

VILLAGE OF BRADLEY

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ORDINANCE NO. 0-04-22-07

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY  
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS  
(1257 E. Broadway, Bradley, Illinois 60915)

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ADOPTED BY THE  
BOARD OF TRUSTEES OF THE  
VILLAGE OF BRADLEY

THIS 11<sup>th</sup> DAY OF April, 2022

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Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,  
Kankakee County, Illinois this 11<sup>th</sup> day of April, 2022

STATE OF TEXAS

COUNTY OF DALLAS

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ORDINANCE NO. 00422-07

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WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS  
(1257 E. Broadway, Bradley, Illinois 60915)**

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**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 B2 (Commercial); and

**WHEREAS**, on March 14, 2022, Cargo Vans of Chicago, LLC, submitted an application to the Village requesting that the Village grant a special use permit authorizing the operation of an used car sales and storage lot on the Subject Property (the “Special Use Permit”); and

**WHEREAS**, the operation of an used car sales and storage lot is a permissible special use for a B2 (Commercial) District pursuant to Section 60-153(2)(w) of the Village of Bradley Code of Ordinances (the “Village Code”); and

**WHEREAS**, the Subject Property is owned by JTBH, Inc., which has authorized Cargo Vans of Chicago, LLC, to apply for the Special Use Permit in this instance (hereinafter, JTBH, Inc., and Cargo Vans of Chicago, LLC will be 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, April 5, 2022, 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 (a copy of the Plan Commission’s findings of fact and recommendation of approval is attached hereto as Exhibit A and fully incorporated herein); 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 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 used car sales and storage lot proposed to be operated 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 B2 (Commercial) 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 authorizing the Applicant to operate an used car sales and storage lot 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 operating an used car sales and storage lot pursuant to Section 60-153(2)(w) 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:

LOTS EIGHTEEN (18), NINETEEN (19), TWENTY (20), AND TWENTY-ONE (21), BLOCK ONE HUNDRED TWO (102), NORTH KANKAKEE, NOW VILLAGE OF BRADLEY, COUNTY OF KANKAKEE, STATE OF ILLINOIS.

**Commonly known as:** 1257 E. Broadway, Bradley, Illinois 60915

**Bearing the current PIN:** 17-09-28-204-025

**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 Applicant must maintain the Subject Property in full compliance with all other applicable requirements of the B-2 District at all times.
2. The Applicant's business's hours of operation shall be limited to the following:

- a. Monday thru Friday — 10am to 5pm; and
  - b. Saturday — 10am to 3pm.
3. Under no circumstances shall the Applicant service, repair, sell, offer for sale, or store any large commercial motor vehicle, including but not limited to any semi-tractor, semi-truck, or semi-trailer, in any combination on the subject property.
  4. No vehicles may be parked: (i) on any grass surface, (ii) so as to block any entrance to the subject property, or (iii) in any manner that otherwise interferes with the Village's various rights of way.
  5. No work on any interior or exterior improvements or alterations on the Subject Property may begin unless and until (i) building and development plans have been submitted to and approved by Village staff and (ii) the Applicant has applied for and received all required building permits.
  6. Prior to commencing any exterior site improvements, (i) final engineering and construction plans must be submitted to and approved by the Village Engineer and (ii) any required/approved financial guarantee for all public and private site improvements (including landscaping) must be submitted in a form acceptable to the Village.
  7. Prior to commencing business operations, the Applicant must submit (i) a site striping/parking plan and (ii) a signage plan to Village staff for review and approval in compliance with all applicable Village codes.

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 begins to use the Subject Property as an used car sales and storage lot 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.** 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, provided however that the Special Use Permit shall not be so terminated and revoked if JTBH, Inc., sells, conveys, or otherwise transfers its entire ownership interest in the Subject Property to Cargo Vans of Chicago, LLC.

**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.

*[Intentionally Blank]*

**PASSED** by the Board of Trustees on a roll call vote on the 11<sup>th</sup> day of April, 2022.

**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  
JULIE TAMBLING, VILLAGE CLERK

**APPROVED** this 11<sup>th</sup> day of April, 2022.

Michael Watson  
MICHAEL WATSON, VILLAGE PRESIDENT

**ATTEST:**

Julie Tambling  
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 00422-07, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (1257 E. Broadway, Bradley, Illinois 60915)," which was adopted by the Village Corporate Authorities at a meeting held on the 11<sup>th</sup> day of April, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 11<sup>th</sup> day of April, 2022.

