

VILLAGE OF BRADLEY

ORDINANCE NO. O-6-21-2

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(870 CHRISTINE DRIVE)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 14th DAY OF June, 2021

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 14th day of June, 2021

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**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(870 CHRISTINE DRIVE)**

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 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 B2 (Commercial); and

WHEREAS, on February 1, 2021, the owner of the Subject Property, Menard, Inc. (the “Applicant”), submitted an application to the Village requesting that the Village grant the Applicant a special use permit authorizing a planned development on the Subject Property (the “Special Use Permit”); and

WHEREAS, planned development is a permissible special use for a B2 (Commercial) District pursuant to Section 60-153(2)(r) of the Village of Bradley Code of Ordinances (the “Village Code”); and

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

WHEREAS, the Applicant subsequently submitted a final development plan for the Plan Commission’s consideration, which plan was forwarded to the Plan Commission (a copy of the Applicant’s proposed Final Development Plan is attached hereto as Exhibit A and fully incorporated herein); and

WHEREAS, the Plan Commission held a public hearing to consider the Application, as well as the Final Development Plan, on Tuesday, June 1, 2021, 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 Corporate Authorities approve the Application and pass this Ordinance granting the Applicant’s request for a special use permit and further approving the Final Development Plan; 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 written findings of fact and recommendation of approval is attached hereto as Exhibit B and fully incorporated herein¹); and

WHEREAS, the Corporate Authorities of the Village hereby approve and adopt the Plan Commission's findings of fact; and

WHEREAS, the Corporate Authorities of the Village have determined that the Special Use Permit (and the propose planned development) 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 B2 (Commercial) District in which the Subject Property is located, except as varied on the proposed Final Development Plan.

WHEREAS, the Corporate Authorities of the Village have determined that the Applicant's proposed Final Development Plan is consistent with the intent of all comprehensive plan elements and the stated purposes of the planned development, subject to the conditions imposed by this Ordinance; and

WHEREAS, the Corporate Authorities 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 authorizing a planned development on the Subject Property, and further approving the Applicant's Final Development Plan.

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. The Corporate Authorities of the Village hereby accept the recommendations of the Plan Commission and grant and approve a special use permit for a planned development pursuant to Section 60-153(2)(r) of the Village Code over and upon the land legally described in this Section (hereinafter the "Subject Property"). The Subject Property is zoned B2 (Commercial) and is legally described as follows:

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1. Exhibit 1 to the Plan Commission's findings of fact and recommendation of approval has been omitted because it is the same document that is attached hereto as Exhibit A.

PRINCIPAL MERIDIAN, IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY
ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH X 30 INCH IRON REINFORCING ROD ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 21 AND THE EASTERLY RIGHT OF WAY LINE OF F. A. P. ROUTE 50; THENCE NORTH 0 DEGREES 28 MINUTES 29 SECONDS WEST ON THE EASTERLY RIGHT OF WAY LINE 310.33 FEET TO A 5/8 INCH X 30 INCH IRON REINFORCING ROD; THENCE NORTH 89 DEGREES 24 MINUTES 10 SECONDS EAST 1090.00 FEET TO A 5/8 INCH X 30 INCH IRON REINFORCING ROD; THENCE NORTH 0 DEGREES 28 MINUTES 29 SECONDS WEST ON A LINE 100.00 FEET TO A 5/8 INCH X 30 INCH IRON REINFORCING ROD; THENCE NORTH 89 DEGREES 24 MINUTES 10 SECONDS EAST ON A LINE 1341.01 FEET TO A 5/8 INCH X 30 INCH IRON REINFORCING ROD ON THE WESTERLY RIGHT OF WAY OF F. A. I ROUTE 57; THENCE SOUTH 16 DEGREES 39 MINUTES 14 SECONDS EAST 426.99 FEET ON SAID WESTERLY RIGHT OF WAY LINE TO A 5/8 INCH X 30 INCH IRON REINFORCING ROD AGAINST A CONCRETE RIGHT OF WAY MARKER SAID IRON ROD BEING ON SAID SOUTH LINE OF THE NORTH HALF OF SECTION 21, THENCE SOUTH 16 DEGREES 24 MINUTES 57 SECONDS EAST ON THE SAID WESTERLY RIGHT OF WAY LINE 249.10 FEET TO A 5/8 INCH X 30 INCH IRON REINFORCING ROD; THENCE SOUTH 89 DEGREES 24 MINUTES 10 SECONDS WEST ON A LINE 2618.41 FEET TO AN IRON PIN ON THE SAID EASTERLY RIGHT OF WAY LINE OF F. A. P ROUTE 50; THENCE NORTH 0 DEGREES 28 MINUTES 29 SECONDS WEST ON SAID EASTERLY RIGHT OF WAY LINE; 239.67 FEET TO THE POINT OF BEGINNING EXCEPT THEREFROM THAT PART SOLD TO LOWE'S HOME CENTER IN DEED RECORDED AS DOCUMENT 95-01568 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 21 AND THE EASTERLY RIGHT OF WAY LINE OF F. A. P. ROUTE 50; THENCE NORTH 0 DEGREES 28 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 310.31 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 59 SECONDS EAST A DISTANCE OF 1090.12 FEET; THENCE NORTH 0 DEGREES 27 MINUTES 40 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 59 SECONDS EAST A DISTANCE OF 113.77 FEET TO THE WESTERLY LINE OF CHRISTINE DRIVE; THENCE SOUTH 0 DEGREES 32 MINUTES 30 SECONDS EAST ALONG SAID EASTERLY LINE A DISTANCE OF 415.31 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A CIRCULAR CURVE WHOSE RADIUS IS 250.00 FEET AND WHOSE CENTER IS TO THE WEST, THE CHORD OF SAID CURVE BEARS SOUTH 21 DEGREES 55 MINUTES 32 SECONDS WEST, A CHORD DISTANCE OF 191.08 FEET; THENCE SOUTH 44 DEGREES 23 MINUTES 35 SECONDS WEST, A DISTANCE OF 82.10 FEET TO A POINT ON THE NORTH LINE OF THE PREMISES

