

# REQUEST FOR BOARD ACTION

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**ORIGINATOR:**                      **COMMITTEE OF THE WHOLE MEETING:**    August 2, 2012

Community Development                      **REGULAR BOARD MEETING:**                      August 6,

2012

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**TITLE/DESCRIPTION:** **DOWNTOWN DEVELOPMENT PERMIT - 120 South Cass Avenue;** Board to consider an ordinance approving a development permit request for The Bridal Sampler; a bridal store featuring gowns and accessories in the Downtown B-1 Limited Business.

**BACKGROUND OF SUBJECT MATTER:** New business developments in the downtown B-1 Business District require the approval of the Village Board. Retail sales are a permitted use in the B-1 District, and the bridal store will be selling dresses and accessories for weddings and other social occasions and formal events.

The Bridal Sampler would be moving into a location previously used by Bridgette's Boutique, a women's clothing establishment that was in the tenant space for approximately one year. Parking appears to be adequate for the current tenant mix, which includes the dental office to the rear of the building, however subsequent occupancies may trigger the need for a parking variance.

Staff has no concerns about the use, which is similar to the previous women's clothing retail store, and would not have additional parking needs. The proposed use will be a nice compliment to the flower shop and bakeries in the central business district.

**DOCUMENTS ATTACHED:**

- Completed application packet
  - Application and cover letter
  - Floor plan
  - Plat of survey

**RECOMMENDATION:** All occupancies in the B-1 Limited Business District require a Development Permit which can only be approved by the Village Board. The proposed use is consistent with the previous use at this location.

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**AGENDA ITEM NO.** \_\_\_\_\_