

VILLAGE OF BRADLEY

ORDINANCE NO. 0-12-20-4

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(1660 NORTH STATE ROUTE 50/FORMER PIER 1 PROPERTY REDEVELOPMENT)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 14th DAY OF December, 2020

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 14th day of December, 2020.

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WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(1660 NORTH STATE ROUTE 50/FORMER PIER 1 PROPERTY REDEVELOPMENT)**

WHEREAS, the President and Board of Trustees 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 health, safety, and welfare of its citizens; and

WHEREAS, the land described in Section 2 of this Ordinance (the “Subject Property”), *infra*, is located within the corporate boundaries of the Village; and

WHEREAS, the Subject Property is presently zoned B3 (Village Shopping Center); and

WHEREAS, on September 29, 2020, Mr. Jeff Jarvis (“Jarvis”) submitted an application to the Village requesting that the Village grant a special use permit authorizing a planned development on the Subject Property (the “Special Use Permit”); and

WHEREAS, a planned development is a permissible special use for a B3 (Village Shopping Center) District pursuant to Section 60-154(b)(3) of the Village of Bradley Code of Ordinances (the “Village Code”); and

WHEREAS, the Subject Property is owned by TGP Investments Company (the “Owner”); and

WHEREAS, the Owner previously authorized Jarvis to apply for the Special Use Permit (hereinafter, Jarvis and the Owner are referred to collectively as the “Applicant”); and

WHEREAS, the Applicant’s application, along with all necessary documentation and supporting data (collectively the “Application”), has been submitted to the President and Board of Trustees of the Village by the Village of Bradley Planning and Zoning Commission (the “Plan Commission”); and

WHEREAS, the Plan Commission held a public hearing to consider the Application on Tuesday, December 1, 2020, 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 approve the Application and pass this Ordinance granting the Applicant’s request; 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; 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 the Special Use Permit (and the planned development proposed thereunder) granted by this Ordinance:

- (1) Is necessary for the public convenience at the location of the Subject Property; and
- (2) Is designated, located, and proposed to be operated in a fashion that will protect the public health, safety, and welfare; and
- (3) Will not cause substantial injury to the value of other properties in the surrounding neighborhood; and
- (4) Conforms to the applicable regulations of the B3 (Village Shopping Center) District in which the Subject Property is located.

WHEREAS, the President and Board of Trustees of the Village hereby find that it is in the best interest of the citizens of the Village to grant the Applicant a special use permit for a planned development on the Subject Property.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. The President and Board of Trustees 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. That the President and Board of Trustees of the Village hereby accept the recommendations of the Plan Commission and grant and approve a special use permit for the purpose of a planned development pursuant to Section 60-154(b)(3) of the Village Code over and upon the land legally described in this Section (hereinafter the "Subject Property"). The Subject Property is zoned B3 (Village Shopping Center) and is legally described as follows:

A PARCEL OF LAND BEING A PART OF PARCEL 15 IN NORTHFIELD SQUARE RESUBDIVISION, A RESUBDIVISION OF NORTHFIELD SQUARE IN SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A SUBDIVISION OF A TRACT OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 50 AT THE SOUTHWEST CORNER OF PARCEL 15 PER RESUBDIVISION PLAT DATED DECEMBER 1, 1989; THENCE NORTH 02 DEGREES 01 MINUTE 40 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 78.38 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 00 DEGREES 52 MINUTES 54 SECONDS WEST A

DISTANCE OF 202.34 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE CONTINUING NORTH 00 DEGREES 52 MINUTES 54 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 293.95 FEET TO A POINT OF INTERSECT WITH THE SOUTH RIGHT-OF-WAY LINE OF ROBERT HALL ROAD; THENCE DEPARTING AFORESAID EAST RIGHT-OF-WAY LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89 DEGREES 23 MINUTES 39 SECONDS EAST A DISTANCE OF 474.50 FEET TO A POINT; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE 233.91 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 252.00 FEET AND A CENTRAL ANGLE OF 53 DEGREES 10 MINUTES 55 SECONDS; THENCE SOUTH 25 DEGREES 59 MINUTES 22 SECONDS WEST A DISTANCE OF 157.22 FEET TO A POINT; THENCE 19.21 FEET ALONG IN ARC TO THE LEFT HAVING A RADIUS OF 412.00 FEET AND A CENTRAL ANGLE OF 02 DEGREES 40 MINUTES 15 SECONDS; THENCE SOUTH 89 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 213.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 87,855 SQUARE FEET, 2.0169 ACRES OF LAND, MORE OR LESS.