CONVEYED BY DEED RECORDED AS DOCUMENT 92-22567; THENCE SOUTH 89 DEGREES 23 MINUTES 35 SECONDS WEST ALONG SAID NORTH LINE OF SAID PREMISES, AND THE NORTH LINE OF THE PREMISES CONVEYED BY DEED RECORDED AS DOCUMENT 79-11136, A DISTANCE OF 1,073.71 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF KINZIE AVENUE (F.A.P. ROUTE 50); THENCE NORTH 0 DEGREES 28 MINUTES 11 SECONDS ALONG THE EASTERLY RIGHT OF WAY LINE OF KINZIE AVENUE A DISTANCE OF 240.04 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THAT PART OF THE LAND FALLING WITHIN CHRISTINE DRIVE AS DEDICATED BY PLAT OF DEDICATION RECORDED AS DOCUMENT 95-03594.

And

THAT PART OF THE FOLLOWING TRACT IN SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF CHRISTINE DRIVE AND DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE NORTH HALF OF SECTION 21, TOWNSHIP 31, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT AN 11" X 15" X 24" BOULDER WITH A CUT CROSS AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 21; THENCE NORTH 00 DEGREES 32 MINUTES 30 SECONDS WEST ON THE EAST LINE OF THE SAID NORTHWEST QUARTER 410.33 FEET TO A 5/8" X 30" IRON REINFORCING ROD, SAID ROD BEING THE POINT OF BEGINNING FOR THIS TRACT; THENCE SOUTH 89 DEGREES 24 MINUTES 10 SECONDS WEST ON A LINE 188.77 FEET TO A 5/8" X 30" IRON REINFORCING ROD; THENCE SOUTH 00 DEGREES 28 MINUTES 29 SECONDS EAST 100.00 FEET TO A 5/8" X 30" IRON REINFORCING ROD ON THE EASTERLY RIGHT OF WAY LINE OF F. A. P. ROUTE 50; THENCE NORTH 00 DEGREES 28 MINUTES 29 SECONDS WEST ON THE SAID EASTERLY RIGHT OF WAY LINE 600.00 FEET TO A 6" X 36" CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 24 MINUTES 10 SECONDS EAST 2285.26 FEET TO A 6" X 36" CONCRETE MONUMENT ON THE WESTERLY RIGHT OF WAY LINE OF F. A. I. ROUTE 57; THENCE SOUTH 17 DEGREES 00 MINUTES 21 SECONDS EAST 121.21 FEET TO AN IRON PIPE AGAINST A CONCRETE RIGHT OF WAY MARKER; THENCE SOUTH 16 DEGREES 39 MINUTES 14 SECONDS EAST ON THE SAID RIGHT OF WAY LINE 399.30 FEET TO A 5/8" X 30" IRON REINFORCING ROD; THENCE SOUTH 89 DEGREES 24 MINUTES 10 SECONDS WEST 1,152.24 FEET TO THE POINT OF BEGINNING, ALL IN KANKAKEE COUNTY, ILLINOIS.

Commonly known as: 870 Christine Drive, Bradley, Illinois 60915

Property Index Numbers: 17-09-21-200-016 & 17-09-21-200-017

SECTION 3. The Corporate Authorities hereby approve the Final Development Plan for the Subject Property, attached hereto as Exhibit A and fully incorporated herein. The Applicant is hereby authorized and directed to record the Final Development Plan in the office of the Kankakee County Recorder within sixty (60) days of the effective date of this Ordinance, as well as to take any and all other actions permitted or required by the Village's code of ordinances regarding said Final Development Plan.

