

VILLAGE OF BRADLEY

ORDINANCE NO. O-07-22-06

AN ORDINANCE AMENDING THE VILLAGE OF BRADLEY ZONING CODE TO PERMIT
SECONDHAND STORES IN THE B3 (VILLAGE CENTER SHOPPING) DISTRICT

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 11th DAY OF July, 2022

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 11th day of July, 2022

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WHEREAS, the Corporate Authorities of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to Article 11, Division 13 of the Illinois Municipal Code (65 ILCS 11-13-1, *et seq.*) the Corporate Authorities of the Village have authority to enact zoning ordinances that regulate land use within the Village; and

WHEREAS, the Corporate Authorities of the Village previously exercised this authority, enacting Chapter 60 (Zoning) of the Bradley Village Code (the “Bradley Zoning Ordinance”); and

WHEREAS, the Village previously proposed an amendment to the Bradley Zoning Ordinance that would define secondhand, thrift, and consignment stores and permit them in the B-3 (Village Center Shopping) district (the “Proposed Amendment”); and

WHEREAS, the Proposed Amendment was submitted to the Planning and Zoning Commission (the “Plan Commission”) for its review and consideration and for the purposes of holding a public hearing thereon; and

WHEREAS, the Plan Commission held a public hearing to consider the Proposed Amendment on July 5, 2022, with notice having been properly given for the same, and at that time made all findings of fact required by and pursuant to the Village Code; and

WHEREAS, the Plan Commission has recommended that the President and Board of Trustees amend the Bradley Zoning Ordinance as set forth in this Ordinance; and

WHEREAS, the Plan Commission has supported its recommendation by setting forth its findings of fact in accordance with the requirements of the Village Code (a copy of the Plan Commission’s findings of fact and recommendation of approval is attached hereto as Exhibit A and fully incorporated herein); and

WHEREAS, the President and Board of Trustees of the Village hereby approve and adopt the Plan Commission’s findings of fact; and

WHEREAS, the President and Board of Trustees of the Village have determined that amending the Bradley Zoning Ordinance as set forth in this Ordinance is in the best interests of the Village and its citizens.

NOW THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2. Chapter 60 (Zoning), Article I (In General), Section 60-4 (Definitions) is hereby amended in part to include the following:

Sec. 60-4. Definitions.

For the purposes of this chapter, and the interpretation and enforcement thereof, the following terms, phrases, words and their derivations shall have the meanings given herein, unless the context in which they are used shall indicate otherwise. When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural number, and words in the plural number include the singular number. The words "shall" and "will" are mandatory and the word "may" is permissive. Words not defined shall be given their common and ordinary meaning:

Secondhand store means any retail establishment that buys, markets for a price, and/or sells used and/or previously owned items of personal property, however described, at retail. *Secondhand store* includes, without limitation, pawn shops, thrift stores, consignment stores, and all other similar retail facilities.

SECTION 3. Chapter 60 (Zoning), Article V (Business Districts), Section 60-154 (B-3 Village Center Shopping District) is hereby amended in part to include the following:

60-154. B-3 village center shopping district.

Intent. The B-3 village center shopping district is intended to accommodate the needs of a much larger consumer population than is served by the zoned business or commercial districts. A wider range of uses and building sizes are permitted for both daily and occasional shopping. These facilities shall be in the form of a shopping center. This zoning district is in compliance with the village center concept as presented in the official comprehensive plan, adopted September 9, 1975, and subsequently amended.

- (1) Permitted uses. No building, structure or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended or designed for other than a shopping center which may include any of the following uses:
Secondhand stores.

SECTION 4. In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 5. That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 6. That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 7. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

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PASSED by the Board of Trustees on a roll call vote on the 11th day of July, 2022.

TRUSTEES:

RYAN LEBRAN	Aye - <u>X</u>	Nay - ___	Absent - ___
BRIAN BILLINGSLEY	Aye - <u>X</u>	Nay - ___	Absent - ___
DARREN WESTPHAL	Aye - <u>X</u>	Nay - ___	Absent - ___
BRIAN TIERI	Aye - <u>X</u>	Nay - ___	Absent - ___
GRANT D. VANDENHOUT	Aye - <u>X</u>	Nay - ___	Absent - ___
GENE JORDAN	Aye - <u>X</u>	Nay - ___	Absent - ___

VILLAGE PRESIDENT:

MICHAEL WATSON Aye - ___ Nay - ___ Absent - ___

TOTALS: Aye - 6 Nay - 0 Absent - 0

ATTEST:



JULIE TAMBLING, VILLAGE CLERK

APPROVED this 11th day of July, 2022.



MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:



JULIE TAMBLING, VILLAGE CLERK

STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE)

§§

I, Julie Tambling, Village Clerk of the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true, perfect, and complete copy of Ordinance Number O-07-22-06, “AN ORDINANCE AMENDING THE VILLAGE OF BRADLEY ZONING CODE TO PERMIT SECONDHAND STORES IN THE B3 (VILLAGE CENTER SHOPPING) DISTRICT,” which was adopted by the Village Corporate Authorities at a meeting held on the 11th day of July, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 11 day of July, 2022.



JULIE TAMBLING, VILLAGE CLERK

(SEAL)



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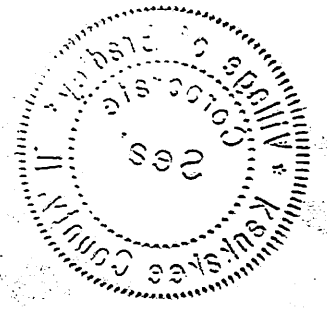


Exhibit A

**FINDINGS OF FACT AND RECOMMENDATION OF APPROVAL FOR AN AMENDMENT
TO THE BRADLEY ZONING ORDINANCE TO PERMIT SECOND HAND STORES,
CONSIGNMENT STORES, AND PAWN SHOPS IN THE B-3 (VILLAGE CENTER
SHOPPING) DISTRICT.**

On Tuesday, July 5, 2022, at 6:30 p.m., at the Bradley Village Hall, 147 S. Michigan Avenue, Bradley, Illinois 60915, the Village of Bradley Planning and Zoning Commission conducted a public hearing, with public notice having been duly given for the same. At that hearing, the Planning and Zoning Commission considered whether to recommend approval or denial for a proposed amendment to the Bradley Zoning Ordinance to permit secondhand stores, including thrift stores, consignment stores, and pawn shops, in the B3 (Village Center Shopping) district.

Having heard and considered all of the evidence presented at the hearing and being fully advised in the premises, the Planning and Zoning Commission hereby recommends that the Corporate Authorities of the Village approve and adopt the Amendment.

PASSED this 5th day of July, 2022, by roll call vote.

	Aye	Nay	Absent
Ryland Gagnon (Chairman)	<u> X </u>	<u> </u>	<u> </u>
Charlene Eads (Secretary)	<u> </u>	<u> </u>	<u> X </u>
Mike Dauphin	<u> X </u>	<u> </u>	<u> </u>
James Guiss	<u> X </u>	<u> </u>	<u> </u>
Rick White	<u> </u>	<u> </u>	<u> X </u>
Bill Bodemer	<u> X </u>	<u> </u>	<u> </u>
Michael Williams	<u> X </u>	<u> </u>	<u> </u>

**FINDINGS OF FACT AND RECOMMENDATION OF DENIAL FOR AN AMENDMENT TO
THE BRADLEY ZONING ORDINANCE TO PERMIT SECOND HAND STORES,
CONSIGNMENT STORES, AND PAWN SHOPS IN THE B-3 (VILLAGE CENTER
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Having heard and considered all of the evidence presented at the hearing and being fully advised in the premises, the Planning and Zoning Commission hereby recommends that the Corporate Authorities of the Village reject the Amendment.

PASSED this 5th day of July, 2022, by roll call vote.

	Aye	Nay	Absent
Ryland Gagnon (Chairman)	_____	_____	_____
Charlene Eads (Secretary)	_____	_____	_____
Mike Dauphin	_____	_____	_____
James Guiss	_____	_____	_____
Rick White	_____	_____	_____
Bill Bodemer	_____	_____	_____
Michael Williams	_____	_____	_____



The Association of Resale Professionals



Industry Statistics & Trends

Resale or retail? Can you tell the difference? Probably not! Today's resale shops look the same as mainstream retailers... except for one big difference—they sell high quality goods at lower prices! The resale industry offers "Quality at a Savings!"