Commonly known as: 1660 North State Route 50, Bourbonnais, Illinois 60914

Property Index Number: 17-09-16-101-026

SECTION 3. That the Special Use Permit granted by this Ordinance is and shall be subject to the following conditions and restrictions pursuant to Section 60-400 of the Village Code:

1. The Subject Property must, at all times, comply with all other applicable requirements of the B3 Village Center Shopping District, except for those deviations approved as part of the planned development and set forth on the Architectural Plan Set prepared by Jeff Jarvis, Architect, last revised 11/30/20, attached hereto as Exhibit A and consisting of 5 pages (the "Architectural Plan Set").
2. The Subject Property must be developed and used in substantial compliance with the Architectural Plan Set (Exhibit A).
3. Prior to commencing any interior modifications of the building and/or individual tenant spaces related to structural changes, plumbing, electrical, or as determined by the building inspector, a building permit application with applicable plans and documentation will need to be submitted for review and approval by the Community Development Department.
4. Prior to commencing any exterior site improvements, final engineering plans must be approved by the Village Engineer, and all required financial guarantee(s) for all public and private site improvements (including landscaping) must be submitted to the Village.
5. Business identification signage will be limited to building signs, wall signs, or awning signs, as approved by the Village and as shown on the Architectural Plan Set. The Applicant may also be permitted a freestanding development sign as approved as part of the Planned Development and as shown on the Architectural Plan Set. Prior to installing or modifying any sign(s), the Applicant must receive a sign permit from the Community Development Department of the Village.

6. Landscape material must be installed in substantial compliance with the Final Landscape Plan, prepared by DeYoung Landscaping, dated 11/28/20, which is attached hereto as Exhibit B (the "Final Landscape Plan").
7. The Applicant must install and maintain three (3) landscape pots on the sidewalk located on the Subject Property, as shown in the Details/Specifications consisting of 3 pages, which is attached hereto as Exhibit C. All such pots must be maintained and planted with year-round, seasonal color and texture.
8. To ensure the safety of patrons, any outdoor seating areas must be properly protected with the use of crash resistant fencing or some other attractive crash resistant barrier. Plans and details for any such fencing/barrier must be submitted to and approved by the Community Development Department.
9. Prior to opening and commencing operations, each tenant must receive an occupancy permit and a business license from the Village.

The Applicant shall be deemed to have accepted and agreed to the conditions and restrictions aforesaid as of the date on which the Applicant first begin to develop the Subject Property as a planned development pursuant to the Special Use Permit granted by this Ordinance.

SECTION 4. In the event that the Applicant violates any of the conditions and restrictions set forth in Section 3 of this Ordinance, the Village shall have the ability, but not the obligation, to revoke the Special Use Permit granted pursuant to this Ordinance, provided that the Applicant shall be entitled to notice and a hearing prior to any revocation pursuant to this Section. Under no circumstances shall any failure to enforce any condition or restriction of this Ordinance on any particular occasion or occasions be deemed or interpreted as constituting a waiver or forfeiture of the Village's right to so enforce in the future, nor shall any such failure to enforce preclude the Village from considering any and all prior violations as part of any revocation proceeding under this Section.

SECTION 5. Nothing in this Ordinance is intended or shall be deemed to permit any tenant space located on the Subject Property to be used for any purpose other than uses permitted in the B3 (Village Center Shopping) District. For the avoidance of doubt, this Ordinance approves the planned development of the Subject Property for the site configuration shown on the Architectural Planning Set, but no use shall be permitted on the Subject Property except as duly authorized and/or approved by the Village pursuant to its applicable zoning ordinances and requirements, as amended.

SECTION 6. That the Village Clerk is hereby instructed to record a certified copy of this ordinance with the office of the Kankakee County Recorder of Deeds.

SECTION 7. 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 8. 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 9. That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 10. 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.

PASSED by the Board of Trustees on a roll call vote on the 14th day of Dec, 2020.

TRUSTEES:

ROBERT REDMOND	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>
MICHAEL WATSON	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>
RYAN LEBRAN	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>
BRIAN BILLINGSLEY	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>
DARREN WESTPHAL	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>
BRIAN TIERI	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>

ACTING VILLAGE PRESIDENT:

MICHAEL WATSON Non-Voting - X

TOTALS: Aye - 6 Nay - Ø Absent - Ø

ATTEST:



JULIE TAMBLING, VILLAGE CLERK

APPROVED this 14th day of December, 2020.