SECTION 4. 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 be maintained in full compliance with all applicable requirements of the B2 Commercial District, except to the extent that deviations therefrom are approved as part of the Final Development Plan (Exhibit A).
2. The Subject Property shall be developed and improved in substantial compliance with the Final Development Plan (Exhibit A).
3. The Applicant must submit a final plat of subdivision addressing the creation of Lots 1 (Menards), 2 (future outlot), and 3 (future outlot) and providing a sign easement on future Lot 2 for a freestanding development sign to the Village for review and approval once a known user of either future outlot has been determined and before any such user, including the Applicant, shall be permitted to occupy or use future Lot 2 or 3.
4. The properties located to the north and south of the subject property are presently zoned residential. All exterior lighting on the Subject Property must be installed, directed, shielded, cut-off, and/or maintained such that the light does not spill onto any residential parcel. Lighting shall not exceed zero (0) foot-candles at any residential property line.
5. Prior to commencing any exterior site improvements, the Applicant must submit, and the Village must approve, (i) final engineering plans, (ii) an engineer's estimate of cost for all public improvements, and (iii) a non-revocable letter of credit (LOC) or other sufficient surety in a form acceptable to the Village. The LOC or other surety must be in an amount equal to 115% of the estimated cost of installation for all public improvements as approved.
6. Prior to commencing any exterior site improvements, the Applicant must submit, and the Village must approve, (i) a landscaping plan, (ii) a complete cost estimate for all landscaping installation and a one-year maintenance and guarantee period, and (iii) a non-revocable letter of credit (LOC) or other sufficient surety in a form acceptable to the Village. The LOC or other surety must be in an amount equal to 115% of the estimated cost of all landscaping installation, as well as a year of maintenance and guaranty, as approved. All landscaping must be completed in substantial compliance with the approved landscaping plan and to the satisfaction of the Village before the Applicant may be issued any certificate of occupancy for the Subject Property.
7. Prior to commencing any building construction, including the garden center, the enclosed outside yard area, and/or the lumber warehouse building, a building permit application with applicable plans and documentation will need to be submitted for review and approval by the Community Development Department.
8. The pylon sign on Sheet CT3 of the Final Development Plan (Exhibit A) must be revised to include a pole cover and base to match the materials of the proposed building. The pole cover

must be no less than 50% of the width of the overall sign face and the base must be of constructed of tan split-face block (same as the proposed building). The pylon sign must be installed in a manner such that it will not create any visibility issues at the intersection of Christine Drive and the access drive onto the Subject Property. The final location and elevations of the pylon sign must be reviewed and approved by the Community Development Director prior to installation.

9. With the exception of the pylon sign described above, all signage on the Subject Property will be limited to the building/wall signs, freestanding development signs, and other signage as approved as part of the Planned Development. Prior to installation of any given sign, including the pylon sign addressed above, the Applicant must apply for and receive a sign permit from the Community Development Department.
10. Prior to opening and commencing business operations on the Subject Property, the Applicant must seek and obtain 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 use or develop the Subject Property as a planned development pursuant to the Special Use Permit granted by this Ordinance.

SECTION 5. In the event that the Applicant violates any of the conditions and restrictions set forth in Section 4 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 6. The Special Use Permit shall not run with the land and shall be immediately and automatically terminated and revoked if and when the Applicant sells, conveys, or otherwise transfers its ownership interest in the Subject Property or any part thereof.

SECTION 7. 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 8. 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 9. 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 10. That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 11. 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.

BRADLEY

PASSED by the Board of Trustees on a roll call vote on the 14th day of June, 2021.

TRUSTEES:

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>
GRANT D. VANDENHOUT	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>
GENE JORDAN	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>

VILLAGE PRESIDENT:

MICHAEL WATSON Aye - Nay - Absent -

TOTALS: Aye - 6 Nay - 0 Absent - 0

ATTEST:


JULIE TAMBLING, VILLAGE CLERK

APPROVED this 14th day of June, 2021.


MICHAEL WATSON, VILLAGE PRESIDENT

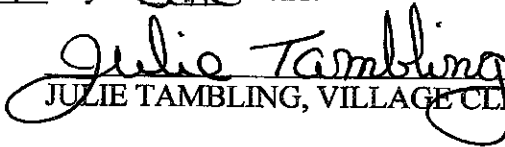
ATTEST:


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 06-21-2, "N ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (870 CHRISTINE DRIVE)," which was adopted by the Village Corporate Authorities at a meeting held on the 14th day of June, 2021.

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 June, 2021.



