

APPROVED

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Village of Bradley

PLANNING & ZONING COMMISSION

147 S. Michigan Ave. Bradley, IL 60915

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Date: June 6, 2019

Meeting 6:30pm

Mike Smith, Chairman

Ryland Gagnon, Joanne McGinnis, 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 all seven members present.

Motion to approve the minutes from May 7, 2019, motion to except by Guiss 2nd by Gregoir, all in favor.

Chairman Smith stated the Planning and Zoning Commission have two items on the agenda tonight.

Public hearing and Plat approval for a Retail Use in an M Industrial Zoning District (Dollar General); located South of Liberty Street, North of Soldiers Creek and East of Kinzie Avenue Applicant: Jeff Paulson of Hurley & Stewart, LLC., on behalf of Capitol Growth-Buchalter.

Dollar General request: Continued from last months P&Z meeting.

Village of Bradley Attorney reported the Public Hearing was published in the Daily Journal and mailing within 250 feet is in order.

Jeffery W. Paulson, 2800 S. 11th Street Kalamazoo, MI 49009 P.E. Senior Engineer for Hurley & Stewart was Sworn in.

Jeff stated he was here last month seeking Special Use approval and was granted by the village board and we are moving foreword with our site plans, due to the parking code we submitted a letter from Dollar General corporate office about the frequency of the trip people make going into Dollar General and the people that shop there have very quick transactions, it's a quick stop on peoples way home they don't walk around, they run in and grab a couple things and leave. There is usually six to ten cars in the parking lot at one time. Dollar General likes to have between twenty-five and thirty parking spaces for a ninety to one hundred square foot store as what we have here.

We can provide twenty-seven at this location.

Jeff stated we are allow to have the twenty percent reduction in parking if it is approved by the Mayor and Village Trustees.

The have two handicapped parking spaces in front that are required by law.

After making some changes the only variance request the Mayor and Trustee need to make a decision on is the variance for parking.

They have submitted the request to IDOT for a curb cut into Dollar General, it is under review, they hope to hear back from them in two to three weeks.

Public Comment:

Resident Bob Redmond 248 S. Blaine, Bradley, IL was sworn in, he stated we have a lot of older people in our community and he would like to see more then two handicapped parking spaces.

Pam Hirth

The police and fire department have both reviewed the plans with no concerns, the police department hoped that Dollar General would install a security video system in the store and around the parking lot.

Pam also said they are looking at a monument type of sign for the front of the building, they might need to make a code change to allow it.

In the interest of Dollar General they are looking at taking over Lot two however Lot two under the original subdivision included the detention area and drainage access easement, Dollar General has requested that the detention and general access area be removed from Lot two.

Fastenal will be on Lot one, Dollar General will be on Lot 2, the detention area will be Lot 3.

There could also be a change in the driveways between Fastenal and Dollar General so that cross traffic could be made between building without going out onto Rt. 50 in the future, but Dollar General is asking to have that eliminated.

Because this location is a gateway into the Village of Bradley Dollar General will add additional landscaping and add additional architectural elements to the front and two sides of the building.

See the attached information from Pam for Lot changes and variance requirement changes, note that item number six was removed.

Public Hearing 60-368 (b) subsection 1-6 from our Planning and Zoning Handbook with the additions of the nine (9) item recommended by staff.

Motion to approve Gregoire, 2nd Guiss, roll call vote 7 yes 0 No.

Motion to close the Public Hearing McGinnis, 2nd Guiss, all in favor.

Plat of re-subdivision: Lots one (1) through three (3).

Motion to approve Gagnon, 2nd by Gregoire, all in favor.

Motion to adjourn Guiss, 2nd Dauphin, ll in favor.

The findings of these meetings will be presented to the Mayor and Village Board for their consideration at the June 10, 2019 meeting in this room at 6:30pm.

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



Village of Bradley
Community Development Department

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**PLANNING AND ZONING COMMISSION
STAFF MEMORANDUM**

TO: Planning and Zoning Commission
FROM: Pam Hirth, Community Development Director
DATE: May 29, 2019
SUBJECT: **Approval of a Site Development Plan with Variance/s and Plat of Re-Subdivision for a Retail Use (Dollar General)/Property is located south of Liberty and north of Soldier Creek**

BACKGROUND

The applicant, Jeff Paulson of Hurley & Stewart, LLC, on behalf of Capital Growth-Buchalter, has submitted an application seeking approval of a Site Development Plan with Variance/s and Plat of Re-Subdivision for a retail use (Dollar General) in an industrial zoning district. The subject property is zoned M Industrial and located south of Liberty and north of Soldier Creek. The Village Board approved a Special Use Permit to allow a retail use in an industrial district on May 28th (Ordinance No.: O-5-19-3).

