

VILLAGE OF BRADLEY

ORDINANCE NO. O-7-16-3

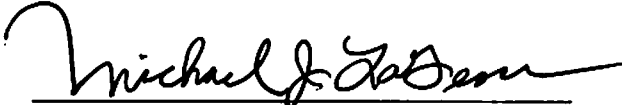
**AN ORDINANCE GRANTING VARIANCES ON THE APPLICATION OF
MEIJER STORES LIMITED PARTNERSHIP
FROM BUILDING SETBACK LINES, PARKING SPACE
REQUIREMENTS AND SIGN REGULATIONS ON THE PARCELS
LOCATED AT 990 N. KINZIE AVE. AND 1010 N. KINZIE AVE. IN THE
VILLAGE OF BRADLEY**

ADOPTED BY THE
BOARD OF TRUSTEES
VILLAGE OF BRADLEY

This 11 day of July, 2016

Published in pamphlet form by authority of the Board of Trustees of the Village of
Bradley, Kankakee County, Illinois, this 11 day of July, 2016.

CERTIFICATE:



Michael J. LaGessee, Village Clerk

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WHEREAS, on July 5, 2016, at a meeting of the Village of Bradley Planning and Zoning Commission (hereinafter the "Plan Commission"), the Plan Commission held a public hearing on the application of the Petitioner, Meijer Stores Limited Partnership (hereinafter the "Petitioner"), for variances from building setback lines, parking space requirements and sign regulations for the following legally described properties:

BRADLEY SQUARE SUB LOT 5 21-31-12E; and
BRADLEY SQUARE SUB PT LTS 8-9 & TR E OF EH NWQ BAL 13.96AC 21-31-12E

Commonly known as: 990 N. Kinzie, Bradley, IL 60915 and 1010 N. Kinzie, Bradley, IL 60915

P.I.N. NOS: 17-09-21-100-043 and 17-09-21-100-026

WHEREAS, notice of public hearing was published in the *Daily Journal* on July 16, 2016;

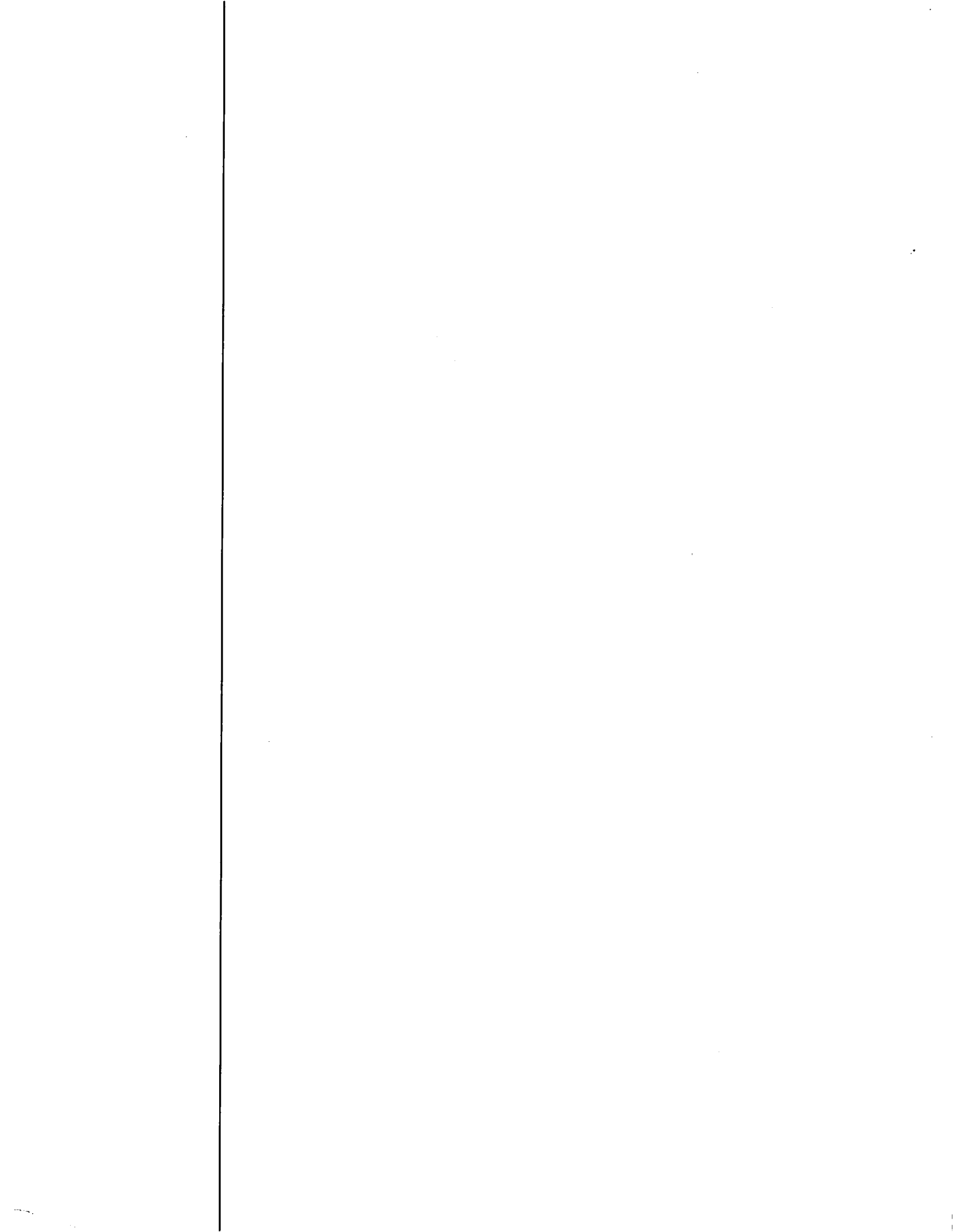
WHEREAS, variances from building setback lines, parking space requirements and sign regulations are permitted pursuant to Chapter 60, Article 8, §369 of the Village Code; and