JULIE TAMBLING, VILLAGE CLERK

(SEAL)





Agenda Cover Memorandum

Meeting Date: July 14th, 2021

Fiscal Year: 2021

Agenda Item: Special Use Permit for a Planned Development and Final Development Plan for a new Menards store located at 870 Christine Drive.

Item Type: Ordinance Resolution Other

Action Requested: Approval First Reading For Discussion Informational

Staff Contact:
Name: Bruce Page
Phone: 815-936-5100 ext. 1111
Email: bepage@bradleyil.org

Internal Review
Initials
Date

Brief Summary:

The applicant Nick Brenner, real estate representative on behalf of Menard's, is seeking approval of a special use planned development for the new Menard's store to be built at 870 Christine Drive, Bradley il.. The subject property is requesting the special permit for deviations to the Village building code. They are asking for approval of the following:

1. fencing to exceed the maximum of 6" allowed in a commercial district. They are requesting 14.5 for coverage of the pallet racking and a decorative fence approximately 9" in height
2. Wall/Building signs to exceed the number of 1. Although the total number of signs exceeds 1 the coverage of all the signs remains less in square footage allowed. They are also seeking 1 additional MENARDS sign on the warehouse wall.
3. They are requesting a parking space deviation, 400 +/- to more closely align with their other stores in the region.
4. They are requesting the outlots not be landscaped until future tenants are occupying them.

Recommendation: The findings of fact were considered and by a vote of 5-0 the Planning and Zoning Commission recommended approval and to send to the Village Board

Approval of Ordinance

Supporting Documents: Planning and zoning staff memorandum dated 6/1/2021 with attachments

Financial (if applicable)

Is this a budgeted item? Yes No Requires Budget Amendment

EXHIBIT A

EXHIBIT B

EXHIBIT A

EXHIBIT B



Village of Bradley
Community Development Department

1011 N. Michigan • Bradley, IL 60915 • 815-936-5100 • Fax 815-933-5068
www.villageofbradley.org • E-mail: communitydevelopment@bradleyil.org

PLANNING AND ZONING COMMISSION
STAFF MEMORANDUM

TO: Planning and Zoning Commission

FROM: Bruce Page, Community Development Director

DATE: May 27, 2021

SUBJECT: **Special Use Permit for a Planned Development and Preliminary & Final Development Plan/870 Christine Drive (new Menards Store)**
Applicant: Nick Brenner, Real Estate Representative for Menard Inc

BACKGROUND

The subject property is zoned B2 Commercial and undeveloped. The property includes 2-lots comprising +/-25.99 acres of land. The existing Menards store is currently located at 1260 Christine Drive. The Village has been working with representatives from Menard, Inc. since early 2019 on this new location. Various approvals are in place related to zoning, signage and a required right-of-way dedication from Lowe's. With the construction/occupancy of this new store, the existing store will be used for temporary self-storage (approved by the Village in April 2019).

Surrounding Zoning & Land Use of adjacent property includes:

- North: R-1 Single Family Residence/existing residential/stormwater detention area
- South: R-1 Single Family Residence & R-6 General Residence/existing residential
- East: Interstate 57
- West: B2 Commercial/existing Lowe's & vacant commercial

The attached written narrative provided by the applicant, provides explanation for the new location and new store prototype.

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. The initial public hearing was scheduled for a Special Meeting on March 23rd and subsequently continued multiple times to tonight's meeting.

REQUESTED ACTION & PROPOSAL OVERVIEW

The applicant, Nick Brenner, Real Estate Representative on behalf of the Menard, Inc. is seeking approval of a Special Use Permit for Planned Development and Preliminary & Final Development Plan for the

yard area, and lumber warehouse building.

Planned Development

The project is being considered as a Planned Development because many corporate requirements related to signage, fence height, and parking for the new prototype do not comply with Village code. Staff felt it best to handle the review process as such because the deviations from Village code are not based on hardships as needed for a variance request.

1. Fencing proposed exceeds the maximum height of six (6) feet allowed in a commercial district. The pallet fence racking system is approximately 14.5 feet at its highest point; the decorative fence proposed is approximately 9 feet in height. Refer to Sheet CT5 for details.
2. Wall/building signs exceed the maximum number of one (1) allowed by the Village's Sign Code. Refer to Sheet CT3 for details. Though the number of wall/building signs on the front elevation of the main store exceeds the total number, the overall combined square footage is less than what code allows for a single sign. The applicant is also seeking various directional wall/building signs on the yard entrance structure and an additional "Menards" wall sign on the warehouse building.
3. Parking ratio for a retail use is 5 spaces per 1,000 square feet of gross floor area. The parking proposed is +/- 400 which is less than the 1,015 spaces required. Staff only calculated the parking on the actual building square footage and not the ancillary uses (warehouse, garden area, etc.) of the business. The applicant has provided a comparative parking analysis (attached) of other Menards stores constructed with a similar number of parking spaces to justify the substantial reduction.
4. The applicant has requested that the future outlots not be landscaped at this time. This is to prevent damage to any plant material during construction of the outlots. Landscape plans will be required with any future development plan review submittal.