While many businesses close their doors every day, resale remains healthy and continues to be one of the fastest growing segments of retail. With new stores entering the industry and current establishments opening additional locations, the industry has experienced a growth—in number of stores—of approximately 7% a year for the past two years. This percentage reflects the estimated number of new stores opening each year, minus the businesses that close. NARTS is proud to say that future owners who look to the Association for education prior to opening, then continue their education through NARTS membership and meetings, are very successful. Many resale shops don't survive that crucial first year because the owners did not do their "homework" and had no idea where to begin or what to expect. There are currently more than 25,000 resale, consignment and Not For Profit resale shops in the United States.

Resale is a multi-billion dollar a year industry. There is a major discrepancy on annual revenues reported for the U.S. resale industry. First Research estimates the resale industry in the U.S. to have annual revenues of approximately \$17.5 billion including revenue from antique stores which are 13% of their statistics. ThredUP, an online resale marketplace, pegs the total resale market in 2018 at \$24 billion ... predicting it will reach \$64 billion by 2028. The RealReal, a luxury consignment site, reported revenues of \$207 million in 2018 and estimates 2020 revenues of \$406 million and 2022 revenues of \$700 million. In a Barron's article, Cowen retail analyst Oliver Chen estimates that The RealReal has a 14% share of the growing \$7 billion U.S. market. Goodwill Industries alone generated \$5.9 billion in retail sales from more than 3,000 Not For Profit resale stores and online sales in 2017. Crossroads Trading Co., based in Berkeley, CA, rang up over \$60 million in sales in 2018. They have 37 locations, and over 300 employees and plan to add additional locations. Buffalo Exchange reported \$87 million in sales in 2017 according to V.P. Rebecca Block in an article. Add to this the many thousands of single location shops, hundreds of multi-location chains, franchises and Not For Profit stores and you begin to realize the vast scope of this continually growing industry.

Resale shopping attracts consumers from all economic levels. There is no typical resale shopper, just as there is no typical resale shop. No one is immune to the excitement of finding a treasure and saving money. Shrewd shoppers take advantage of the opportunity resale offers to save money on apparel, furniture and other consumer goods. These savings can add quality to life when used for vacations, entertainment, funding college and retirement accounts, and expanding family activities.

According to America's Research Group, a consumer research firm, about 16 - 18% of Americans will shop at a thrift store during a given year. For consignment/resale shops, it's about 12 - 15%. To keep these figures in perspective, consider that during the same time frame: 11.4% of Americans shop in factory outlet malls, 19.6% in apparel stores and 21.3% in major department stores.

Resale has become destination shopping with the recent industry trend of clustering. Many areas are seeing resale stores opening in close proximity to each other, taking advantage of existing traffic. Antique shops have clustered for years and factory outlet stores are grouped together, proving that consumers will travel farther to reach a group of like stores. Resalers love to make an event out of shopping in an area where they can visit a variety of resale stores with different merchandise lines.

The resale market is blossoming thanks to value and sustainable conscious consumers. As concerns over the environmental impact of fast fashion increase, consumers recognize the inherent sustainability factor of shopping resale. With an increasing awareness of the importance of reducing pointless waste, we are progressing from a disposable society to a recycling society—a change that has enormous market potential for the resale industry as a whole. After all, "Resale is the ultimate in recycling!"

B-3 DISTRICT OFFERS — TRAFFIC — CLUSTERING — INCREASED SECURITY — PARKING — LIGHTING — LOADING — UNLOADING SPACE

+ GROWTH TREND

DRIVES TRAFFIC

RETAIL BEGETS RETAIL — WE WANT TO HELP CREATE AN ENVIRONMENT FOR STORES/AREA TO PROSPER + GROW.



Agenda Cover Memorandum

Meeting Date: July 11th, 2022

Fiscal Year: 2022

Agenda Item: Ordinance amending the Village of Bradley zoning code to permit secondhand stores in the B-3 (Village Center Shopping district)

Item Type: Ordinance Resolution Other

Action Requested: Approval First Reading For Discussion Informational

Staff Contact: Name: Bruce Page - Director Community Development Department

Phone: 815-936-5100 ext. 1111

Email: bepage@bradleyil.org

Internal Review
Initials
Date

Summary: The Community Development Department is requesting that second hand stores, thrift shops, consignment stores, pawn shops be a permitted use in the B-3 District.

Is this a budgeted item? Yes No Requires Budget Amendment

Line Item: Title:

Amount Budgeted: