

APPROVED

MAY 07 2019

Village of Bradley

PLANNING & ZONING COMMISSION

147 S. Michigan Ave. Bradley, IL 60915

Date: April 3, 2019

Meeting 6:30pm

Mike Smith, Chairman

Ryland Gagnon, Joanne McGinnis, John Ross Jr., James Guiss, Mike Dauphin, Clark Gregoire and Barbara Wheeler

Chairman Smith called the meeting to order, we said the pledge of allegiance, roll was taken with eight members present. We were one member short.

Motion to approve the minutes from March 5, 2019, motion by Gregoire 2nd by Wheeler all in favor.

Chairman Smith stated the Planning and Zoning Commission have one item on the agenda tonight.

Public Hearing on the question of whether or not to grant a special use permit for a planned development (BVC 60-126(2)(f); 60-15492)(h) authorizing the temporary operation of a self-storage facility upon certain property located within the corporate limits of the Village of Bradley, Kankakee County, Illinois (the "Subject Property"). The subject property is currently zoned B3 (Village Center Shopping District), in part, and R6 (General Residence District), in part, and is commonly known as 1260 Christine Drive, Bradley, IL 60915, parcel number 17-09-21-200-012; 17-09-21-200-023.

Rodney D. Weekin was sworn in. He stated selling Menards building when they move into the new building could be a timely issue, there are not a lot of retailers that can fill the old store. I know that storage is in demand in our area. We build out the interior of the building with 20X20, 10X20 units, utilize the lumber yard for parking, the warehouse for cold storage and that's a way to keep the building occupied over the course of one, three, five or however many years it takes to sell the building. I think it's a benefit Menards and the Village of Bradley because there isn't another empty building in town.

He stated were making between a ten and fifteen million dollar investment in the new store and if the old building was left vacant it would be loosing between two hundred and three hundred thousand dollars a year for real estate taxes, utilities and maintenance of the property and feels it would offset some of the cost of the property. He asked if Menard Inc. could extend the first condition past the five years.

Chairman Smith asked Pamela J. Hirth Village of Bradley Community Development Director addressed the staff proposed conditions.

See attached conditions:

After reading the conditions Jeff Taylor the Village of Bradley Attorney said the Mayor and Trustees did not extend the five year conditions.

Public Comment:

Q: Trustee Redmond asked if the vehicles would be stored outside of the building?

A: Yes

A motion to adopt the finding of fact and recommend approval of the special use permit pursuant to the standards set forth in Section 60-399 (2) of the Zoning Chapter of the Village Code. subsection (a) through (d) from our planning and zoning handbook.

Motion to approve by Wheeler, 2nd by Guiss, roll call vote 8 Yes 0 No.

Motion to close the special use request, Dauphin, 2nd by Clark, all in favor.

The findings of this meeting will be presented to the Mayor and Village Board for their approval at the April 22, 2019 meeting in this room at 6:30pm.

Motion to close the meeting by Gregoire 2nd by Dauphin, all in favor.

Motion to adjourn Guiss 2nd by Wheeler, all in favor. Respectfully submitted, Planning & Zoning Secretary,
Ryland G. Gagnon

Staff Proposed Conditions and Restrictions:

1. The Special Use Permit will only last (i) until Menards sells the property or (ii) until five (5) years after Menards moves to its new store. Menards must continuously and actively market the property and the Village is entitled to demand proof of such marketing efforts.
2. Menards will maintain the property, including all existing structures, the landscaping, and the parking lot.
3. Menards will not alter the exterior of any building without prior written approval from the Village, except that Menards will be permitted to replace the main building sign (the new sign must fit in the same sign cabinet and be related solely to the self-service facility) and install any necessary security equipment on the existing structures (keyless entry, etc.).
4. Menards may not build any new structures or improvements without the prior written approval of the Village. This means no external storage or new fencing.
5. Menards will only allow storage in the main building and in the lumber yard. Nothing will be stored outside of the main building and the lumber yard.
6. Menards may modify the interior of the store and the lumber yard to facilitate the self-storage use, but any and all such modifications will need to be approved by the Village and covered by a building permit. No storage structure or facility built in the lumber yard may be taller than the lumber yard's current enclosure.
7. Before making any modifications to the existing store and lumber yard, Menards will need to provide a letter, signed by a qualified expert, stating that the current fire-sprinkler system will sufficiently protect the property after it is converted to a self-storage use.