Preliminary & Final Development Plan

Site Development Plan

The site improvements plan illustrates a new building of 202,990 square feet, an accessory warehouse building of 40,475 square, a garden center and outdoor yard area. The yard area will include the warehouse building, a pallet racking fence system along the perimeter and storage/display of various product. Access into the yard area occurs behind the building. The rear property line backs to Interstate 57.

The parking lot is located on the west side of the building. The number of parking spaces provided is less than Village Code requires as discussed above. The parking lot will include typical cart corrals and a propane filling station. The proposed parking stall size (10 feet by 20 feet) exceeds the Village's requirement of 9 feet by 18 feet. Two-way drive aisles exceed the Village's requirement of 24 feet.

Access to the property is via two (2) drives from Christine Drive.

At this time, the property is not subdivided into 3 lots as noted. However, once an outlot user is identified the applicant will need to submit a Final Plat of Subdivision for review and approval.

Elevation Plans, including Signage & Fence Details

Elevation plans have been submitted for all proposed buildings and structures. The maximum building height in a B2 district is 45 feet. All buildings and structure are less than 45 feet. The main store will be constructed of tan split face block and green metal accent panels. Rooftop mechanical equipment will be screened as shown on Sheet CT6. The warehouse building will be constructed of green metal siding.

Wall/building signage is shown on Sheet CT3. As discussed above, the number of wall signs exceeds the Village Code. Also included on this sheet is the proposed freestanding development sign. A variance for size/height was approved in 2019. The sign is a typical pole sign. Staff is recommending that the applicant install a pole cover not less than 50 percent of the width of the sign face and add a sign base to match the split face block of the building.

Details of the various fencing elements are included on Sheet CT5. The racking screen fence will be constructed of treated fence wood with a steel roof. A decorative fence is proposed at the customer entrance into the garden center. Height of both was discussed above.

Landscape Plan

The landscape plan attached has been reviewed and is acceptable as presented. The plan illustrates a combination of shade trees, ornamental trees, evergreens and shrubs. The applicant is proposing white wood mulch and a combination of hydroseed and sod for the areas that do not include plant material. Sheet CT5 illustrates the various planting details for the store front, garden center and pallet racking screening.

As mentioned above, landscaping of the future outlots will occur at the time a formal development plan review.

Engineering/Site Improvement Plans

Final engineering plans have been submitted and reviewed by Keslin Engineering due to the fact the project engineer is MG2A. As of the writing of this report, the plans have not been approved. Only minor comments need to be addressed. Revised plans have been received and are currently under review. The required engineer's estimate of cost for all public improvements has also been submitted and currently under review by Keslin Engineering.

Prior to the start of any exterior site improvements, the final engineering plans along with the engineer's estimate of cost must be approved and a financial guarantee for all public and private site improvements must be submitted to the Community Development Director.

RECOMMENDATION

Should the Planning and Zoning Commission find the Special Use Permit for Planned Development and Preliminary & Final Development Plan for a new Menards Store, including a garden center, an enclosed outside yard area, and lumber warehouse building, favorable, the following conditions should be considered:

1. The subject property will need to comply with all other applicable requirements of the B2 Commercial District, except for those deviations approved as part of the planned development.
2. A final plat of subdivision addressing the creation of Lots 1 (Menards), 2 (future outlot), and 3 (future outlot) and providing a sign easement on future Lot 2 for the freestanding development sign will need to be submitted to the Village for review and approval once a known user of either future outlot has been determined.
3. The property located to the north and south of the subject property is zoned residential, any proposed lighting along these property lines will need to maintain a zero (0) footcandle so as not to impact the neighbors. The lighting will need to be full-cut-off and include shields to prevent light spillage.
4. Final engineering plans and the engineer's estimate of cost for the public improvements will need to be approved by the Village.

