, the President and Board of Trustees of the Village hereby approve and adopt the Plan Commission's findings of fact; and

**WHEREAS**, the President and Board of Trustees of the Village have determined that the Special Use Permit (and the manufacturing establishment proposed to be operated thereunder) granted by this Ordinance:

- (1) Is necessary for the public convenience at the location of the Subject Property; and
- (2) Is designated, located, and proposed to be operated in a fashion that will protect the public health, safety, and welfare; and
- (3) Will not cause substantial injury to the value of other properties in the surrounding neighborhood; and
- (4) Conforms to the applicable regulations of the M (Industrial) District in which the Subject Property is located.

**WHEREAS**, the President and Board of Trustees of the Village hereby find that it is in the best interest of the citizens of the Village to grant the Applicant a special use permit authorizing the Applicant to operate a manufacturing establishment on the Subject Property.

**NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:**

**SECTION 1.** The President and Board of Trustees hereby find that all of the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

**SECTION 2.** That the President and Board of Trustees of the Village hereby accept the recommendations of the Plan Commission and grant and approve a special use permit for the purpose of operating a manufacturing establishment pursuant to Section 60-179(2)(o) of the Village Code over and upon the land described in this Section (hereinafter the "Subject Property"). The Subject Property is zoned M (Industrial) and is described as follows:

Commonly known as: 320 S. Forest Avenue, Bradley, Illinois 60915

Bearing the current Property Index Number: 17-09-29-301-001

**SECTION 3.** That the Special Use Permit granted by this Ordinance is and shall be subject to the following conditions and restrictions pursuant to Section 60-400 of the Village Code:

1. The property and the proposed use must comply with all applicable requirements of the M Industrial District at all times.

2. The Special Use Permit granted by this Ordinance is and shall be limited to the Applicant only and shall not be transferrable to any other person or entity. The Special Use Permit is not intended and shall not be construed to constitute a property right, does not touch and concern the Subject Property, and shall not run with the Subject Property. In the event that the Applicant sells, transfers, or otherwise conveys the Subject Property, the Special Use Permit granted by this Ordinance shall be of no further effect.
3. The Applicant must obtain any and all applicable State of Illinois licenses and must provide copies of all such licenses to the Community Development Department prior to opening its establishment for business.
4. The business days and hours of operation of the Applicant's business pursuant to the Special Use Permit are and shall be limited to the following: Monday through Friday 7:00 am to 3:30 pm, with the office open until 5:00 pm.
5. The Applicant may not make any interior modifications to the building located on the Subject Property related to structural changes, plumbing, electrical, or as otherwise determined by the building inspector unless and until the Applicant has applied for and received a building permit for such modifications from the Village.
6. The Applicant must request, complete, and provide proof of approval as to all Illinois Environmental Protection Agency reviews required in connection with the installation of any and all refinishing booths or machinery need to operate the business.
7. All deficiencies identified by the Village's inspectors during the Applicant's new business inspection must be addressed to the satisfaction of the Village prior to opening and commencing business operations.
8. The Applicant may not construct, erect, or install any business identification signage unless and until all such signage has been reviewed and approved by the Community Development Department.
9. The Applicant must bring all landscaping on the Subject Property into full compliance with the Village's ordinances and property maintenance code prior to commencing business operations.
10. The Applicant must repaint the building located on the Subject Property and replace all awnings attached thereto prior to commencing business operations.
11. The Applicant may not occupy the Subject Property nor commence business operations upon said property unless and until the Village has issued it an occupancy permit for the Subject Property, as well as a village business license.

The Applicants shall be deemed to have accepted and agreed to the conditions and restrictions aforesaid as of the date on which the Applicants first begin to use the Subject Property as a manufacturing establishment pursuant to the Special Use Permit granted by this Ordinance.

**SECTION 4.** In the event that the Applicant violates any of the conditions and restrictions set forth in Section 3 of this Ordinance, the Village shall have the ability, but not the obligation, to revoke the Special Use Permit granted pursuant to this Ordinance, provided that the Applicant shall be entitled to notice and a hearing prior to any revocation pursuant to this Section. Under no circumstances shall any failure to enforce any condition or restriction of this Ordinance on any particular occasion or occasions be deemed or interpreted as constituting a waiver or forfeiture of

the Village's right to so enforce in the future, nor shall any such failure to enforce preclude the Village from considering any and all prior violations as part of any revocation proceeding under this Section.

**SECTION 5.** The Special Use Permit shall not run with the land and shall be immediately and automatically terminated and revoked if and when the Owner sells, conveys, or otherwise transfers his ownership interest in the Subject Property, provided however that the Special Use Permit shall not be so terminated and revoked if the Owner sells, conveys, or otherwise transfers his entire ownership interest in the Subject Property to the Applicant.

