

VILLAGE OF BRADLEY

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ORDINANCE NO. O-06-26-01

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY  
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS  
(1300 Kinneman Dr. Bourbonnais, IL 60914)

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ADOPTED BY THE  
BOARD OF TRUSTEES OF THE  
VILLAGE OF BRADLEY

THIS 8<sup>TH</sup> DAY OF JUNE, 2026

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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 8<sup>TH</sup> day of JUNE, 2026

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**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY  
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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 commonly known as 1300 Kinneman Dr. Bourbonnais, IL 60914 (the “Subject Property”), is located within the corporate boundaries of the Village; and

**WHEREAS**, the Subject Property is presently zoned B-3 (Village Center Shopping District); and

**WHEREAS**, PSI Construction LLC, (the “Applicant”), filed an application seeking a Special Use Permit for motor vehicle sales to allow for the operation of a new car dealership 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, June 2, 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 approve the Applicant’s request for a Special Use Permit, the findings of fact and recommendation 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 as set forth in Exhibit A; and

**WHEREAS**, the President and Board of Trustees of the Village have determined that granting 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 a motor vehicle sales to allow for the operation of a new car dealership, subject to the following conditions and restrictions:

1. The subject property will need to comply with all other applicable requirements of the B-3 (Village Center Shopping) District.

**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 Subject Property will need to comply with all other applicable requirements of the B-3 (Village Center Shopping District), including those outlined in 60-154(3).
2. Any interior or exterior building and development plans will need to be submitted for Staff to review in order to be considered for the development to proceed and will require the submission of a building permit application.
3. The Applicant shall not erect, install, and/or modify any signage on the Subject Property unless and until a site and building signage plan has been submitted to and approved by the Village in full compliance with Chapter 38 (Signs) of the Bradley Village Code.
4. The Special Use Permit granted hereby shall only apply to the Applicant's proposed business and shall not be transferable to any other business or owner except upon re-application to and approval of the Village.

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 automobile service station (gas station) 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 current owner (PSI Construction LLC) sells, conveys, or otherwise transfers its ownership interest in the Subject Property.

**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 left blank]*

PASSED by the Board of Trustees on a roll call vote on the 8<sup>TH</sup> day of JUNE, 2026.

TRUSTEES:

RYAN LEBRAN	Aye - <u>X</u>	Nay - <u>   </u>	Absent - <u>   </u>
2 DARREN WESTPHAL	Aye - <u>X</u>	Nay - <u>   </u>	Absent - <u>   </u>
BRIAN BILLINGSLEY	Aye - <u>X</u>	Nay - <u>   </u>	Absent - <u>   </u>
1 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:

Anita Lovell  
ANITA LOVELL, VILLAGE CLERK

APPROVED this 8<sup>TH</sup> day of JUNE, 2026.

Michael Watson  
MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:

Anita Lovell  
ANITA LOVELL, VILLAGE CLERK

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 Q-06-26-01, "An Ordinance Granting a Special Use Permit for Certain Property Within the Village of Bradley, Kankakee County, Illinois (1300 Kimmeman Dr. Bourbonnais, IL 60914)," which was adopted by the Village Corporate Authorities at a meeting held on the 8<sup>TH</sup> day of JUNE, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 8<sup>TH</sup> day of JUNE, 2026.

  
\_\_\_\_\_  
ANITA LOVELL, VILLAGE CLERK

(SEAL)

# **EXHIBIT A**

**Plan Commission Findings of Fact and  
Recommendation of Approval**

# **PZC FINDINGS OF FACT AND RECOMMENDATION OF APPROVAL FOR A SPECIAL USE PERMIT**

**(1300 KINNEMAN DR. BOURBONNAIS, IL 60914)**

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On Tuesday, June 2, 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 a special use permit authorizing the use of certain property located within the corporate boundaries of the Village as an automobile service station (gas station) (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 B-3 (Village Center Shopping District) district pursuant to Section 60-154(2) 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 B-3 (Village Center Shopping District).
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 B-3 (Village Center Shopping District) 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 automobile service station (gas station), subject to the following conditions and restrictions:

1. The subject property will need to comply with all other applicable requirements of the B-3 (Village Center Shopping District), including those outlined in 60-154(3).
2. Any interior or exterior building and development plans will need to be submitted for Staff to review in order to be considered for the development to proceed and will require the submission of a building permit application.
3. The Applicant shall not erect, install, and/or modify any signage on the Subject Property unless and until a site and building signage plan has been submitted to and approved by the Village in full compliance with Chapter 38 (Signs) of the Bradley Village Code.
4. The Special Use Permit granted hereby shall only apply to the Applicant’s proposed business and shall not be transferable to any other business or owner except upon re-application to and approval of the Village.

**PASSED** this 2<sup>nd</sup> day of June, 2026, by roll call vote.

	Aye	Nay	Absent
Ryland Gagnon (Chairman)	<u>  x  </u>	_____	_____
Charlene Eads (Secretary)	<u>  x  </u>	_____	_____
James Guiss	<u>  x  </u>	_____	_____
Rick White	<u>  x  </u>	_____	_____
Bill Bodemer	_____	_____	<u>  x  </u>
Michael Williams	<u>  x  </u>	_____	_____
Robert Redmond	<u>  x  </u>	_____	_____



# Agenda Cover Memorandum

**Meeting Date:** June 8, 2026, 2026

**Fiscal Year:** 2025-2026

**Agenda Item:** 1300 Kinneman Dr. Bourbonnais 60914. Under section 60-154 B3 Village Center Shopping District, under special uses Letter f motor vehicle sales special use is required.