MICHAEL WATSON, ACTING 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 012-2024, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (1660 NORTH STATE ROUTE 50)," which was adopted by the Village Corporate Authorities at a meeting held on the 14th day of Dec, 2020.

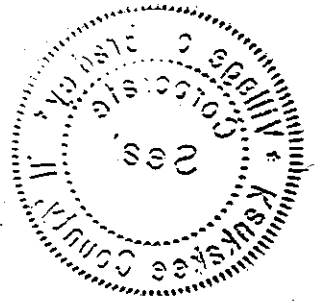
IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 14th day of Dec, 2020.

Julie Tambling

JULIE TAMBLING, VILLAGE CLERK

(SEAL)





GROUP
EXHIBIT A

EXHIBIT B



Agenda Cover Memorandum

Meeting Date: December 14, 2020

Fiscal Year: 2020/21

Agenda Item:

Item Type: Ordinance Resolution Other

Action Requested: Approval First Reading For Discussion Informational

Staff Contact: Name: Pam Hirth, Asst. Community Development Director

Phone: (815) 936-5100 - option 7

Email: pjhirth@bradleyil.org

Internal Review
Initials <i>PJH</i>
Date <i>12-11-20</i>

Brief Summary:

The applicant, Jeff Jarvis, Architect on behalf of the owner (TGP Investments Company) is seeking approval of a Special Use Permit for Planned Development and Final Development Plan for the redevelopment of the Pier 1 property from a single tenant building into a multi-tenant building with the addition of a drive-through. Since the property is currently developed, Staff recommended that the applicant/owner seek the requested actions in order to allow for the redevelopment of the property as proposed and to accommodate existing conditions that may not conform with current applicable Village codes and ordinances. In summary, the redevelopment proposal includes the following:

- Dividing the single tenant building into a multi-tenant 5-tenant building.
- Adding a drive-through window on the north side of the building; stacking will occur along the north and east sides of the building. The drive-through exit will be located on the west side of the building. There will be a reduction in the amount of green/landscaped area.
- Adding a new sidewalk (approximately 13 feet in width) along the west side of the building to allow for outdoor seating.
- Eliminating the existing cross connection with the property to the north.
- Moving the dumpster enclosure from the northwest corner of the property to the northeast corner of the property.
- Closing & shifting to the south the existing driveway access on the east side of the building to align with the existing drive aisle along the south side of the building.
- With the addition of tenant spaces 4 & 5, additional entrances with window clusters will be added to the west elevation.
- A new freestanding development sign will be installed at the southeast corner of the property.
- Individual tenant wall signage will be limited to 42 square feet in area (18'x2'4') and centrally located over the entrances/window clusters. Tenant spaces 1 & 3 will be allowed additional wall signage of the same size because they are end units. It is also anticipated that there will be drive-through signage on the north elevation. This will be reviewed at the time a user has been identified.
- The landscape plan submitted provides for a variety of trees, shrubs and perennial flowers and grasses which will add great color and texture to the property late spring, summer an early fall.

Refer to attached Planning & Zoning Staff Memorandum & Written Narrative for more detailed information.

The Planning & Zoning Commission held a public hearing for these requests during their regular meeting on December 1st. The applicant (Jeff Jarvis, Architect) and the landscape contractor (Dale DeYoung) were present to respond to questions/comments from the Commission regarding the types of businesses (unknown at this time) & who has a say in the mix of users (the ownership); size of the tenant spaces (1,500-2,500 square feet); tenants making their own improvements



Agenda Cover Memorandum

(confirmed by applicant) & happy that new landscaping will compliment future mall redevelopment (discussed with applicant/ownership of consulting team hired by Village to evaluate mall redevelopment options and overall Route 50/Kinzie corridor). No one was present to provide public testimony.

Subsequent to the Planning & Zoning Commission meeting, the applicant did submit revised plans by the date requested. Staff is satisfied with the Architectural Plan Set and the Final Landscape Plan. The Site Improvements Plans (or Engineering Plans) are currently under review and based on communications with MG2A, there still remain items to address. Condition #4 in the attached Ordinance requires that the Final Engineering Plans need to be approved and the Financial Guarantee for all public and private improvements need to be submitted to the Village before beginning any exterior site improvements.