REQUESTED ACTION & PROPOSAL OVERVIEW

The applicant is seeking approval of a Site Development Plan with Variance/s and a Plat of Re-Subdivision for a proposed retail use. The site plan illustrates that the Dollar General store will be constructed on Lot 2.

Plat of Re-Subdivision

Initially, the property was subdivided into two (2) lots (see attached). The contract purchaser/developer of the Dollar General store has requested that the current owner of the subject property separate the drainage and retention easement and stormwater management area from Lot 2. This can be accomplished by either creating a separate lot (Lot 3) or by combining with Lot 1. The attached Plat illustrates the creation of a 3rd lot. Lot 1 (Fastenal) comprises 1.16 acres; the revised proposed Lot 2 (Dollar General store) comprises .797 acres and proposed Lot 3 comprises .593 (drainage and retention easement/stormwater management area).

Review and approval by the Village Engineer is needed prior to being placed on a Village Board agenda.

Site Development Plan

The Site Development Plan illustrates a 9,346 SF retail building (as measured using exterior dimensions) and 14 parking spaces being located on the west side of the building and 13 parking spaces being located on the south side of the building. The building faces IL Route 50/Kinzie Avenue.

Preliminary Engineering Plans were submitted as part of this review process. The Village's Engineering Consultant has completed an initial review which the applicant has provided revised plans in response. The plans are currently under review.

Final Engineering Plans will need to be submitted and also reviewed and approved by the Village's Consulting Engineering.

Site Access

A new curb-cut/driveway is proposed on the south end of the property. This curb-cut is subject to the review and approval of the Illinois Department of Transportation (IDOT). There is an existing recorded common drive easement to allow for cross-connection between the subject property and the Fastenal property to the north. Per the applicant, they are working with ownership to vacate this recorded common drive easement between lots. Staff is recommending that prior to the issuance of a building permit, the applicant needs to provide the Village with a copy of an approved and recorded document vacating this common drive easement.

Parking and Loading

Parking is discussed below under the Variance section of the memo. The loading area is on the southeast side of the building. Staff expressed concern with a delivery truck blocking customers given the design of the parking lot and overall tightness of the site. Per the applicant, deliveries usually occur in early morning or late evening and are estimated at 4-5 per week. Some deliveries will be done with smaller design vehicles (baked goods, beverages, etc.). Actual delivery schedule is developed when store is nearing operation. Also per the applicant, the southerly parking area will be used less frequently than the westerly parking area due to the proximity of the entrance. Employees will mainly utilize the southerly parking area. To ensure that employees do park in these spaces, Staff is recommending that this become a condition of approval.

Dumpster/s and Enclosure

The dumpsters and enclosure are proposed in the southeast portion of the site. A detail of the required dumpster screen is included on page C-5 of the Civil Engineering Plan set.

Elevation Plans

The attached Elevation Plans identify the colors and materials to be used on the building. Staff would like to note that the applicant enhanced the building elevations in accordance with Staff's recommendations during the review process. The directional notation on the plans is not correct as shown but can easily be corrected prior to Village Board review.

Signage

Building signage is shown on the front elevation, however it is for reference only. A future freestanding development sign is also shown in the landscaped area on the south side of the entrance drive. All signage (including building, freestanding, etc.) needs to be reviewed and approved by the Village under a separate permit application review process. As this property is a gateway into Bradley, Staff has further recommended to the applicant that the proposed freestanding sign be more like a monument style sign instead of the traditional pole sign. This can be accomplished by adding a pole cover extending no less than 50% the width of the actual size on a base no less than 2 feet in height made of the same CMU material on the building.

Variance/s

At the time of application, the applicant requested the following three (3) variances.

1. To reduce the required number of parking spaces.
- ~~2. To reduce the amount of interior parking lot landscaping.~~
- ~~3. To reduce the parking lot side yard setback.~~

Working with Staff, the applicant has made revisions to eliminate the two variance requests related to the amount of interior parking lot landscaping and parking lot side yard setback.

Based on Village Code, a retail use requires 1 space for each 200 SF of gross floor area. The overall footprint using inside dimensions totals a gross floor area of 8,757 SF making for a parking requirement of 44 spaces. However, based on discussions with previous Village Staff and Administration, the applicant was allowed to calculate required parking using a reduced square footage resulting in a parking requirement of 34 spaces (refer to attached analysis - Building Area and Parking Calculations).

In addition, the Village Code stipulates that a parking variance can only be considered so long as the reduction does not exceed 20% of the requirement. With such being said, the reduction allowable would be 7 spaces from that which is required (34 spaces - 7 spaces = 27). The applicant is providing 27 parking spaces. The applicant has provided a letter from Dollar General Corporate confirming that the number of parking spaces being provided is adequate to serve their business. To ensure that illegal parallel does not occur along the west curb-line, Staff is recommending that this area be posted as "No Parking" with a minimum of three (3) strategically placed signs.