5. Prior to commencing any exterior site improvements, the applicant will need to submit a complete cost estimate of landscape installation and a one-year maintenance and guarantee period for review and approval by the Village. A non-revocable letter of credit (LOC) payable to the Village to ensure that the landscaping as approved will be installed. The LOC shall reflect 115 percent of the cost of required landscaping as approved.
6. Prior to commencing any exterior site improvements, a financial guarantee for all public and private site improvements (including landscaping) will need to be submitted to the Director of Community Development.
7. Prior to commencing any building construction, including the garden center, the enclosed outside yard area, and lumber warehouse building, a building permit application with applicable plans and documentation will need to be submitted for review and approval by the Community Development Department.
8. The pylon sign on Sheet CT3 will need to be revised to include a pole cover and base to match the materials of the building. The pole cover should be no less than 50 percent of the width of the overall sign face and the base should be constructed of tan split face block (same as building). The sign when installed cannot create any visibility issues and the intersection of Christine Drive and the access drive into the site. Its location will be reviewed at the time of review of the sign permit.
9. Signage will be limited to the building/wall signs, freestanding development sign, and other signage as approved as part of the Planned Development. Prior to installation, a sign permit will need to be submitted to the Community Development Department and approved to confirm compliance with the Planned Development.
10. Landscape material will need to be installed in accordance with the landscape plan approved as part of the Planned Development.
11. Prior to opening and commencing business operations, an occupancy permit and a business license will need to be obtained from the Village.

ATTACHMENTS


1. Aerial Map_Subject Property Location
2. Written Narrative
3. Comparative Parking Analysis
4. Site Improvements Plan prepared by MG2A (Sheet 3 of 20) – last revised March 12, 2021
5. CT Plan Set prepared by Menards (6 pages), including landscape plan & details, elevations plans, signage, and roof top mechanical screening – dated May 25, 2021

5/25/2021

Village of Bradley



Maxar | Kaniksee County GIS | K3G1S

 subject property

600ft

New Menards Store Narrative:

Menard, Inc. ("Menards") is requesting Final Plan Development/Planned Development for its new store site located at 870 Christine Drive, Bradley, IL.

Menards has operated at its current location (1260 Christine Drive) since 1994. Since the store has been open, Menards has upgraded its prototype numerous times throughout the years. Although the current store was upgraded throughout the years to keep up with the revisions, the current location could not accommodate the latest remodel that was rolled out to all the stores in 2015. This latest remodel took direct steps to compete against online retail and is vital to the continued success of the Menards retail stores. Due to lack of room at this site, Menards looked for a new location which could fit the latest Menards prototype. The new store will include many features that exist on the old store but will also include some of the new features that have been rolled out over the past couple of years.

In order to accommodate the new prototype, Menard is requesting a Planned Development be approved to allow certain Menard standard items. One of those is parking as Menard is requesting the required parking be set at 400 stalls as this is consistent with what Menards typically installs at its new locations. I have included a spreadsheet showing those stores approved in the past 5 years and the parking ratios. As you can see from the chart, most of these locations have somewhere between 400 and 425 parking stalls. This range is the desired number for Menards based on years of operation. This allows adequate parking for the store while also reducing impervious area, helping both stormwater runoff and appearances. Just remember, no one wants to make sure there are places to park more than Menards.

The 14' foot tall wood fence around the outdoor lumberyard and the corporate sign package are two more items that should be included. The fence is the same setup as the existing store and the sign package is generally the same as the existing store as well but it has been upgraded to reflect the latest style. The concept of the yard gate will remain but that is being upgraded as well to include an additional entrance lane into the yard which lane has the capability to scan your receipt and let you into the yard without having to wait on the gate attendant.