Recommendation

The Planning and Zoning Commission by a vote of 7-0, recommended approval of the Findings of Fact for a Special Use Permit for Planned Development and Final Development Plan for the redevelopment of the Pier 1 property from a single tenant building to a multi-tenant building with a drive-through, subject to the following conditions:

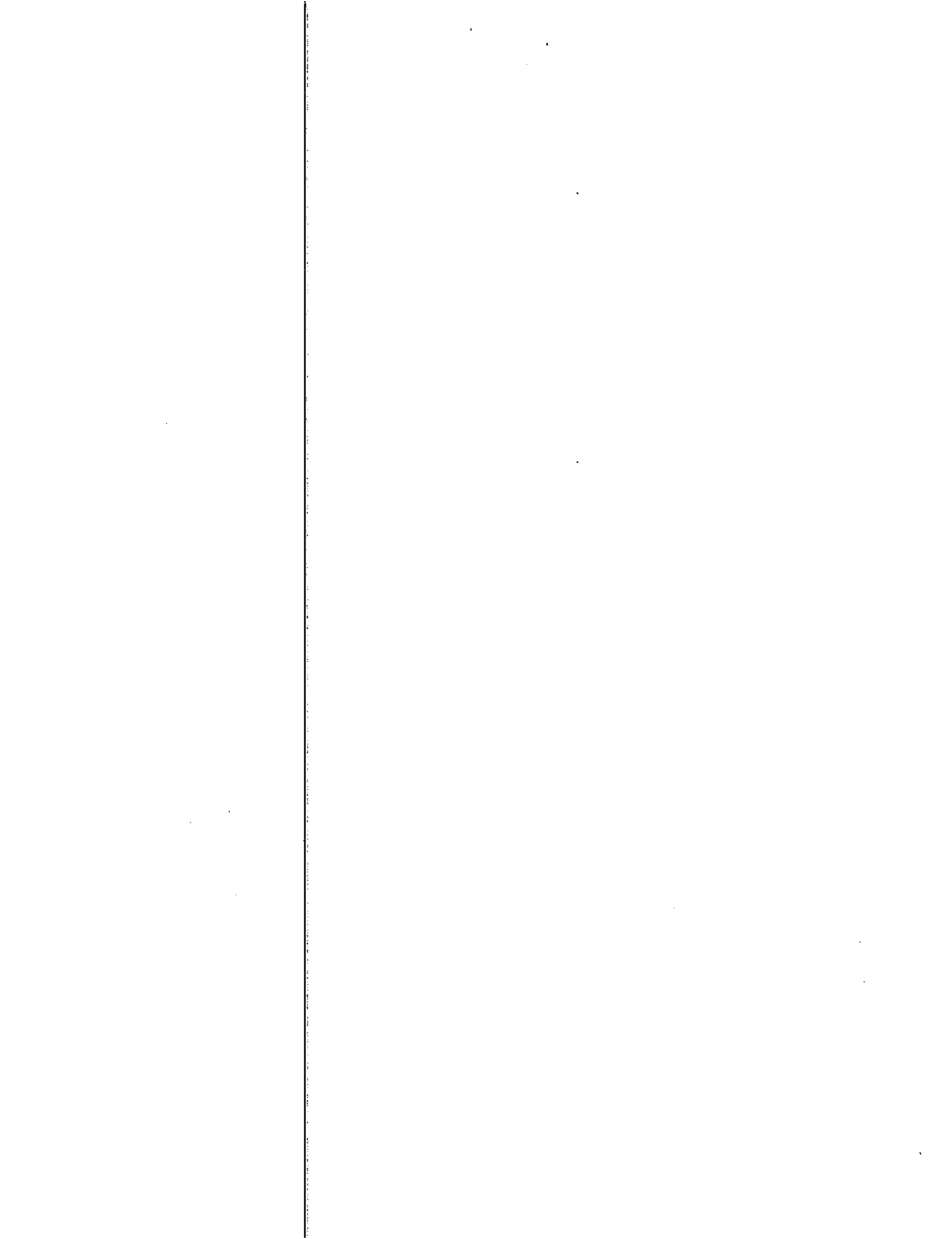
1. The subject property will need to comply with all other applicable requirements of the B3 Village Center Shopping District, except for those deviations approved as part of the planned development.
2. Prior to commencing any exterior site improvements, final engineering plans will need to be approved by the Village Engineer and the required/approved financial guarantee for all public and private site improvements (including landscaping) will need to be submitted to the Village.
3. Prior to commencing any interior modifications of the building and/or individual tenant spaces related to structural changes, plumbing, electrical, or as determined by the building inspector, a building permit application with applicable plans and documentation will need to be submitted for review and approval by the Community Development Department.
4. Business identification signage will be limited to the building/wall signs (or awnings if the chosen option) and freestanding development sign as approved as part of the Planned Development. Prior to installation, a sign permit will need to be submitted to the Community Development Department to confirm its compliance with the Planned Development.
5. Landscape material will need to be installed in accordance with the final landscape plan approved as part of the Planned Development.
6. The three (3) landscape pots to be placed on the sidewalk as shown on the final landscape plan as part of the Planned Development will need to be maintained and planted with year-round, seasonal color and texture.
7. To ensure the safety of patrons, any outdoor seating areas will need to be properly protected with the use of crash resistant fencing or some other attractive crash resistant barrier. Plans and details will need to be submitted for review and approval by the Community Development Department.
8. Prior to opening and commencing operations, each tenant will need to receive an occupancy permit and a business license.