**SECTION 6.** That the Village Clerk is hereby instructed to record a certified copy of this ordinance with the office of the Kankakee County Recorder of Deeds.

**SECTION 7.** In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

**SECTION 8.** That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

**SECTION 9.** That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

**SECTION 10.** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees on a roll call vote on the 24<sup>th</sup> day of May, 2021.

**TRUSTEES:**

ROBERT REDMOND	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
MICHAEL WATSON	Aye - <input type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
RYAN LEBRAN	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
BRIAN BILLINGSLEY	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
DARREN WESTPHAL	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
BRIAN TIERI	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>

**ACTING VILLAGE PRESIDENT:**

MICHAEL WATSON Non-Voting -

**TOTALS:** Aye - 5 Nay - 0 Absent - 0

**ATTEST:**

Julie Tambling  
JULIE TAMBLING, VILLAGE CLERK

APPROVED this 24<sup>th</sup> day of May, 2021.

Michael Watson  
MICHAEL WATSON, ACTING VILLAGE PRESIDENT

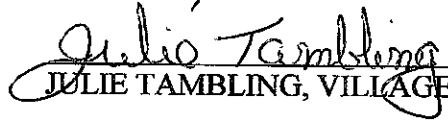
**ATTEST:**

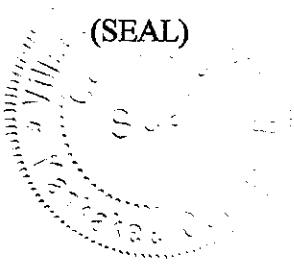
Julie Tambling  
JULIE TAMBLING, VILLAGE CLERK

STATE OF ILLINOIS            )  
  )  
COUNTY OF KANKAKEE        )        §§

I, Julie Tambling, Village Clerk of the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true, perfect, and complete copy of Ordinance number 0521-3, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (Restoration Works, Inc.)," which was adopted by the Village Corporate Authorities at a meeting held on the 24<sup>th</sup> day of May, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 24<sup>th</sup> day of May, 2021.

  
\_\_\_\_\_  
JULIE TAMBLING, VILLAGE CLERK



# **EXHIBIT A**





# Agenda Cover Memorandum

**Meeting Date:** May 10th, 2021

**Fiscal Year:** 2021/2022

**Agenda Item:** An ordinance granting a special use permit for certain property within the village of Bradley, Kankakee County, Illinois. (Restoration Works ,Inc.)

**Item Type:**  Ordinance     Resolution     Other

**Action Requested:**  Approval     First Reading     For Discussion     Informational

**Staff Contact:**  
**Name:** Bruce Page  
**Phone:** 815-936-5100 ext. 1111  
**Email:** bepage@bradleyil.org

Internal Review
Initials
Date

**Brief Summary:**

Restoration Works, Inc. has been recommended by the Planning and Zoning commission to operate "as a manufacturing establishment pursuant to Section 60-179(2)(o)" of the Bradley village code. The company will operate as a window restoration business for many historical buildings throughout the country and The operation will operate under a special use permit if approved by the approval of the board of trustees.

**Recommendation: Adoption**

Approval of Ordinance

**Supporting Documents:** Planning and Zoning Commission findings of fact and the packet of information with attachments.

**Financial (if applicable)**

Is this a budgeted item?     Yes     No     Requires Budget Amendment

Line Item: \_\_\_\_\_ Title: \_\_\_\_\_

Amount Budgeted: \_\_\_\_\_

**FINDINGS OF FACT AND RECOMMENDATION OF APPROVAL FOR A  
PROPOSED SPECIAL USE PERMIT FOR A MANUFACTURING  
ESTABLISHMENT FOR CERTAIN PROPERTY LOCATED WITHIN THE  
VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS  
(320 S. FOREST AVENUE)**

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On Tuesday, May 4, 2021, at 6:30 p.m. the Village of Bradley Planning and Zoning Commission conducted a public hearing, with public notice having been duly given for the same. At that hearing, the Planning and Zoning Commission considered an application for a special use permit (the "Permit") authorizing the use of certain property located within the corporate boundaries of the Village and commonly known as 320 S. Forest Avenue, Bradley, Illinois 60915 (the "Subject Property"), as a manufacturing establishment pursuant to Section 60-179(2)(o) of the Bradley Village Code (the "Proposed Use"). Having heard and considered all of the evidence presented at the hearing and being fully advised in the premises, the Planning and Zoning Commission hereby finds as follows:

- a. The Proposed Use is compatible with surrounding land uses and the general area surrounding the Subject Property; and
- b. The Proposed Use is not inconsistent with the zoning classifications of other property within the general area of the Subject Property; and
- c. The Subject Property is suitable for the uses permitted under its existing zoning classification of M (Industrial); and
- d. The Proposed Use is not inconsistent with the trend of development in the general area of the Subject Property; and
- e. The Proposed Use and the Subject Property's existing zoning classification of M (Industrial) are not inconsistent with the official comprehensive plan of the Village; and
- f. The approval of the Permit is in the public interest and not solely for the interest of the applicant; and
- g. The Proposed Use is necessary and desirable on the Subject Property and will likely provide the Village and its residents with services that are convenient and beneficial to the public; and
- h. The Permit (and the Proposed Use to be operated thereunder) will likely contribute to the general welfare of the surrounding neighborhood or community; and
- i. The Proposed Use is not likely to be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the Subject Property; and
- j. The Proposed Use is not likely to be injurious to property values or improvements in the vicinity of the Subject Property; and
- k. The Proposed Use is compliant with all applicable regulations and conditions specified in the Bradley Zoning Ordinance.

Based on the foregoing findings, the Planning and Zoning Commission hereby recommends that the Corporate Authorities of the Village approve and adopt an ordinance granting the Permit to the applicant, subject to the following conditions and restrictions:

1. The proposed use must comply with all applicable requirements of the M Industrial District at all times.
2. The special use will be limited to the business owner making the request and the applied-for use will not be transferable to a new business owner except upon reconsideration and approval in the manner provided by the Village's zoning ordinance.
3. The applicant will need to obtain any and all applicable State of Illinois licenses prior to opening its establishment for business and will need to provide copies of said licenses to the Community Development Department.
4. The business days and hours of operation will be limited to the following: Monday through Friday 7:00 am to 3:30 pm, with the office open until 5:00 pm.
5. Interior modifications of the tenant space 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 and documentation for review and approval by the Community Development Department prior to commencing business operations. This includes, but is not limited to, any and all Illinois EPA reviews that may be required in connection with the installation of any and all refinishing booths or machinery need to operate the business.
6. Any deficiencies identified by the Village's inspectors during the new business inspection will need to be addressed prior to opening and commencing business operations.
7. Any business identification signage will need to be reviewed and approved by the Community Development Department prior to installation.
8. The business owner will need to receive an occupancy permit and a business license prior to opening and commencing operations.
9. All landscaping at the Subject Property must be brought into compliance with the Village's ordinances and property maintenance code prior to commencing business operations.
10. The building located on the Subject Property must be repainted, and all awnings replaced, before commencing business operations.

**PASSED** this 4<sup>th</sup> day of May, 2021, by roll call vote.

	Aye	Nay	Absent
Clark Gregoire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gene Jordan (Secretary)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
James Guiss	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joan McGinnis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Dauphin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rick White	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ryland Gagnon (Chairman)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## ***Village of Bradley*** **Community Development Department**

111 S. Michigan • Bradley, IL 60915 • 815-976-1000 • Fax: 815-958-5068  
www.Bradley.org • E-mail: community@bradley.org

### **PLANNING AND ZONING COMMISSION STAFF MEMORANDUM**

**TO:** Planning and Zoning Commission

**FROM:** Bruce Page, Community Development Director

**DATE:** May 4<sup>th</sup>, 2021

**SUBJECT:** **Special Use Permit to allow the operation of a window restoration business to operate in the M Industrial Zoning District on the property located at 320 S. Forest Ave. Bradley, IL 60915.**

**Applicant: Gail Wallace Owner**

#### **BACKGROUND**

The subject property is zoned M Industrial and the subject tenant space is currently vacant. In the M Industrial district Per section 60-179(2)(o), of the Village's zoning ordinance, the allowance of "any other manufacturing establishment that can be operated without creating objectionable noise, odor, dust, smoke, gas, fumes and vapor and which is compatible with the use and occupancy of adjoining properties." Is permitted by special use. The subject property had been previously occupied by Spikeball.

Surrounding Zoning & Land Use of adjacent property includes:

- North: R3 Single Family District
- South: M Industrial District/ current use single family legal non-conforming
- East: R3 Single Family District
- West: M industrial District/ open lot

#### **Public Hearing**

A public hearing is required for this requested action. 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 (with certificate of mailing and listing of property owners notified – from applicant have been received and placed in the project file.

#### **REQUESTED ACTION & PROPOSAL OVERVIEW**

The requestor, Gail Wallace, owner Restoration Works, Inc. is seeking approval of a window restoration business on the property located at 320 S. Forest Ave. The business currently has been in operation in the Village of Bradley for over 15 years at it's current location. The Village

has had no past or current code violations. The subject property includes a approximate 36,000 square foot building, commercial single story building. The subject tenant space comprises approximately 16,300 square feet of area and faces Forest Street.

The hours of operation for the restoration process will be Monday thru Friday 7:00 am to 3:30 p.m., and the offices open until 5pm. The hours provided by the business owner will become a condition of approval with this request. Close proximity parking for the building will be in an existing parking lot to the west of the building.