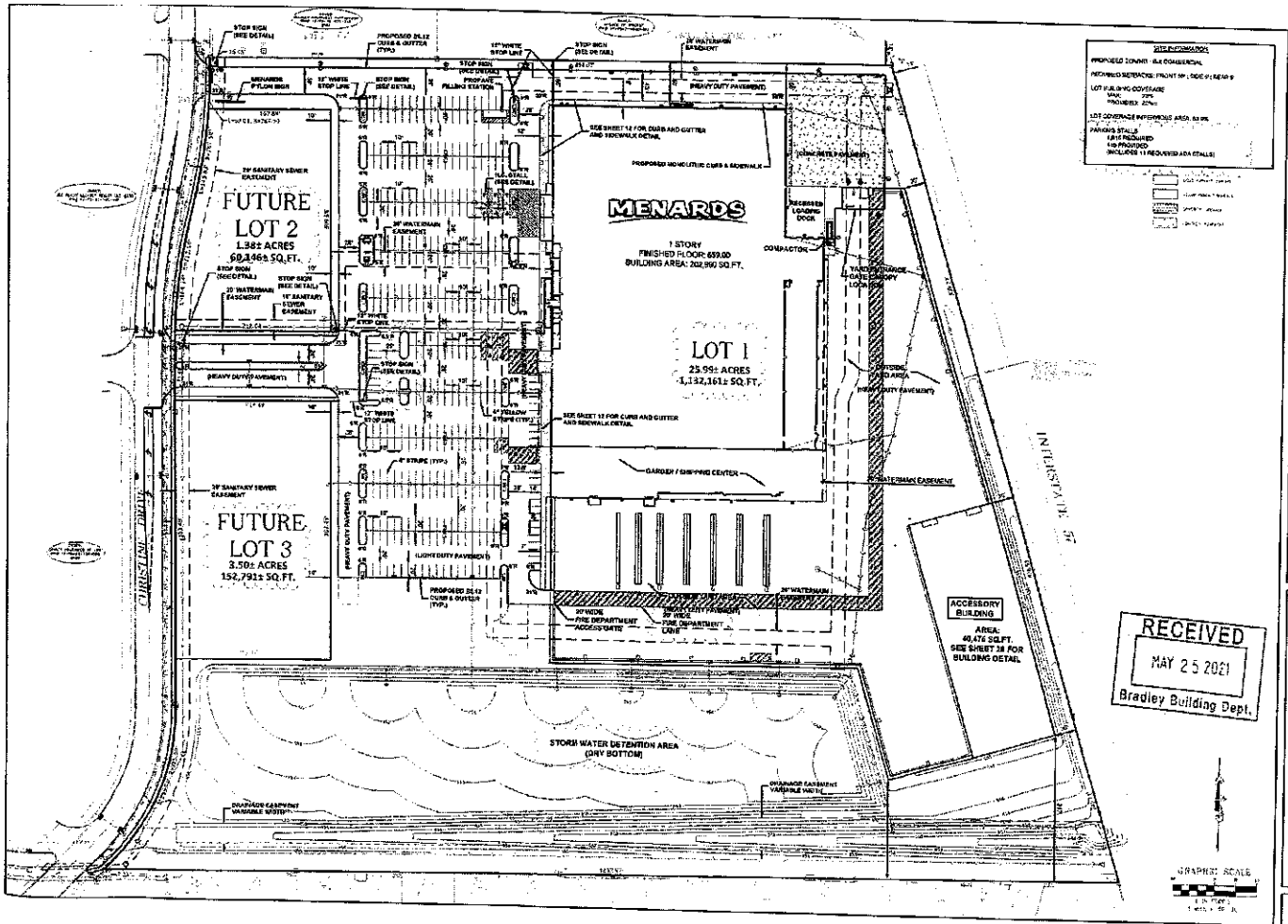
Included in this prototype will also be the online/special order pickup area in the back of the store. This allows for the convenience for a person to go through the yard gate to this area to pick up any merchandise that they ordered online or was a special order item without having to go through the main part of the store. In an effort to compete against online retailing, this convenience factor is a critical aspect of the new store.

Menards has only one prototype store and this new store will be the latest and greatest, providing the best service to this community. Menards looks forward to gaining these final approvals so that progress on the new store can continue.

P5 Last 5 Years (Excluding Accessory Building SF)

Store	Parking Count	Approx. SF	Ratio (per 1,000 SF)
Kansas City West, KS	419	252,304	1.66
Lawrence, KS	411	244,623	1.68
Olathe, KS	423	244,623	1.73
Bowling Green, KY	427	248,971	1.72
Elizabethtown, KY	412	248,971	1.65
Florence, KY	408	248,971	1.64
Louisville, KY	455	252,304	1.80
Paducah, KY	415	252,304	1.64
Richmond, KY	429	252,304	1.70
Ann Arbor, MI	425	224,623	1.89
Belleville, MI	421	248,971	1.69
Gaylord, MI	405	248,971	1.63
Lake Orion, MI	420	248,971	1.69
Pontiac, MI (2-Story)	437	244,025	1.79
Taylor, MI	416	248,971	1.67
Wixom, MI	453	224,623	2.02
Belton, MO	430	224,623	1.91
Farmington, MO	426	224,623	1.90
Hollister, MO	420	224,623	1.87
Independence, MO	354	224,623	1.58
Kansas City North, MO	428	224,623	1.91
Kirksville, MO	380	252,304	1.51
Rolla, MO	421	248,971	1.69
Springfield West, MO	412	244,244	1.69
Springfield East, MO	412	244,244	1.69
Jamestown, ND	437	224,623	1.95
Dickinson, ND	443	224,623	1.97
Williston, ND	420	224,623	1.87
Athens, OH	436	252,304	1.73
Cleveland, OH	438	248,971	1.76
Columbus West, OH	424	252,304	1.68
Cortland, OH	426	224,623	1.90
Cuyahoga Falls, OH	413	248,971	1.66
Fairborn, OH	414	248,971	1.66
Kent, OH	427	248,971	1.72
Loveland, OH	470	224,623	2.09
Mentor, OH	416	252,304	1.65
New Philadelphia, OH	414	244,244	1.70
Pierre, SD	414	224,623	1.84
Gillette, WY	420	224,623	1.87
Bradley, IL	400	252,304	1.59
Bridgeview, IL (2-Story)	383	244,025	1.57
Homewood, IL	359	252,304	1.42
Matteson, IL	303	244,244	1.24
Schererville, IN (2 -Story)	440	244,025	1.80

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GENERAL NOTES

PROPOSED ZONING: RA COMMERCE

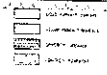
PROPOSED SETBACK: FRONT 10', SIDE 10', REAR 5'

LOT BUILDING COVERAGE: 20%

PROPOSED 20% LOT COVERAGE EXCEPTED AREA: 80,000 SQ. FT.