Supporting Documents:

1. Planning & Zoning Commission Staff Memorandum dated November 23, 2020, including applicant's Written Narrative
2. Findings of Fact for Approval
3. Ordinance approving the Special Use Permit for Planned Development and Final Development Plan

Outcome:

This Ordinance is being presented for First Read.





Village of Bradley Community Development Department

111 N Michigan • Bradley, IL 60915 • 815-936-5100 • Fax 815-933-5068
www.bradlevil.org • E-mail: communitydevelopment@bradlevil.org

PLANNING AND ZONING COMMISSION STAFF MEMORANDUM

TO: Planning and Zoning Commission

FROM: Pam Hirth, Assistant Community Development Director

DATE: November 23, 2020

SUBJECT: **Special Use Permit for a Planned Development & Final Development Plan/1660 North Route 50 (former Pier 1 property)**
Applicant: Jeff Jarvis, Architect on behalf of Theodore Pantos, TGP Investments Company

BACKGROUND

This item was continued from the November 4th meeting. All required, applicable plans were submitted and have been reviewed by Staff. A 2nd review letter was sent to the applicant on November 19 outlining remaining items to be addressed. The items are such that this project can move forward for Planning & Zoning Commission review, however revised plans will need to be submitted no later than December 3rd in order to allow Staff time to review them prior to the Village Board meeting.

The subject property is zoned B3 Village Center Shopping. The existing +/-9,000 square foot building was constructed in 1992 for a single tenant user. The building was vacated earlier this year when Pier 1 ended their lease due to company financial issues. The subject property is an outlot of the Northfield Square Mall. As the Commission is aware, the Village has engaged a team of consultants to evaluate the future of the mall and identify (re) development opportunities along the Route 50/Kinzie Avenue corridor. The team will also provide recommendations on streetscape improvements, including guidelines for enhancements to buildings, landscaping, signage, etc.

Staff began meeting with the owner of the property and his team in April to discuss the option of converting the single user building into a multi-tenant building and adding a drive-through lane. A 1st courtesy review letter for an initial plan was sent on April 27th expressing concern with the overall site design (less landscaping, vehicular conflicts and pedestrian safety). An additional courtesy review letter for a 2nd plan was sent on July 2nd expressing the same.

In September, Staff met with the owner and his team once again to discuss the conversion of the building from a single user to a multi-tenant user with a drive-through lane. A 3rd plan was

presented which included site changes that made the redevelopment of the property much more acceptable subject to a few minor changes.

Surrounding Zoning & Land Use of adjacent property includes:

- North: B3 Village Center Shopping/multi-tenant commercial center (Panera Center)
- South: B3 Village Center Shopping/multi-tenant commercial center (Starbucks Center)
- East: B3 Village Center Shopping/Northfield Square Mall
- West: ER Estate Residential/Belson Steel

Public Hearing

A Special Use Permit requires a public hearing. A newspaper notice and written notification to all property owners within 250 feet were prepared in accordance with Village requirements. The Certificate of Publication (from newspaper) and Affidavit of Notice Compliance (with certificate of mailing and listing of property owners notified – from applicant) have been received and placed in the project file.

