

VILLAGE OF BRADLEY

ORDINANCE NO. **O-04-26-04**

AN ORDINANCE AMENDING CHAPTER 60 (ZONING) OF THE VILLAGE OF BRADLEY
ZONING CODE

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 13th DAY OF April, 2026

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 13th day of April, 2026

ORDINANCE NO. O-04-26-04

**AN ORDINANCE AMENDING CHAPTER 60 (ZONING) OF THE VILLAGE OF
BRADLEY ZONING CODE**

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, pursuant to Article 11, Division 13 of the Illinois Municipal Code (65 ILCS 11-13-1, *et seq.*) the Corporate Authorities of the Village have authority to enact zoning ordinances that regulate land use within the Village; and

WHEREAS, the Corporate Authorities of the Village previously exercised this authority, enacting Chapter 60 (Zoning) of the Bradley Village Code (the “Bradley Zoning Ordinance”); and

WHEREAS, the Village previously proposed certain amendments to the Bradley Zoning Ordinance to reduce the existing off-street parking requirements for certain retail and service uses and to expand the variance authority for off-street parking variances.

WHEREAS, the proposed amendments were submitted to the Planning and Zoning Commission (the “Plan Commission”) for its review and consideration and for the purposes of holding a public hearing thereon; and

WHEREAS, the Plan Commission held a public hearing to consider the proposed amendments on Tuesday, April 7, 2026, 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 amend the Bradley Zoning Ordinance as set forth in this Ordinance; 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 findings of fact and recommendation of approval is attached hereto as Exhibit A 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; and

WHEREAS, the President and Board of Trustees of the Village have determined that amending the Bradley Zoning Ordinance as set forth in this Ordinance is in the best interests of the Village and its citizens.

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. Chapter 60 (Zoning), Article VII (Off-Street Parking and Loading), Section 60-201 (Schedule of Parking Requirements) is hereby amended, in part, to add the following underlined and strike the following ~~stricken~~ text:

Sec. 60-201. Schedule of parking requirements.

For the following uses, accessory off-street parking spaces shall be provided as required hereinafter. Parking spaces required on an employee basis on the maximum number of employees on duty or residing, or both, on the premises at any one time:

* * *

(2) *Retail and service uses.*

- a. *Retail stores and banks.* One parking space shall be provided for each ~~200~~400 square feet of gross floor area. Drive-in banks or other similar drive-in establishments shall provide five stacking spaces per teller or customer service window.

* * *

- e. *Establishments dispensing food or beverages for consumption on the premises.* One parking space shall be provided for each ~~100~~150 square feet of gross floor area.
- f. *Establishments dispensing food or beverages for consumption on the premises that also provide drive-in widow service.* One parking space shall be provided for each 250 square feet of gross floor area. Drive-in shall provide six stacking spaces per customer service window.
- fg. *Furniture and appliance stores, household equipment or furniture repair shops.* One parking space shall be provided for each ~~600~~1,000 square feet of gross floor area.
- gh. *Motor vehicle sale, rental and service establishment.* One space per ~~500~~800 square feet of enclosed sale/rental floor area, plus one space per ~~1,000~~1,500 square feet of gross open sales/rental display lot area, plus two spaces per service bay, plus one space for each employee.
- hi. *Theaters, indoor.* One parking space shall be provided for each ~~three~~four seats, plus one space per employee.
- ij. *Undertaking establishments, funeral homes, parlors and chapels.* Four parking spaces per 1,000 square feet of chapel area, or four parking spaces per each ~~72~~96 lineal inches of seating space. In addition, there shall not be less than one parking

space per each vehicle used in conducting business and one parking space per each employee. There shall also be off-street reservoir spaces equal to 30 percent of the number of parking spaces required which may include the use of parking lot access aisles.

- jk. *Offices, business, professional and governmental, excluding medical/dental.* Three ~~and three tenths~~ parking spaces per each 1,000 square feet of gross floor area.
- kl. *Medical or dental clinics.* ~~Six~~ Four parking spaces per each 1,000 square foot of gross floor area.
- lm. *Recreational facility other than theatre, bowling alley, or swimming pool.* One parking space per 100 square feet of gross floor area plus one space per two employees.
- mn. *Swimming pool.* One parking space per each four persons of capacity in the pool at one time, plus one space per employee.
- no. *Open sales/display area other than vehicle sale, rental and service establishment.* One parking space per 500 square feet of open sales/display area plus one space per employee.
- op. *Wholesale establishments, but not including warehouse and storage buildings other than accessory.* One parking space shall be provided for each 600 square feet of floor area.
- pq. *Mixed retail shopping center.* One parking space shall be provided for each ~~200~~ 300 square feet of gross floor area. (Subject to the requirement of this section.)