  
\_\_\_\_\_  
JULIE TAMBLING, VILLAGE CLERK

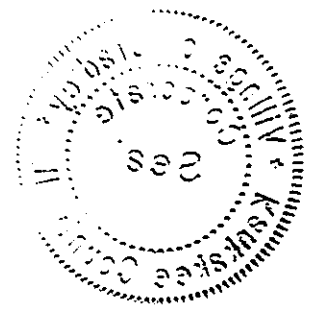
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*Handwritten signature*



# **EXHIBIT A**

**PZC FINDINGS OF FACT AND RECOMMENDATION OF APPROVAL FOR  
A SPECIAL USE PERMIT  
(1257 E. BROADWAY — USED CAR SALES AND STORAGE LOT)**

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On April 5, 2022, at 6:30 p.m., at the Bradley Village Hall, 147 S. Michigan Avenue, 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 authorizing the use of certain property located within the corporate boundaries of the Village as an used car sales and storage lot (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:

1. The Proposed Use is an authorized special use in the B2 (Commercial) district pursuant to Section 60-153(2)(w) of the Bradley Zoning Ordinance.
2. The Proposed Use is compatible with surrounding land uses and the general area surrounding the subject property.
3. The Proposed Use is not inconsistent with the zoning classifications of other property within the general area of the subject property.
4. The subject property is suitable for the uses permitted under its existing zoning classification of B2 (Commercial).
5. The Proposed Use is not inconsistent with the trend of development in the general area of the subject property.
6. 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.
7. The approval of the special use permit is in the public interest and not solely for the interest of the applicant.
8. 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.
9. The Proposed Use will likely contribute to the general welfare of the surrounding neighborhood or community.
10. 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.
11. The Proposed Use is not likely to be injurious to property values or improvements in the vicinity of the subject property.
12. 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 the applicant’s request and adopt an ordinance granting the applicant a special use permit authorizing an used car sales and storage lot, subject to the following conditions and restrictions:

1. The subject business must comply with all other applicable requirements of the B-2 District at all times.
2. The subject business’s hours of operation shall be limited to the following: Monday-Friday 10am-5pm and Saturday 10am-3pm.
3. Under no circumstances shall the subject business service, repair, sell, offer for sale, or store any large commercial motor vehicle, including but not limited to any semi-tractor, semi-truck, or semi-trailer, in any combination on the subject property.
4. No vehicles may be parked: (i) on any grass surface, (ii) so as to block any entrance to the subject property, or (iii) in any manner that otherwise interferes with the Village’s various rights of way.
5. No work on any interior or exterior improvements or alterations on the subject property may begin unless and until (i) building and development plans have been submitted to and approved by Village Staff and (ii) the business owner has applied for and received all required building permits.
6. Prior to commencing any exterior site improvements, (i) final engineering and construction plans must be submitted to and approved by the Village Engineer and (ii) any required/approved financial guarantee for all public and private site improvements (including landscaping) must be submitted in a form acceptable to the Village.
7. Prior to commencing business operations, the business owner must submit (i) a site striping/parking plan and (ii) a signage plan to Village staff for review and approval in compliance with all applicable Village codes.

**PASSED** this 5th day of April, 2022, by roll call vote.

	Aye	Nay	Absent
Ryland Gagnon (Chairman)	<u>  X  </u>	<u>      </u>	<u>      </u>
Charlene Eads (Secretary)	<u>      </u>	<u>      </u>	<u>  X  </u>
Mike Dauphin	<u>  X  </u>	<u>      </u>	<u>      </u>
James Guiss	<u>  X  </u>	<u>      </u>	<u>      </u>
Rick White	<u>  X  </u>	<u>      </u>	<u>      </u>
Bill Bodemer	<u>  X  </u>	<u>      </u>	<u>      </u>
Michael Williams	<u>  X  </u>	<u>      </u>	<u>      </u>



0-04-22-07

# Agenda Cover Memorandum

**Meeting Date:** April 11<sup>th</sup>, 2022

**Fiscal Year:** 2022

**Agenda Item:** Special Use

**Item Type:**  Ordinance       Resolution       Other

**Action Requested:**  Approval       First Reading       For Discussion       Informational

**Staff Contact:**  
**Name:** Bruce Page - Director Community Development Department  
**Phone:** 815-936-5100 ext. 1111  
**Email:** bepage@bradleyil.org

Internal Review
Initials
Date

**Brief Summary: Applicant Sam Jody, of Cargo Vans of Chicago, LLC appeared before the Planning and Zoning Commission to request a Special Use Permit to operate a used car sales and storage lot in a B-2 District. Address is 1257 E. Broadway. The use is similar and compatible with other uses in the area. The applicant has stated that the use will be used mostly as an internet sales site. The use is an approved use in the district through the approval of a special use permit, BVC Sec. 60-153-(2)(w). The Planning and Zoning Commission voted 6-0 in favor of recommending this to the Village of Bradley Board for approval.**

Is this a budgeted item?     Yes       No       Requires Budget Amendment

**Line Item:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**Amount Budgeted:** \_\_\_\_\_