REQUESTED ACTION & PROPOSAL OVERVIEW

The applicant, Jeff Jarvis, Architect on behalf of the owner (TGP Investments Company) is seeking approval of a Special Use Permit for Planned Development and Final Development Plan for the redevelopment of the property from a single tenant building into a multi-tenant building with the addition of a drive-through.

Planned Development

Recognizing that the subject property is currently developed, Staff recommended that the applicant seek a Special Use for a Planned Development in order to allow for the redevelopment of the property as proposed and to accommodate existing conditions that may not conform with current applicable Village codes and ordinances.

Final Development Plan - The plans attached to this Staff Memo are subject to addressing the comments identified in the November 19th Staff Review letter.

Site Development Plan

- Dividing the single tenant building into a 5-tenant building. Three (3) tenant spaces (1-3) will face south and two (2) tenant spaces (4 & 5) will face west (State Route 50).
- Adding a drive-through window on the north side of the building for tenant space #5. Stacking will occur along the north and east sides of the building. The drive-through exit will be located on the west side of the building. Green/landscaped area will be reduced from what currently exists and a few parking spaces will be removed. However, overall only (1) parking space will be lost on the total site with the proposed plan. The note on the proposed site plan should be changed from “46 Parking Spaces” to “45 Parking Spaces”. The parking will remain in compliance with the Village’s code requirement of 5 spaces per 1,000 square feet of floor area ($8,980 \times 5 / 1,000 = 44.9$ or 45 spaces). Additionally, the applicant/owner should consider designating the parking on the east side of the building as “Employee Only” to minimize conflicts with the drive-through stacking lane.
- Adding a new sidewalk (approximately 13 feet in width) along the west side of the building to allow for outdoor seating. Since there are no confirmed tenants, any future outdoor seating will need to be reviewed and approved by the Village. It will be necessary to ensure patron safety given that the drive-through lane exits adjacent to the sidewalk, therefore a crash resistant fence or other decorative crash resistant barrier will have to be installed.

- Eliminating the existing cross connection with the property to the north. Though the applicant has stated there is no easement in place for the cross connection, staff has asked that the applicant confirm there is no other document that might allow for the connection.
- Moving the dumpster enclosure from the northwest corner of the property to the northeast corner of the property. The new dumpster enclosure will be constructed of materials and colors to match the existing building.
- Closing and shifting to the south the existing driveway access on the east side of the building to align with the existing drive aisle along the south side of the building. This will allow for better site circulation and extend the ability to stack a greater number of vehicles using the drive-through.

Elevation Plans, including Signage

- With the addition of tenant spaces 4 & 5, additional entrances with window clusters will be added to the west elevation. There is a note on the proposed site plan that indicates “windows and entrances may be located on either or both sides at tenant option”. Given that the west side of the building has been redesigned to allow for outdoor seating, the applicant/owner should consider having the entrances only on this side of the building.
- A new freestanding development sign will be installed at the southeast corner of the property. This multi-tenant sign will provide five (5) individual tenant panels (8’8” x 2’ each). The details/specifications of the sign are illustrated on Sheet A-8. The sign will have an overall height of approximately 21 feet tall at its highest point and an overall width of 12 feet. The sign will be designed to compliment the existing building.
- Individual tenant wall signage will be limited to 42 square feet in area (18’x2’4’) and centrally located over the entrances/window clusters. Tenant spaces 1 & 3 will be allowed additional wall signage of the same size because they are end units. It is also anticipated that there will be drive-through signage on the north elevation. This will be reviewed at the time a user has been identified. Sheet 6c illustrates an awning option for the tenant spaces facing State Route 50. Staff has asked for clarification, but recommends that the type of tenant wall signage all be the same (directly on the wall or awning).
- The existing Pier 1 signage needs to be removed. No additional tenant or building identification signage will be allowed in that location, except the “1660” address sign.

Landscape Plan

- The landscape plan submitted provides for a variety of trees, shrubs and perennial flowers and grasses which will add great color and texture to the property late spring, summer an early fall. Though perennial flowers and grasses are not typically counted toward the overall requirement, given that this is an existing site with minimal to no landscaping, it is acceptable and will be incorporated into the planned development.
- The three (3) planters proposed on the west side of the building need to shown on the landscape plan. Details/specifications for the type of planter to be used needs to be provided and approved as part of the planned development.
- The planters must be maintained and planted with flowers and/or grasses providing year-round, seasonal color and texture.