WHEREAS, the Plan Commission recommended by a vote of eight (8) in favor and one (1) against, with zero (0) absent, that the Village grant the requests for the following variances on the above referenced parcels, as reflected in the minutes of the public hearing of July 5, 2016:

- a. reduction in required rear yard setback from 50' to 40' for the Meijer Store;
- b. reduction in required front yard setback from 50' to 30' for gas station canopy;
- c. reduction in required total parking for Meijer Store from 796 to 676;
- d. increase in Meijer Store pylon sign height from 35' to 60';
- e. increase in Meijer Store pylon sign surface area from 175sq.ft. to 299sq.ft.;
- f. increase in gas station pricing reader board from 1 @ 15sq.ft. to 4 @ 13.75sq.ft. each;

and

WHEREAS, the President & Board of Trustees of the Village have considered the Findings and Recommendation of the Plan Commission and all of the facts and circumstances



affecting the Application, and the President and Board of Trustees have determined that it is appropriate to grant the variances as provided in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bradley, Kankakee County, State of Illinois, as follows:

Section 1. RECITALS. The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. VARIANCES GRANTED. The application of the Petitioner for the following variances on the above referenced parcels, as reflected in the minutes of the public hearing of July 5, 2016, are authorized pursuant to §60, Division 6, *et seq.*, of the Village Code, and are granted for the Subject Properties, subject to the conditions set forth in §3 of this Ordinance:

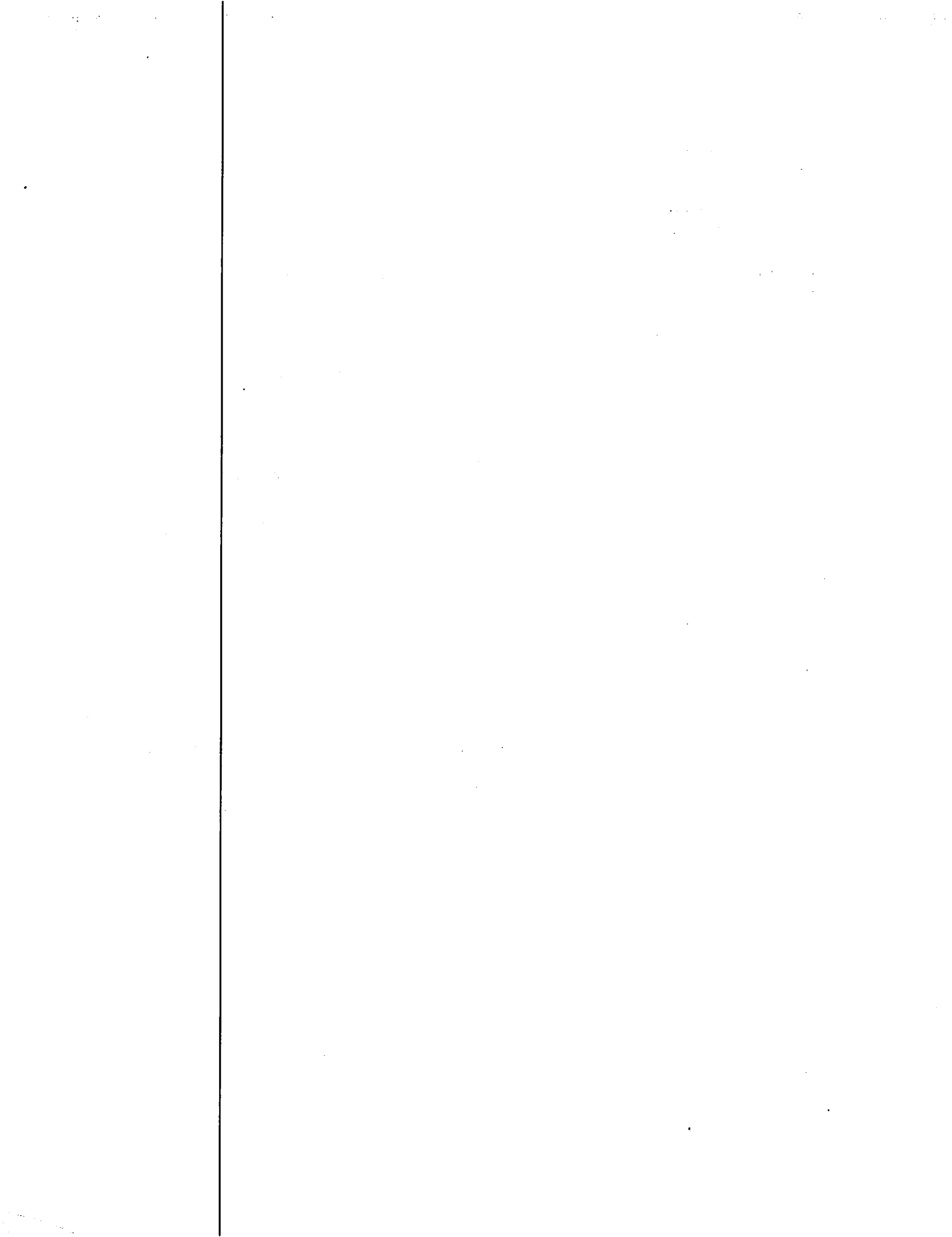
- a. reduction in required rear yard setback from 50' to 40' for the Meijer Store;
- b. reduction in required front yard setback from 50' to 30' for gas station canopy;
- c. reduction in required total parking for Meijer Store from 796 to 676;
- d. increase in Meijer Store pylon sign height from 35' to 60';
- e. increase in Meijer Store pylon sign surface area from 175sq.ft. to 299sq.ft.;
- f. increase in gas station pricing reader board from 1 @ 15sq.ft. to 4 @ 13.75sq.ft. each;

Section 3. VARIANCE STANDARDS & CONDITIONS. The variances shall run with the land and not expire with the current owner.

Section 4. VIOLATION OF CONDITION OR CODE. Any violation of (i) any term or condition set forth in this Ordinance or (ii) any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals granted pursuant to this Ordinance.

Section 5. SEVERABILITY & REPEAL OF INCONSISTENT ORDINANCES. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All existing ordinances of the Village are hereby repealed insofar as they may be inconsistent with the provisions of this Ordinance.

Section 6. EFFECTIVE DATE. The Clerk of the Village of Bradley shall certify to the adoption of this Ordinance and shall cause it to be published in pamphlet form and this Ordinance shall take effect upon its approval and publication in pamphlet form as so certified.



TRUSTEES:

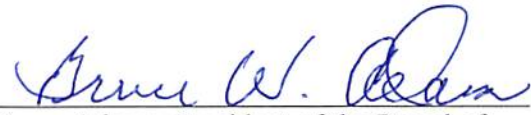
Jerry Balthazor:	AYE - <input checked="" type="checkbox"/>	NAY - <input type="checkbox"/>	ABSENT - <input type="checkbox"/>
Robert Redmond:	AYE - <input checked="" type="checkbox"/>	NAY - <input type="checkbox"/>	ABSENT - <input type="checkbox"/>
Lori Gadbois:	AYE - <input checked="" type="checkbox"/>	NAY - <input type="checkbox"/>	ABSENT - <input type="checkbox"/>
Eric Cyr:	AYE - <input checked="" type="checkbox"/>	NAY - <input type="checkbox"/>	ABSENT - <input type="checkbox"/>
Melissa Carrico:	AYE - <input checked="" type="checkbox"/>	NAY - <input type="checkbox"/>	ABSENT - <input type="checkbox"/>
Michael Watson:	AYE - <input checked="" type="checkbox"/>	NAY - <input type="checkbox"/>	ABSENT - <input type="checkbox"/>

Bruce Adams: AYE - NAY - ABSENT -

TOTALS: AYE - 6 NAY - 0 ABSENT - 0

APPROVED this 11 day of July, 2016

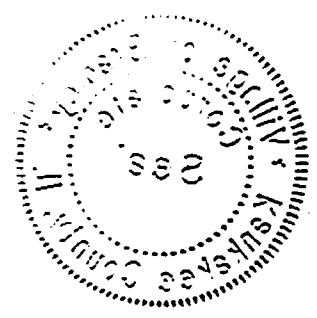



Bruce Adams, President of the Board of
Trustees of the Village of Bradley

ATTEST:


Michael J. Lagesse, Village Clerk

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