

Village of Bradley
PLANNING & ZONING COMMISSION
147 S. Michigan Ave. Bradley, IL 60915

Date: June 7, 2016

Meeting 6:30pm

Mike Smith, Chairman

Ryland Gagnon, Joanne McGinnis, John Ross Jr. James Guiss, Mike Dauphin, Clark Gregoire, Joel Mingus, Michael Stump

Chairman Smith called the meeting to order, we said the pledge of allegiance, roll was taken with six (6) members present. Commissioner Mingus and Gregoire did not attend.

Motion to approve the minutes from the 1/5/2016 and 1/11/2016 special meeting were approved.

The Planning and Zoning Commission had one item on the agenda.

Request of Bradley Commons LLC (c/o DeBartolo Holding LLC) for a special use permit to a service station consisting of 8-pump fuel station and food convenience store within a B-3 Commercial zoning district property commonly known as 2094 N. State Route 50, Bourbonnais, Illinois 60914 (PIN 17-09-09-106-008)

Chairman Smith stated all mailing and posting were in order.

Chairman Smith opened the meeting for the Murphy Express 8-pump fuel station and food convenience store.

Trae Rushing, PE Project Manager for GreenbergFarrow 1430 West Peachtree Street, NW Suite 3200, Atlanta, GA 30309 was sworn in.

Mr. Rushing reported that Murphy Express is not part of Walmart, they build Murphy Express stations in front of Walmart hoping to get the traffic at Walmart to use their services. Murphy is also building stations in Joliet IL, New Lenox, IL and several other places at the current time.

Q: Dauphin asked about the facade in front of the building?

A: Mr. Rushing stated the building will be brick all around and showed the commission picture handouts of what the building will look like and the brick sign.

Mr. Rushing stated the sign will be in the S.W. corner of the property, it will be a monument type sign (eight) 8 feet tall and (ten) 10 feet wide made out of brick.

Chairman Smith talked about asking the developers if the ring road could be widened where people turn into the station for vehicles towing trailers? Mayor Adams said he would ask them about it.

Mr. Rushing said the Murphy Express will be for passenger vehicles only.

There were no more questions from the Planning and Zoning Commission.

Chairman Smith ask for public comment:

Q: Trustee Redmond ask what the hours of operation will be? A: Mr Rushing stated it will be a 24 hour operation.

With no more question chairman Smith ask for a motion?

Village of Bradley Attorney Jim Rowe stated the stipulations for the motion.

1. All brick facade 2. Brick monument sign 3. 8 foot trash enclosure

Motion to approve the special use request by Stump, 2nd by Guiss seven (7) Yes and Zero (0) No. Roll call vote. of section 60-399 (2) Q through D of our Village of Bradley Ordinance handbook.

Motion to close the public meeting, Guiss, 2nd by Ross all in favor.

Motion to adjourn by Guiss 2nd by Dauphin all in favor.

Respectfully submitted, Planning & Zoning Secretary,
Ryland G. Gagnon