* * *

SECTION 3. Chapter 60 (Zoning), Article VIII (Administration), Section 60-369 (Authorized Variations) is hereby amended, in part, to add the following underlined text and to re-number subparagraphs where appropriate:

Sec. 60-369. Authorized variations.

Variations from the regulations of this chapter shall be granted by the village president and the board of trustees only in accordance with the standards set forth in this section, and may be granted only in the following instances and no others:

* * *

- (5) To reduce the applicable off-street parking or loading required to the extent of not more than one parking space or loading berth, or 20 percent of the spaces required by applicable regulations, whichever number is greater in any zoning district.
- (6) In the B-3 (Village Center Shopping) district, to reduce the applicable off-street parking or loading required to the extent of not more than one parking space or loading berth, or 50 percent of the spaces required by applicable regulations, whichever number is greater, provided that the applicant provides an approved parking study demonstrating the reasons and need for reduced parking.

* * *

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 13th day of April, 2026.

TRUSTEES:

RYAN LEBRAN	Aye – <u> </u>	Nay – <u> </u>	Absent – <u>X</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> </u>	Nay – <u> </u>	Absent – <u>X</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 – X Nay – Absent –

TOTALS: Aye – 5 Nay – 0 Absent – 2

ATTEST:

Anita Lovell
ANITA LOVELL, VILLAGE CLERK

APPROVED this 13th day of April, 2026.

Michael Watson
MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:

Anita Lovell
ANITA LOVELL, VILLAGE CLERK

... ..

...

X
...
...
...
...
...

... ..

...

...

...

...

...

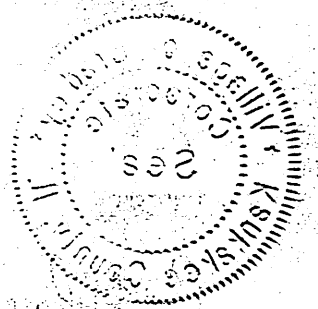
...

...

...

...

...



...

STATE OF ILLINOIS)
) §§
COUNTY OF KANKAKEE)

I, ANITA LOVELL, 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-04-26 -04_, “AN ORDINANCE AMENDING CHAPTER 60 (ZONING) OF THE VILLAGE OF BRADLEY CODE OF ORDINANCES,” which was adopted by the Village Corporate Authorities at a meeting held on the 13th day of April, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 13th day of April, 2026.



ANITA LOVELL, VILLAGE CLERK



STATE OF MISSISSIPPI

COMMISSION ON THE JUDICIAL BRANCH

REPORT OF THE COMMISSION ON THE JUDICIAL BRANCH
FOR THE YEAR 1998
The Commission on the Judicial Branch was organized by the
Governor in 1997 to study the structure and administration
of the judicial branch and to make recommendations for
improvement. The Commission has held numerous public
hearings and has received many suggestions from judges,
lawyers, and lay citizens.

The Commission has completed its study and is pleased to
submit this report to the Governor and the Legislature.
The Commission believes that the recommendations contained
in this report will improve the efficiency and integrity
of the judicial branch.

[Handwritten Signature]
WALTER H. RAY, JR.
CHAIRMAN

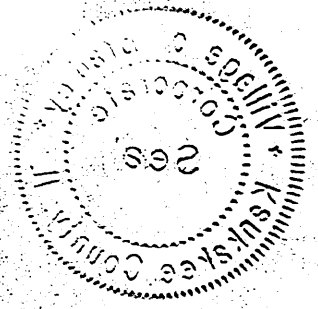


Exhibit A
**PZC Findings of Fact and
Recommendations of Approval**

**FINDINGS OF FACT AND RECOMMENDATION OF APPROVAL FOR A CERTAIN
PROPOSED TEXT AMENDMENT TO THE BRADLEY ZONING ORDINANCE.**

On Tuesday, April 7, 2026, 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 certain proposed text amendments that would amend certain provisions of the Bradley Zoning Ordinance to:

- Reduce the existing off-street parking requirements for certain retail and service uses.
- Expand the variance authority for off-street parking variances in the B-3 (Village Center Shopping) district.

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 text amendment is appropriate, consistent with the Village’s comprehensive plan, and in the best interests of the Village. The Planning and Zoning Commission hereby recommends that the Corporate Authorities of the Village approve and adopt the amendment as presented.

PASSED this 7th day of April, 2026, by roll call vote.

	Aye	Nay	Absent
Ryland Gagnon (Chairman)	<u> x </u>	<u> </u>	<u> </u>
Charlene Eads (Secretary)	<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> </u>	<u> x </u>	<u> </u>
Michael Williams	<u> x </u>	<u> </u>	<u> </u>
Robert Redmond	<u> x </u>	<u> </u>	<u> </u>