At this time, the business owner does have a conceptual floor plan prepared. Any interior modifications of the tenant space 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 and documentation for review and approval by the Community Development Department prior to commencing work. In addition, any deficiencies identified during the April 9th, 2021 new business inspection will need to be addressed prior to opening and commencing business operations. This will include any and allll. EPA reviews that would be needed as a completion of the installation of any stripping and refinishing booths or machinery need to operate the business,

Any business identification signage will need to be reviewed and approved by the Community Development Department prior to installation.

#### **RECOMMENDATION**

If the Planning and Zoning Commission finds that the proposed use of the Restoration Works business is an acceptable permitted use in the B2 zoning district, then a recommendation in favor should be considered, subject to the following conditions:

1. The Proposed Use must comply with all applicable requirements of the M Industrial District at all times.
2. The permitted use will be limited to the business owner making the request and the applied for use and will not be transferable to a new business owner except upon reconsideration and approval in the manner provided by the Village's Zoning Ordinance.
3. The applicant will need to obtain any and all applicable State of Illinois licenses prior to opening its establishment for business and will need to provides copies of said licenses to the Community Development Department.
4. The business days and hours of operation will be limited to the following; Monday thru Friday 7.00 am to Friday 3.30 pm, with the offices open until 5pm.
5. Interior modifications of the tenant space 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 and documentation for review and approval by the Community Development Department prior to commencing business operations. This will include any and all Il. EPA reviews that would be needed as a completion of the installation of any stripping and refinishing booths or machinery needed to operate the business.

6. Further, any deficiencies identified by the Village's inspectors on April 9th, 2021 during the new business inspection will need to be addressed prior to opening and commencing business operations.
7. Any business identification signage will need to be reviewed and approved by the Community Development Department prior to installation.
8. The business owner will need to receive an occupancy permit and a business license prior to opening and commencing operations.
9. Applicant has stated in a letter addressed to Pam Hirth, the Community Development Assitant Director, dated March 31<sup>st</sup>, 2021 that they are in negotiations to purchase the property at 320 S Forest and intend to paint the building and replace the awnings. The Village would also require any landscaping be brought up to the property maintenance code currently adopted.

#### **ATTACHMENTS**

1. Letter of Business Overview
2. Elevation Photos from GIS mapping
3. Business information sheets
4. Tentative floor plan layout
5. Letter to Pam Hirth

## RESTORATION WORKS INC. - AN OVERVIEW

Restoration Works Inc. Has been in business for 34 years, and restores historic windows and doors, and other wood and steel architectural features found on historically designated buildings. Our focus is on historic restoration of commercial, institutional, and government buildings. These larger buildings require specialized services with skilled, trained crafts people, special equipment, and knowledge of older windows and doors using traditional milling methods, original forest wood, and traditional hardware.

When a window or door is restored, the old paint is removed, the wood is repaired with wood epoxy and Dutchmans where required, the wood is sanded, and either stained or painted. The original glass can be reused, new glass can be glazed in place, and/or the window can be converted to receive insulating glass. Each step in the restoration process is done with a lot of care. If any part of the window is missing, a custom milled piece is milled to exactly duplicate that missing part.

### Detailed Description of Restoration Process

The window or door is inspected upon arrival, documented, and embossed with a number for tracking. The old glass and putty are removed in our stripping/ containment booth. The glass can be salvaged for reuse, or discarded.

The old paint is removed using our Light Wave Stripper. This stripping method is proprietary and is very Green. No chemicals are needed, which reduces the toxic load of spent chemicals by 90 to 95%. This stripping method is very safe to use. It effectively removes paint at 250 degrees F. Compare this to a heat gun which must reach 700 to 1000 degrees F before the paint is softened. Lead based paint can fume starting at 600 degrees F and wood can combust at 500 degrees F. At 250 degrees, the Light Wave Stripper avoids these problems. Residual paint shavings are disposed of by a licensed waste hauler.

Small amounts of wood epoxy are used to repair infirm wood. Dutchmans are used if the hole or chipped off part is larger than 3 inches. The windows are sanded using our 5 step sanding method until all the repairs are blended and the surfaces are smooth. All mechanical sanding is done with Festool sanders which are hooked up to HEPA vacs for a 99% dust extraction. This practice makes a drastic reduction of dust in our shop.

We do both traditional glazing with putty, or glazing with sealants and custom milled wood stops. The coatings are done using spray booth/paint equipment. All paints and stains are water based, with low VOC's.