PARKING STALLS: 187 REQUIRED

NO PROPOSED INCLUDE 11 PROPOSED ADA CHANGES



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MENARDS
800 CHRISTINE DRIVE
BRADLEY, ILLINOIS
SITE IMPROVEMENTS

3 20

**FINDINGS OF FACT AND RECOMMENDATION OF APPROVAL FOR A PROPOSED
SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT AND FINAL DEVELOPMENT
PLAN FOR CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF BRADLEY,
KANKAKEE COUNTY, ILLINOIS
(870 CHRISTINE DRIVE)**

On Tuesday, June 1, 2021, 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 (i) a special use permit (the "Permit") authorizing the use of certain property located within the corporate boundaries of the Village and commonly known as 870 Christine Drive, Bradley, Illinois 60915 (the "Subject Property"), for the purposes of a planned development pursuant to Section 60-153(2)(r) of the Bradley Village Code (the "Proposed Use") and (ii) approval of a Final Development Plan for the Subject Property (a copy of which is attached hereto as Exhibit 1). 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 B2 (Commercial); 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 B2 (Commercial) 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 (i) granting the Permit to

the Applicant and (ii) approving the proposed Final Development Plan for the Subject Property, all subject to the following conditions and restrictions:

1. The Subject Property must be maintained in full compliance with all applicable requirements of the B2 Commercial District, except to the extent that deviations therefrom are approved as part of the Final Development Plan (Exhibit 1).
2. The Subject Property shall be developed and improved in substantial compliance with the Final Development Plan (Exhibit 1).
3. The Applicant must submit a final plat of subdivision addressing the creation of Lots 1 (Menards), 2 (future outlot), and 3 (future outlot) and providing a sign easement on future Lot 2 for a freestanding development sign to the Village for review and approval once a known user of either future outlot has been determined and before any such user, including the Applicant, shall be permitted to occupy or use future Lot 2 or 3.
4. The properties located to the north and south of the subject property are presently zoned residential. All exterior lighting on the Subject Property must be installed, directed, shielded, cut-off, and/or maintained such that the light does not spill onto any residential parcel. Lighting shall not exceed zero (0) foot-candles at any residential property line.
5. Prior to commencing any exterior site improvements, the Applicant must submit, and the Village must approve, (i) final engineering plans, (ii) an engineer's estimate of cost for all public improvements, and (iii) a non-revocable letter of credit (LOC) or other sufficient surety in a form acceptable to the Village. The LOC or other surety must be in an amount equal to 115% of the estimated cost of installation for all public improvements as approved.
6. Prior to commencing any exterior site improvements, the Applicant must submit, and the Village must approve, (i) a landscaping plan, (ii) a complete cost estimate for all landscaping installation and a one-year maintenance and guarantee period, and (iii) a non-revocable letter of credit (LOC) or other sufficient surety in a form acceptable to the Village. The LOC or other surety must be in an amount equal to 115% of the estimated cost of all landscaping installation, as well as a year of maintenance and guaranty, as approved. All landscaping must be completed in substantial compliance with the approved landscaping plan and to the satisfaction of the Village before the Applicant may be issued any certificate of occupancy for the Subject Property.
7. Prior to commencing any building construction, including the garden center, the enclosed outside yard area, and/or the lumber warehouse building, a building permit application with applicable plans and documentation will need to be submitted for review and approval by the Community Development Department.
8. The pylon sign on Sheet CT3 of the Final Development Plan (Exhibit 1) must be revised to include a pole cover and base to match the materials of the proposed building. The pole cover must be no less than 50% of the width of the overall sign face and the base must be of constructed of tan split-face block (same as the proposed building). The pylon sign must be installed in a manner such that it will not create any visibility issues at the intersection

of Christine Drive and the access drive onto the Subject Property. The final location and elevations of the pylon sign must be reviewed and approved by the Community Development Director prior to installation.

9. With the exception of the pylon sign described above, all signage on the Subject Property will be limited to the building/wall signs, freestanding development signs, and other signage as approved as part of the Planned Development. Prior to installation of any given sign, including the pylon sign addressed above, the Applicant must apply for and receive a sign permit from the Community Development Department.
10. Prior to opening and commencing business operations on the Subject Property, the Applicant must seek and obtain an occupancy permit and a business license from the Village.

PASSED this 1st day of June, 2021, by roll call vote.

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