

VILLAGE OF BRADLEY

ORDINANCE NO. O-03-25-04

AN ORDINANCE REZONING LAND (MAP AMENDMENT)
LOCATED IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(Millie's World, LLC – PINs 17-09-10-300-010 & 17-09-10-300-002)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 10th DAY OF March, 2025

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 10th day of March, 2025.

Prepared By and Return To:
Michael A. Santschi
SPESIA & TAYLOR
1415 Black Road
Joliet, Illinois 60435
(815) 726-4311

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LOCATED IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(Millie's World, LLC – PINs 17-09-10-300-010 & 17-09-10-300-002)**

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

WHEREAS, an application has been filed with the Village requesting a rezoning (map amendment) of the territory legally described and depicted on Exhibit A (“Zoning Plat”) attached hereto, hereinafter referred to as the “Subject Property”, from Kankakee County Agriculture District to Village of Bradley NR-3 Single-Family Residence District (Parcel 1) and Village of Bradley B-1 Local Business District (Parcel 2); and

WHEREAS, on March 5, 2025, a public hearing was held before the Village of Bradley Planning and Zoning Commission to consider the Applicant’s rezoning request; and

WHEREAS, on March 5, 2025, the Village of Bradley Planning and Zoning Commission recommended approval of the requested rezoning.

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 Subject Property, which is legally described and depicted on the Zoning Plat attached hereto as Exhibit A and fully incorporated herein, shall be rezoned from Kankakee County Agriculture District to Village of Bradley NR-3 Single-Family Residence District (Parcel 1) and Village of Bradley B-1 Local Business District (Parcel 2).

SECTION 3. The Village Clerk is hereby authorized to note the zoning grant made by this Ordinance upon the Official Zoning Map of the Village of Bradley.

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.

PASSED by the Board of Trustees on a roll call vote on the 10th day of March, 2025.

TRUSTEES:

RYAN LEBRAN	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
BRIAN BILLINGSLEY	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
DARREN WESTPHAL	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
BRIAN TIERI	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
GRANT D. VANDENHOUT	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
GENE JORDAN	Aye – <input type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input checked="" type="checkbox"/>

VILLAGE PRESIDENT:

MICHAEL WATSON	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
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TOTALS: Aye – 6 Nay – 0 Absent – 1

ATTEST:


KELLI BRZA, VILLAGE CLERK

APPROVED this 10th day of March, 2025.


MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:


KELLI BRZA, VILLAGE 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 0-03-2504 "AN ORDINANCE REZONING LAND (MAP AMENDMENT) IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (Millie's World, LLC, PINs 17-09-10-300-010 & 17-09-10-300-002)," which was adopted by the Village Corporate Authorities at a meeting held on the 10th day of March, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 10th day of March, 2025.