Consideration of a Variance requires a public hearing. A newspaper notice and written notification to all property owners within 250 feet were prepared in accordance with requirements.

Landscape Plan

The Landscape Plan has been revised in accordance with Staff's review comments and meets with Staff's satisfaction. All landscape plantings and sod areas will receive automatic irrigation. Seed is being used at the rear of the building and along a small portion on the north side of the building. Though irrigation is not proposed in the seeded areas, it will be important that these areas are consistently watered to establish and maintain an acceptable turf.

Police and Fire Department Comments

The Police Department has reviewed the plan and did not have any general concerns. However, they do hope that the owner/developer consider outside video surveillance around the perimeter of the building and parking lot.

The Fire Department has reviewed the plans and have no comments at this time.

Photometric/Lighting Plan

Staff requested details on the type of site lighting to be used. In response, the applicant has provided a Lighting Plan and specs on the lighting fixtures to be used. Four (4) building mounted lights are shown on the front elevation; three (3) building mounted lights are shown on the south elevation; and one (1) is shown on the north elevation. One (1) parking lot light pole is shown along the south property line. The location of light fixtures on the Lighting Plan and the Elevation Plans will need to be coordinated as part of the building permitting process.

REQUIRED FINDINGS OF FACT

Pursuant to Section 60-368 of the Village Code, the Plan Commission must make findings regarding the following criteria before recommending approval or denial of a requested variance:

- (1) Whether or not the subject property can yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located (*i.e.* if the variance is denied); and
- (2) Whether or not the plight of the owner is due to unique circumstances; and
- (3) Whether or not the variation, if granted, will alter the essential character of the locality.

In addition, the Plan Commission may consider the following in making its determination:

- (1) Whether the particular physical surroundings, shape, or topographical conditions of the specific property will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
- (2) Whether the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification.
- (3) Whether the purpose of the variation is based exclusively upon a desire to make more money out of the property or merely for the convenience of the owner.
- (4) Whether the alleged difficulty or hardship has been created by any person presently having an interest in the property.
- (5) Whether granting the variation will be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- (6) Whether the proposed variation will impair an adequate supply of light, substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

In the event that the Plan Commission votes to recommend approval of any requested variation, it may condition its approval upon the imposition of conditions and restrictions by the Village Board. The Plan Commission may require any condition or restriction that it determines to be necessary to:

- (1) **Comply with the standards** set forth in Section 60-368 of the Village Code (*i.e.* the standards set out by the required and supplementary findings of fact); and/or
- (2) **Reduce or minimize any injurious effect** that the variation may have on other property in the area; and/or
- (3) Otherwise **implement the general purpose and intent** of the Village's Zoning Code.

STAFF RECOMMENDATION

Staff recommends approval of a Site Development Plan with a Variance for the proposed Dollar General store subject to the following conditions and restrictions:

1. The required parking is allowed to be reduced from 34 spaces to 27 spaces (including accessible parking spaces).
2. The Final Engineering Plans need to be reviewed and approved by the Village's Engineering Consultant.
3. An IDOT permit is required for the proposed entrance onto Route 50/Kinzie Avenue.
4. The west curb-line needs to be posted as "No Parking" using three (3) strategically placed signs.
5. Employees need to park in the parking spaces located on the south side of the building.
6. ~~6~~ The location of light fixtures as shown on the Lighting Plan and the Elevation Plans will need to be coordinated as part of the building permitting process.
7. ~~7~~ All signage (including building, freestanding, etc.) needs to be reviewed and approved by the Village under a separate permit application review process.
8. ~~8~~ The proposed freestanding sign needs to be more like a monument style sign instead of the traditional pole sign. This can be accomplished by adding a pole cover extending no less than 50% the width of the actual size on a base no less than 2 feet in height made of the same CMU material used the building.
9. ~~9~~ The directional (north, south, east and west) notation on the Elevation Plans need to be corrected.
10. ~~10~~ Prior to the issuance of a building permit, the applicant needs to provide the Village a copy of an approved and recorded document vacating the cross access easement.

Staff recommends approval of a Plat of Re-Subdivision to create a three (3) lot subdivision for the Fastenal Kinzie Avenue Minor Subdivision, subject to the following conditions:

1. Prior to Village Board review, the proposed Plat needs to be reviewed and approved by the Village's Consulting Engineer.
2. Prior to the Plat being signed by the Village, the developer of the property needs to provide a Letter of Credit based on an approved Engineer's Estimate of Probable Cost.

Attachments

1. Letter from Dollar General Corporate
2. Building Area & Parking Calculations Analysis
3. Overall Footprint with inside dimensions
4. Preliminary Civil Engineering Plan Set
5. Landscape Plans (included in the Civil Engineering Plan Set)
6. Architectural Plan Set
7. Approved/Recorded Final Plat
8. Plat of Re-Subdivision