We do minimal milling since we attempt to save every original piece of wood. We mill about 4 to 6 hours per week. All of our milling machines are hooked up to a dust collection system that



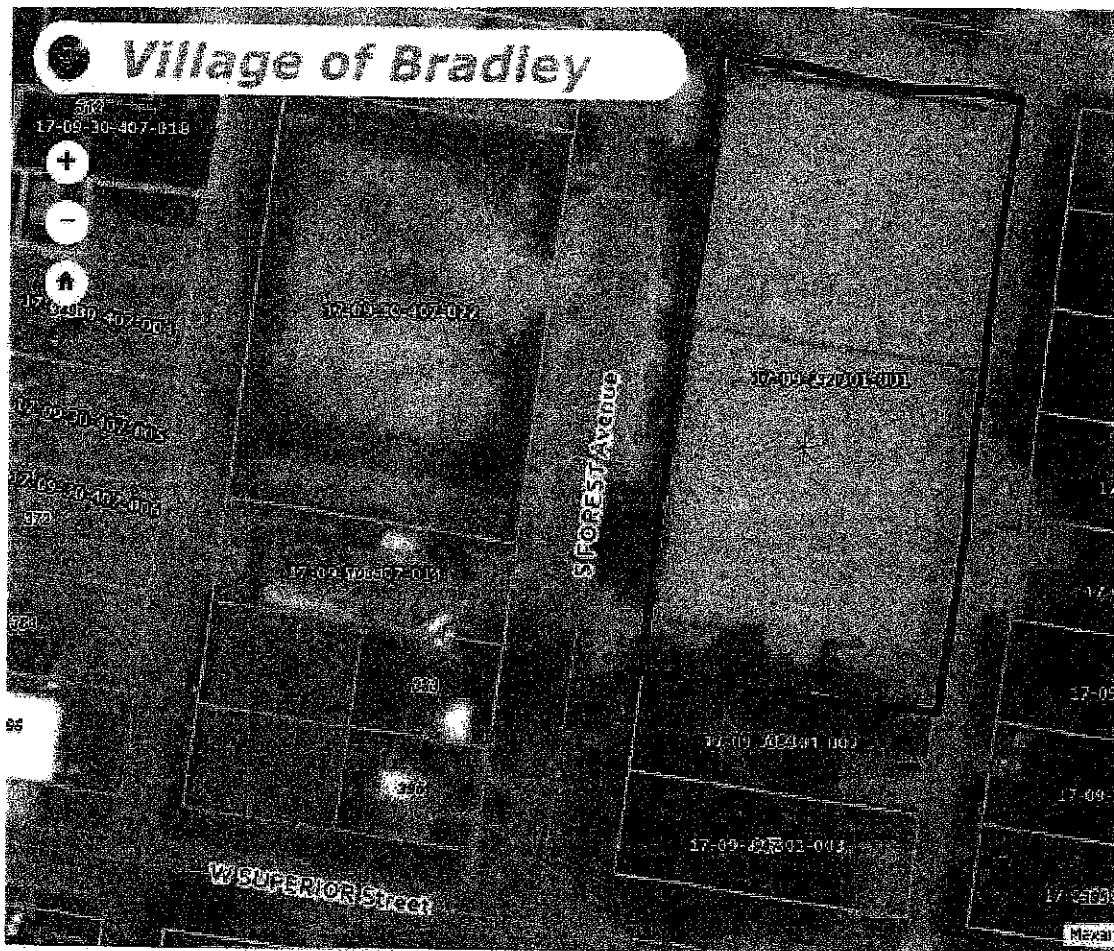
feeds into a large dust collector.


All of our restoration steps are set up with safety in mind, to reduce dust, noise, and odors, and to prevent them from happening in the first place. By eliminating chemical strippers, we have eliminated at least 90% of stripping odors. By using Festool sanders, we have eliminated 90% of the dust generated by sanding. By providing a dust collection system in our milling department, we have eliminated 75% of the dust generated by milling. By using water based paints, and HVLP spray paint equipment, we have greatly reduced the VOCs in the paint. We do this for the comfort and safety of our employees and for the environment as a whole. We have run our business for 34 years now, and have never had a complaint by any of our neighbors. The last 15 years that we have been at Ken Hayes, we had residential homes next to our building on Euclid St. where we performed all of these steps, and have never had a complaint. There is a small hamburger stand in the parking lot where we have our facility, and we have never had any complaints.

We feel that we are fulfilling our goals of operating a safe and environmentally friendly business to the extent that this is possible. We are certified as a woman owned business with the City of Chicago, the State of Illinois, and the State of Wisconsin. We do large, medium, and small projects, some of which have a high profile. Some of these are Orchestra Hall, The Rookery, The Old Water Tower, and Schurz High School in Chicago; Walter Reed Army Medical Center, Building #2, and the third floor of Building #1 at NIH Campus, Fredrick Douglass Home, and the Cameroon Embassy in Washington DC; and the Art Gallery, and 5 buildings at Silliman College at Yale University.

