VILLAGE OF BRADLEY

ORDINANCE NO. O-07-25-01

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(1130 E. Broadway St. Bradley, IL 60915)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 14th DAY OF July, 2025

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley, Kankakee County, Illinois this 14th day of July, 2025

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AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (1130 E. Broadway St. Bradley, IL 60915)

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 commonly known as 1130 E. Broadway St. Bradley, IL 60915 (the "Subject Property"), is located within the corporate boundaries of the Village; and

WHEREAS, the Subject Property is presently zoned B-2 (Commercial); and

WHEREAS, Antonio Pouge, (the "Applicant"), filed an application seeking a special use permit to allow for the operation of Minor Auto Repair and Used Car Sales on the Subject Property (the "Special Use Permit"); 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, July 1, 2025, 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 Applicant's request for a Special Use Permit, the findings of fact and recommendation attached hereto as Exhibit 1 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 as set forth in Exhibit 1; and

WHEREAS, the President and Board of Trustees of the Village have determined that amending and restating the Original Ordinance to amend the conditions on the Special Use Permit, as requested by the Applicant, is in the best interest of the Village and its citizens.

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. The President and Board of Trustees hereby approve and adopt the applicant's request for a Special Use Permit for Minor Auto Repair and Used Car Sales, subject to the following conditions and restrictions:

1. The subject property will need to comply with all other applicable requirements of the B-2 District.

2. The hours of operation will be Monday – Saturday 8:30 AM to 6:00 PM.

3. The scope of the work will consist of the following: detailing, cleaning, and minor auto repairs, for a vehicle's preparation for sale.

4. The special use granted only applies to the current business and will not be transferable to change of ownership, or to any other unit at the common address.

5. The stoned area of the lot will be improved with a paved surface within 1 year of operation.

6. There will be no derelict vehicles stored on the lot.

7. Any use of the Village's Right of Way to display vehicles will require a ROW Agreement between the property owner and the Village of Bradley when the agreement becomes applicable.

SECTION 3. 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 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.

[*Intentionally left blank*]

PASSED by the Board of Trustees on a roll call vote on the 14th day of July, 2025.

TRUSTEES:

RYAN LEBRAN	Aye – ✓	Nay – ____	Absent – ____
BRIAN BILLINGSLEY	Aye – ✓	Nay – ____	Absent – ____
DARREN WESTPHAL	Aye – ✓	Nay – ____	Absent – ____
BRIAN TIERI	Aye – ✓	Nay – ____	Absent – ____
GRANT D. VANDENHOUT	Aye – ✓	Nay – ____	Absent – ____
GENE JORDAN	Aye – ____	Nay – ____	Absent – ✓

VILLAGE PRESIDENT:

MICHAEL WATSON	Aye – ____	Nay – ____	Absent – ____
TOTALS:	**Aye –** 5	**Nay –** Ø	**Absent –** 1

ATTEST:

KELLI BRZA, VILLAGE CLERK

APPROVED this 14th day of July, 2025.

MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:

KELLI BRZA, VILLAGE CLERK
CLERK

STATE OF ILLINOIS)
) §§
COUNTY OF KANKAKEE)

I, Kelli Brza, 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-07-25-01, "An Ordinance Approving a Special Use Permit for Certain Property Within the Village of Bradley, Kankakee County, Illinois (1130 E. Broadway St. Bradley, IL 60915)," which was adopted by the Village Corporate Authorities at a meeting held on the 14th day of July, 2025.

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 July, 2025.

KELLI BRZA, VILLAGE CLERK

(SEAL)

Kingsley Allegs
Coll. Sec.
Sec.

EXHIBIT 1

Plan Commission Findings of Fact and Recommendation of Approval

PZC FINDINGS OF FACT AND RECOMMENDATION OF APPROVAL FOR A SPECIAL USE PERMIT (USED AUTO SALES AND MINOR AUTO REPAIRS)

On Tuesday July 1, 2025, at 6:30 p.m., at the Bradley Community Center 428 W. Broadway Street, 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 of a special use permit to allow for Minor Auto Repair and Used Car Sales (the "Proposed Use") at the business located at 1130 E. Broadway St. Bradley, IL 60915.

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 that the request is appropriate, consistent with the Village's comprehensive plan, and in the best interests of the Village. Based on the foregoing findings, the Planning and Zoning Commission hereby recommends that the Corporate Authorities of the Village approve and adopt the applicant's request and adopt an ordinance granting the applicant a special use permit to allow for Minor Auto Repair and Used Car Sales, subject to the following conditions and restrictions:

1. The subject property will need to comply with all other applicable requirements of the B-2 District.
2. The hours of operation will be Monday – Saturday 8:30 AM to 6:00 PM.
3. The scope of work will consist of the following: detailing, cleaning, and minor auto repairs, for a vehicle's preparation for sale.
4. The special use granted only applies to the current business and will not be transferable to change of ownership, or to any other unit at the common address.
5. The stoned area of the lot will be improved with a paved surface within 1 year of operation.
6. There will be no derelict vehicles stored on the lot.
7. Any use of the Village's Right of way to display vehicles will require a ROW agreement between the property owner and the Village of Bradley when the agreement becomes applicable.

PASSED this 1st day of July 2025, by roll call vote.

	Aye	Nay	Absent
Ryland Gagnon (Chairman)	X		
Charlene Eads (Secretary)	X		
James Guiss	X		
Rick White	X		
Bill Bodemer	X		
Michael Williams	X		
Robert Redmond	X		