Site Improvement Plans

- Plans have been reviewed by our Village Engineer (comments included with the November 19th letter).
- Prior to commencing any exterior site improvements, final engineering plans will need to be approved by the Village Engineer and the required/approved financial guarantee for all public and private site improvements (including landscaping) will need to be submitted to the Village.

RECOMMENDATION

Should the Planning and Zoning Commission find the Special Use Permit for Planned Development and Final Development Plan to allow the redevelopment of the property from a single tenant user to a multi-tenant building with the addition of a drive-through favorable, the following conditions should be considered:

1. The subject property will need to comply with all other applicable requirements of the B3 Village Center Shopping District, except for those deviations approved as part of the planned development.
2. All revised plans will need to be submitted on or before December 3rd for Staff to review in order to be considered for 1st read of ordinance by the Village Board on December 14th. If revised plans are not received, the Special Use Permit for Planned Development and the Final Development Plan will be placed on the agenda of a future Village Board meeting to be determined by the Community Development Director.
3. Prior to commencing any exterior site improvements, final engineering plans will need to be approved by the Village Engineer and the required/approved financial guarantee for all public and private site improvements (including landscaping) will need to be submitted to the Village.
4. Prior to commencing any interior modifications of the building and/or individual tenant spaces related to structural changes, plumbing, electrical, or as determined by the building inspector, a building permit application with applicable plans and documentation will need to be submitted for review and approval by the Community Development Department.
5. Business identification signage will be limited to the building/wall signs (or awnings if the chosen option) and freestanding development sign as approved as part of the Planned Development. Prior to installation, a sign permit will need to be submitted to the Community Development Department to confirm its compliance with the Planned Development.
6. Landscape material will need to be installed in accordance with the final landscape plan approved as part of the Planned Development.
7. The three (3) landscape pots to be placed on the sidewalk as shown on the final landscape plan as part of the Planned Development will need to be maintained and planted with year-round, seasonal color and texture.
8. To ensure the safety of patrons, any outdoor seating areas will need to be properly protected with the use of crash resistant fencing or some other attractive crash resistant barrier. Plans and details will need to be submitted for review and approval by the Community Development Department.
9. Prior to opening and commencing operations, each tenant will need to receive an occupancy permit and a business license.

ATTACHMENTS

1. Written Narrative
2. Aerial Map
3. Existing Site Plsn
4. Architectural Plan Set consisting of 5 pages
5. Engineering Site Improvement Plan Set consisting of 7 pages

September 29, 2020

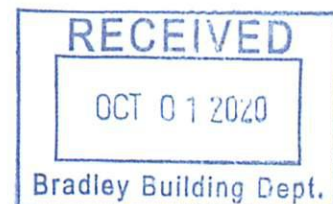
**PLANNING AND ZONING APPLICATION NARRATIVE
PLANNED DEVELOPMENT
1660 North State Route 50
Parcel No. 17-09-16-101-026
Bradley, Illinois**

During the past year Pier One Imports, the tenant of the 1660 North State Route 50 building, ended their long-standing presence in the Village of Bradley. In order to allow this building to continue to be a viable property, it has been determined it will need to be leased to multiple, smaller tenants.

The property owner is proposing to divide the building into no more than five prospective tenants with the one of the tenant spaces able to have a drive up window. This necessitates the incorporation of a new perimeter driveway to extend along the west side of the building. After several months of design and review with Village representatives, the proposed site plan included in this submittal depicts the proposed general site improvements.

Whereas tenants have not yet been identified, some flexibility in the building's remodeling will be needed in order to market the property to meet tenants' needs. The three south tenants (Tenants 1, 2 and 3) will be able to utilize the existing south storefronts with minor modifications to add two entrance doors. It would be preferred to have one tenant on the north portion of the building, however the possibility for two tenants (Tenants 4 and 5) is necessary if smaller sized units are required. Optional drive up window locations are shown with a location to be finalized when a tenant is identified.

Other site improvements include relocating the east, center entrance drive toward the south to better align with the parking lot's traffic flow and relocating the trash enclosure to the northeast corner of the property, of which the owner is coordinating the internal drive connection closure with the property owner to the north.