Our restoration facility is opened from 7:00am until 3:30 pm. Our office is opened from 9:00 am until 5:00 pm. We currently employ 20 people.

Gail Wallace



 Subject Property

60ft

<https://bradley.mpa.mpls.org/specialwebviewer/index.html?site=4206572d35e475a5744694711d5cc>

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## STAFF MEMORANDUM

**TO:** Planning and Zoning Commission

**FROM:** Pam Hirth, Assistant Community Development Director

**DATE:** January 29, 2021

## Benefits

### Revolutionsizing

### Paint Stripping

No Chemicals Used

Cleaning up your world from harmful chemicals

### Instant Stripping

No downtime waiting for chemicals to process

### Cleaner Stripping

No messy chemicals to apply or clean

### Sensitive Stripping

No alterations of the pH  
No waiting of the wood

No softening of the wood

No chemical residue left in the wood or under the new paint

Instant

### Instant Sanding and

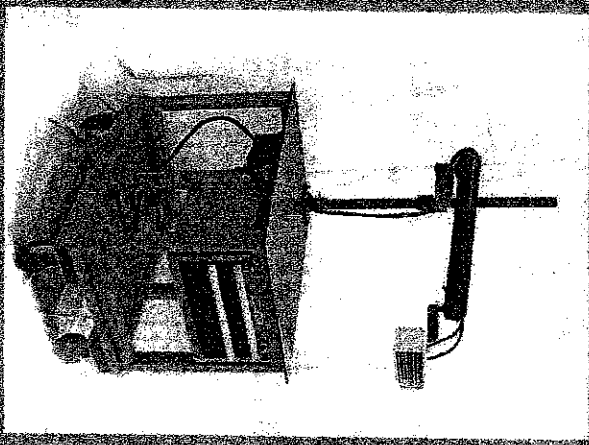
### Repair

No waiting for the wood to dry out before repair or sanding can proceed

### Saves Money

No chemicals to buy, saves hours in labor and reduces toxic waste by 90%

## Light Wave Stripper



Light Wave Stripper is a revolutionary new paint stripping technology that uses light energy to break down paint molecules. It is safe for the environment and your health. It is the only paint stripper that is non-toxic and non-flammable. It is also the only paint stripper that is easy to use and requires no special training. Light Wave Stripper is the most effective and efficient paint stripping technology ever developed. It is the only paint stripper that is truly revolutionary.

## ADVANCED

## INTERACTIVE

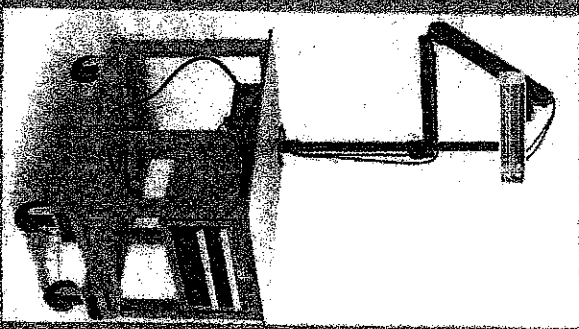
## TECHNOLOGY

## REVOLUTIONIZING

the paint stripping industry

# The

## Light Wave Stripper



GROUPS AND INDUSTRY  
DO NOT BUY THE CHEAP  
NO FRODO BILBO BAGGINS  
NOVELTY  
90% Less Toxic Paints Stripped

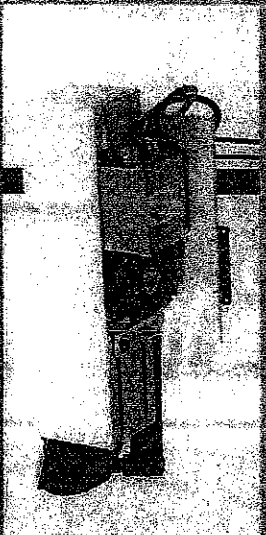
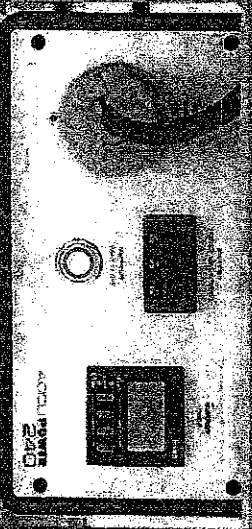
## Features

- Advanced ultrasonic technology
- Protected bulbs: Parallel for 10,000 Hours
- Temperature Managed Radiation
- Choice of emitter length: 888 mm (35.3") to 1466 mm (57.7")
- Protected from Gases: On/Off for sensitive volatility
- Locking Heavy Duty Wheels
- Beam Volume Support for High Volume Paint Removal
- Highly Adjustable Articulating Arm with 10° Bends
- Industrial Construction with Anodized Powder
- Available as Mobile Shipping Station or Field Use
- In-Table Options: Electrically Adjustable or Operational Channels

## ADVANCED ULTRASONIC TECHNOLOGY FOR PAINT REMOVAL

### NEW

Wavelengths Available



## GREEN SHIPPING

The Latest Advanced ultrasonic technology is fast, energy efficient and economical.