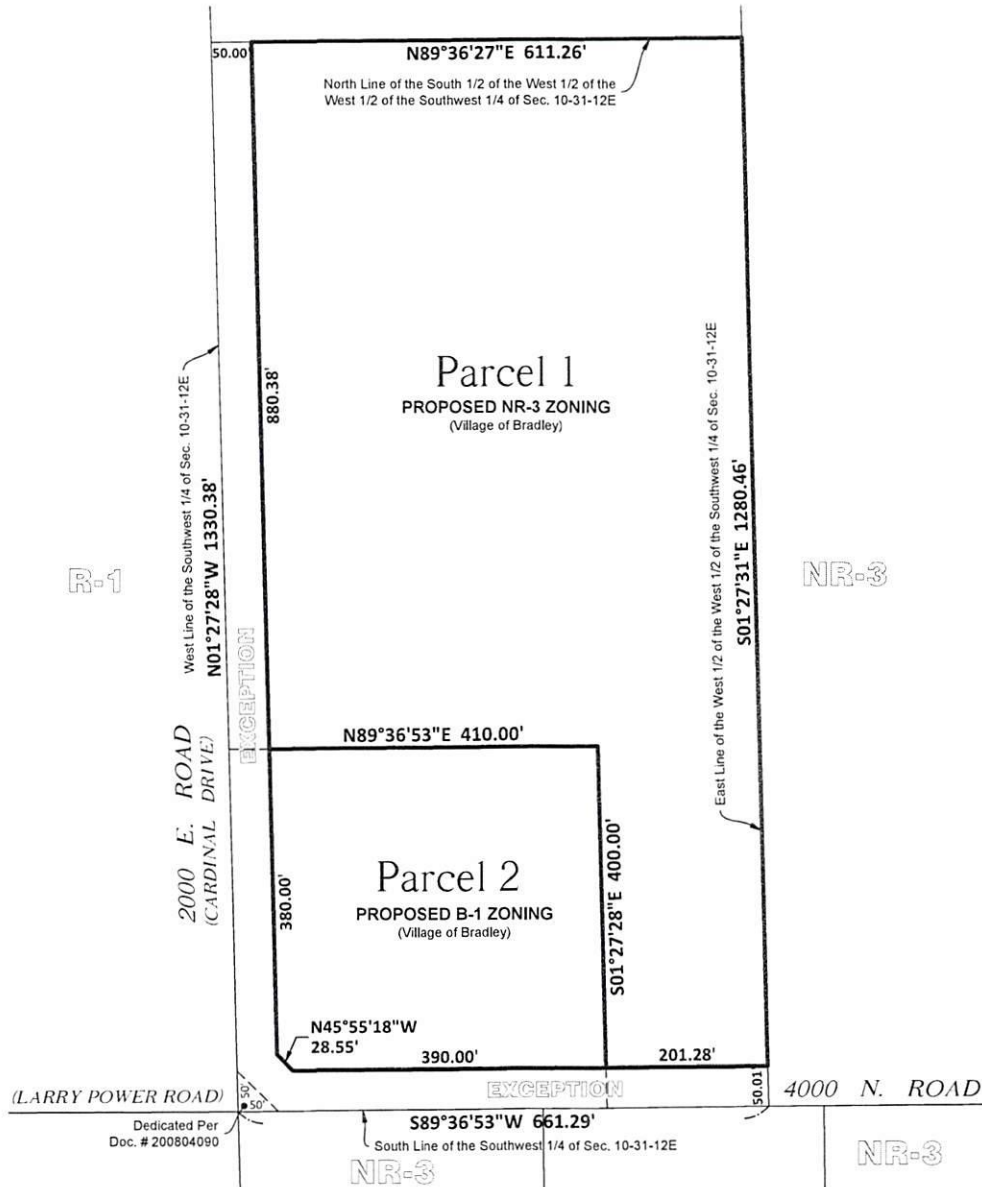
KELLI BRZA, VILLAGE CLERK



Exhibit A
Zoning Plat

Exhibit A
Zoning Plat

ZONING PLAT

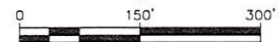


LEGAL DESCRIPTION

Parcel 1: THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 450 FEET OF THE WEST 460 FEET THEREOF AND ALSO EXCEPT THEREFROM THAT PART THEREOF DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 202410065), IN KANKAKEE COUNTY, ILLINOIS.

Parcel 2: THE SOUTH 450 FEET OF THE WEST 460 FEET OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 202410065 AND ALSO EXCEPT THAT PART THEREOF DEDICATED PER DOCUMENT NUMBER 200804090) IN KANKAKEE COUNTY, ILLINOIS.

CURRENT ZONING:
A1-AGRICULTURAL
(Kankakee County)



SCALE: 1" = 150'

STATE OF ILLINOIS }
COUNTY OF KANKAKEE }SS

WE, M. GINGERICH, GEREAX & ASSOCIATES, PROFESSIONAL DESIGN FIRM NUMBER 184-001808, DO HEREBY CERTIFY THAT THIS PLAT OF ZONING HAS BEEN MADE UNDER OUR SUPERVISION OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID ZONING. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 19th DAY OF DECEMBER, A.D. 2024.

[Signature]
MARK J. SCHIERHOLZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003105
LICENSE EXPIRES NOVEMBER 30, 2026



**CIVIL ENGINEERING
LAND SURVEYING**

M GINGERICH GEREAX & ASSOCIATES
Professional Design Firm License # 184.001808
P. 815-939-4921 www.mg2a.com F. 815-939-9810
240 N. INDUSTRIAL DRIVE | BRADLEY, IL. 60915

ORDERED BY: VILLAGE OF BRADLEY

SITE ADDRESS: 2000 E. ROAD & 4000 N. ROAD, BOURBONNAIS, IL

DRAFTED BY: CAG

SB: N/A

JOB NUMBER:

FIELD BY: N/A

PG: N/A

M02-348