**FINDINGS OF FACT AND RECOMMENDATION OF APPROVAL OF A
PROPOSED SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT AND
FINAL DEVELOPMENT PLAN FOR CERTAIN PROPERTY LOCATED
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(1660 NORTH STATE ROUTE 50)**

On Tuesday, December 1, 2020, at 6:30 p.m. 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 an application for a special use permit (the "Permit") authorizing the redevelopment and use of certain property located within the corporate boundaries of the Village (the "Subject Property") as a planned development pursuant to Section 60-154(b)(3) of the Bradley Village Code (the "Proposed Use"). 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 finds as follows:

- a. The Proposed Use is compatible with surrounding land uses and the general area surrounding the Subject Property; and
- b. The Proposed Use is not inconsistent with the zoning classifications of other property within the general area of the Subject Property; and
- c. The Subject Property is suitable for the uses permitted under its existing zoning classification of B3 (Village Shopping Center); and
- d. The Proposed Use is not inconsistent with the trend of development in the general area of the Subject Property; and
- e. The Proposed Use and the Subject Property's existing zoning classification of B3 (Village Shopping Center) are not inconsistent with the official comprehensive plan of the Village; and
- f. The approval of the Permit is in the public interest and not solely for the interest of the applicant; and
- g. The Proposed Use is necessary and desirable on the Subject Property and will likely provide the Village and its residents with services that are convenient and beneficial to the public; and
- h. The Permit (and the Proposed Use to be operated thereunder) will likely contribute to the general welfare of the surrounding neighborhood or community; and
- i. The Proposed Use is not likely to be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the Subject Property; and
- j. The Proposed Use is not likely to be injurious to property values or improvements in the vicinity of the Subject Property; and
- k. The Proposed Use is compliant with all applicable regulations and conditions specified in the Bradley Zoning Ordinance.

Based on the foregoing findings, the Planning and Zoning Commission hereby recommends that the Corporate Authorities of the Village approve and adopt an ordinance granting the Permit to the applicant, subject to the following conditions and restrictions:

1. The Subject Property must, at all times, comply with all other applicable requirements of the B3 Village Center Shopping District, except for those deviations approved as part of the planned development.
2. The applicant must submit all revised plans to the Village on or before December 3rd for Staff to review in order to be considered for 1st read of ordinance by the Village Board on December 14th. If all necessary revised plans are not received by the aforementioned deadline, the Special Use Permit for Planned Development and the Final Development Plan will be placed on the agenda of a future Village Board meeting to be determined by the Community Development Director.
3. Prior to commencing any exterior site improvements, final engineering plans will need to be submitted to and approved by the Village Engineer, and all required/approved financial guarantee(s) for all public and private site improvements (including landscaping) will need to be submitted to the Village.
4. Prior to commencing any interior modifications of the building and/or individual tenant spaces related to structural changes, plumbing, electrical, or as determined by the building inspector, a building permit application with applicable plans and documentation will need to be submitted for review and approval by the Community Development Department.
5. Business identification signage will be limited to building signs, wall signs, or awning signs, as approved by the Village. The applicant may also be permitted a freestanding development sign as approved as part of the Planned Development. Prior to installing or modifying any sign(s), the applicant must receive a sign permit from the Community Development Department of the Village.
6. Landscape material must be installed in accordance with the final landscape plan, which will be approved as part of the Planned Development.
7. The applicant must install and maintain three (3) landscape pots on the sidewalk located on the Subject Property, as shown on the final landscape plan approved by the Village. All such pots must be maintained and planted with year-round, seasonal color and texture.
8. To ensure the safety of patrons, any outdoor seating areas must be properly protected with the use of crash resistant fencing or some other attractive crash resistant barrier. Plans and details for any such fencing/barrier must be submitted to and approved by the Community Development Department.
9. Prior to opening and commencing operations, each tenant must receive an occupancy permit and a business license from the Village.

PASSED this 1st day of December, 2020, by roll call vote.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Bobbi Wheeler	<u>X</u>	<u> </u>	<u> </u>
Clark Gregoire	<u>X</u>	<u> </u>	<u> </u>
Gene Jordan (Secretary)	<u>X</u>	<u> </u>	<u> </u>
James Guiss	<u>X</u>	<u> </u>	<u> </u>
Joan McGinnis	<u>X</u>	<u> </u>	<u> </u>
Mike Dauphin	<u>X</u>	<u> </u>	<u> </u>
Ryland Gagnon (Chairman)	<u>X</u>	<u> </u>	<u> </u>