Light Wave Shipping Reduces Toxic Waste by 90%

The Radiator Heats the Paint Well Below the 600 Degree Point Where Lead Based Paint can flame.

There are No Messy Chemicals to Clean Up or Dispose of. No Paper Clots or Brushes to Dispose of. Only Paper Slavings in the Paint Contains Lead.

Non-Chemical Green Shipping's Labor Efficient in Minutes.

The Panel Takes to Apply Chemicals.

The Ultrasonic is for the Chemical to React.

The Dimple Takes to Remove the Chemicals.

The Dimple Takes to Clean up the Mess.

The Dimple Takes to Neutralize the Paint and Solvent.

## What We Do

Restoration Works, Inc. is a 35-year-old innovative company, that created a new type of service in America—an environmentally friendly restoration facility that restores America's remaining original forest wood windows, doors and other wood architectural features on a large scale. We have reinvented the way restoration can be done using the latest technology and production methods, but with a difference. As a business, we can turn any window or door into the level found was

So why did Restoration Works, Inc. have to be a part of the environmental movement?

- Some people think restored windows are no better than new. Some people think restored windows are so energy saving and don't utilize any restoration techniques developed some 200 years ago. Why? Some people think that windows, made from aged wood, should be replaced by old-fashioned windows, made from old wood. However, it's not wood and wood (old or new) that matters.

We believe in the quality of our products. We believe in the quality of our services. We believe in the quality of our windows. We believe in the quality of our doors. We believe in the quality of our work.

### Let Us Help You Restore Your Windows the Right Way

Restoration Works, Inc.

700 E. North Street  
Deerfield, IL 60015

Phone: 847-413-4156  
Fax: 847-413-4072

Internet:  
<http://www.restorationworks.com>  
[www.restorationworks.com](http://www.restorationworks.com)

# Restoration Works, Inc.



- Restore or Recycle original windows. We have the green window solution.
- Restoring wood that can last another 100 years with great sustainable value. You can do it!
- Then, start or stop. We restore old windows and doors.

For more information, contact our company at [www.restorationworks.com](http://www.restorationworks.com) or call us at 847-413-4156. We are a green company.

# YOU CAN MAKE A DIFFERENCE

## Green Windows

### Historic Architecture

#### How It Works

The world's most prestigious window manufacturer is now offering a revolutionary new window technology that can reduce energy costs by up to 50%.

Years ago, we had a lot of different types of windows, but they were all made of the same material.

Now, we have a new material that is made of a special type of plastic that is called polycarbonate.

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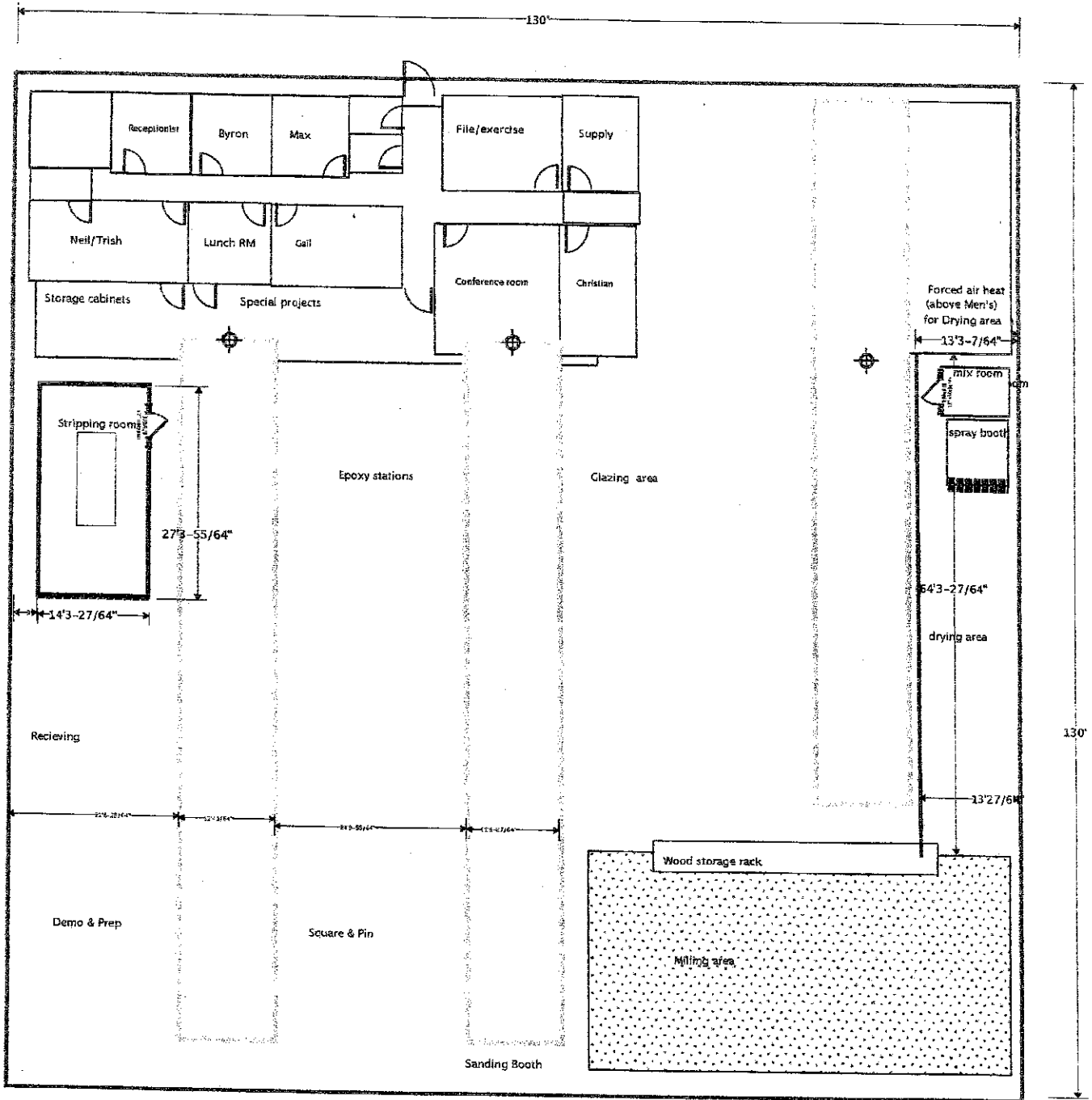
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# Restoration Works, Inc.

180 E. North St. Bradley, IL 60915 Ph (815) 937-0556

March 31, 2021

To: Pamela Hirth,  
Assistant Community Development Director  
Village of Bradley

From: Gail Wallace, President  
Restoration Works Inc.

Dear Pamela:

To help you and other Village of Bradley staff understand what Restoration Works Inc. does, I am sending you some handouts that we give our clients. We were surprised that we would not be considered "Light Manufacturing" and would need a special use permit to operate our business. We have been in business for 34 years now, at different locations doing window restoration work, and have been told by many different entities that we do light manufacturing. Either way, we will proceed with what is required in this case, but we don't fully understand it.

Although we have always been incorporated as a standard Illinois business, we plan to change our incorporation status to a B Corporation as soon as we move. B Corporations are Public Benefit Corporations established for the Public Good. Their goals are not to just make money, but to take into consideration a common good that helps humanity, environmental considerations, and work and social considerations. We have always had these considerations in place, and this type of incorporation expresses best what we are all about. We plan to change our corporate status at the same time as we change our address.

As you can see in the paper, "Rare Wood, Rare Resource", we are trying to save historic original forest wood objects. We have been successful in perfecting our art, and performing window restoration work for many high profile projects such as Orchestra Hall, and the Old Water Tower in Chicago. Please see our website at [www.restorationworksinc.com](http://www.restorationworksinc.com). However, our business still does not have steady work, and can use all of the help that might be available to it. We are not a highly profitable business and have utilized your revolving loan program in the past. We did make our payments on time, and did pay those loans off. We appreciate everything the Village of Bradley has done for us and want to thank you.

We also appreciated being in an incubator building (Ken Hayes), which helped us develop further. We also participated to help upgrade the space we occupied on a regular basis, through grants and other in-kind activities such as painting the front of the building, caulking the skylights, and fixing the overhead doors, etc.



We are now ready to venture into our own building and are excited about it. We hope to make that building into a destination building where people will come from afar to see what we do. We are very good at what we do, and have an outstanding reputation in the historic market for our window and door restoration work. We are very proud of that.

We plan to cosmetically improve the 320 South Forest Building almost immediately by painting the siding, and replacing the awnings with new awnings. We plan to be good neighbors and not an eyesore.

Please know that our intentions are good, even though we can get confused as to procedures. We are still operating out of part of our old office and shop space at Ken Hayes to keep production going. We did move part of our equipment we thought we did not need to use immediately to 320 S. Forest. Our original intention was to lease space there, and then we discovered that we could buy the building. We got caught in the middle of these processes and intend to move forward with buying the building as quickly as possible.

We are looking forward to working with you. Please share this information with other staff members. Thank you for your courtesy.

Sincerely,

A handwritten signature in cursive script that reads "Gail Wallace".

Gail Wallace