

BRADLEY PLANNING & ZONING COMMISSION

147 S. Michigan Ave., Bradley, IL 60915

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Mike Smith, Chairman

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

Planning & Zoning Commission

Meeting Agenda

Order of Business

Date: April 3, 2019

Time: 6:30 p.m.

Presentation of Minutes

1. March 5, 2019

Correspondence/Public Communication

New Business: Public Hearing on the question of whether or not to grant a special use permit for a planned development (BVC §§60-126(2)(t); 60-154(2)(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 Dr. Bradley, IL 60915, parcel numbers 17-09-21-200-012; 17-09-21-200-023.

Motion to adopt the findings of fact and recommend approval of the special use permit pursuant to standards of the special use permit set forth in Section 60-399(2) of the Zoning Chapter of the Village Code with the addition of the 7 conditions and restrictions proposed by Staff(see below) by a vote of 8 to 0.

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 will 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 the main building and in the lumber yard.
6. Menards may modify the interior of the store and the lumber yard to facilitate 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.

Reported: 4-8-2019