**Item Type:**  Ordinance  Resolution  Other

**Action Requested:**  Approval  Denial  For Discussion  Informational

**Staff Contact:** **Name:** Matt Castilla - Community Development Director

**Phone:** 815-936-5100 ext. 1111

**Email:** mecastilla@bradleyil.org

Internal Review
Initials
Date

**Summary:** The village of Ordinance requires a new car dealership to have a special use under section 60-154. (2) f.

A public hearing was held on 6/5/26 in front of the Planning and Zoning Commission and the commission recommended Approval by a 6-0 vote and 1 absent.

Is this a budgeted item?  Yes  No  Requires Budget Amendment

Line Item: Title: MFT

Amount Budgeted:

**NOTICE OF PUBLIC HEARING ON A SPECIAL USE PERMIT IN THE VILLAGE OF  
BRADLEY, ILLINOIS**

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Notice is hereby given that the Village of Bradley Planning and Zoning Commission will hold a Public Hearing on June 2, 2026, at 6:30 p.m. at the Bradley Municipal Building, 147 S. Michigan Avenue, Bradley, Illinois 60915, on the question of whether or not to recommend approval of a Special Use Permit for motor vehicle sales to allow for the operation of a new car dealership for certain property located within the corporate boundaries of the Village (the "Subject Property").

The Subject Property is legally described as follows:

A Tract of land in the Southeast Quarter of Section 16, lying Westerly of Route 1-57, in Township 31 North, Range 12 East of the Third Principal Meridian, Bourbonnais Township, Kankakee County, Illinois, more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of Section 16, Township 31 North, Range 12 East of the Third Principal Meridian; thence North 0 degrees 53 minutes 57 seconds West on the West line of the Southeast Quarter a distance of 35.00 feet to a 5/8" x 30" iron reinforcing rod on the Northerly right-of-way line of Route 1-57, Armour Road Section, the said iron rod to be known as the point of beginning for this description; thence continuing North 0 degrees 53 minutes 57 seconds West on the said West line a distance of 1054.61 feet to a 5/8" x 30" iron reinforcing rod on the Westerly right-of-way line of Route 1-57; thence South 45 degrees 47 minutes 51 seconds East on the said Westerly right-of-way line a distance of 5.82 feet to a 5/8" x 30" iron reinforcing rod against a state right-of-way marker; thence South 37 degrees 42 minutes 44 seconds East on the said Westerly right-of-way line a distance of 171.43 feet to a 5/8" x 30" iron reinforcing rod against a state right-of-way marker; thence Southeasterly on the said Westerly right-of-way line on a curve to the right having a radius of 2764.93 feet and an arc length of 760.75 feet to a 5/8" x 30" iron reinforcing rod; thence South 16 degrees 59 minutes 00 seconds East on the said Westerly right-of-way line a distance of 171.30 feet to a 5/8" x 30" iron reinforcing rod against a state right-of-way marker; thence South 57 degrees 27 minutes 05 seconds West on the Northerly right-of-way line a distance of 30.39 feet to a 5/8" x 30" iron reinforcing rod against a state right-of-way marker; thence South 83 degrees 50 minutes 35 seconds West on the said Northerly right-of-way line a distance of 439.54 feet to the point beginning excepting therefrom the following Tract:

That part of the Southeast Quarter of Section 16, Township 31 North, Range 12 East of the Third Principal Meridian, Kankakee County, Illinois, described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 00 degrees 10 minutes 40 seconds West, on a bearing referenced to an Assumed North, 10.668 meters (35.00 feet) along the West line of said Southeast Quarter to the existing North right of way line of Armour Road and the Point of Beginning; thence continuing North 00 degrees 10 minutes 40 seconds West, 11.320 meters (37.14 feet) along said West line; thence North 85 degrees 38 minutes 16 seconds East, 138.985 meters (455.99 feet) to the Westerly right of way line F.A.I. 57 (Interstate Route 57); thence South 16 degrees 16 minutes 02 seconds East 12.212 meters (40.07 feet) along said Westerly right of way line; thence South 58 degrees 16 minutes 47 seconds West, 9.301 meters (30.52 feet) along said Westerly right of way line to the Northerly right of way line of Armour Road; thence South 84 degrees 38 minutes 11 seconds West, 133.899 meters (439.30 feet) along said Northerly right of

way line to the point of beginning, said exception containing 1,914 square meters (20,602 square feet)

Commonly known as: 1300 Kinneman Dr. Bourbonnais, IL 60914

Bearing the current PIN: 17-09-16-400-025

Any questions regarding the proposed amendment can be directed to Bruce Page in the Community Development Department: (815) 936-5100, ext. 1111.

By Order of the Chairman of the Planning and Zoning Commission  
Village of Bradley, Illinois



Show search results

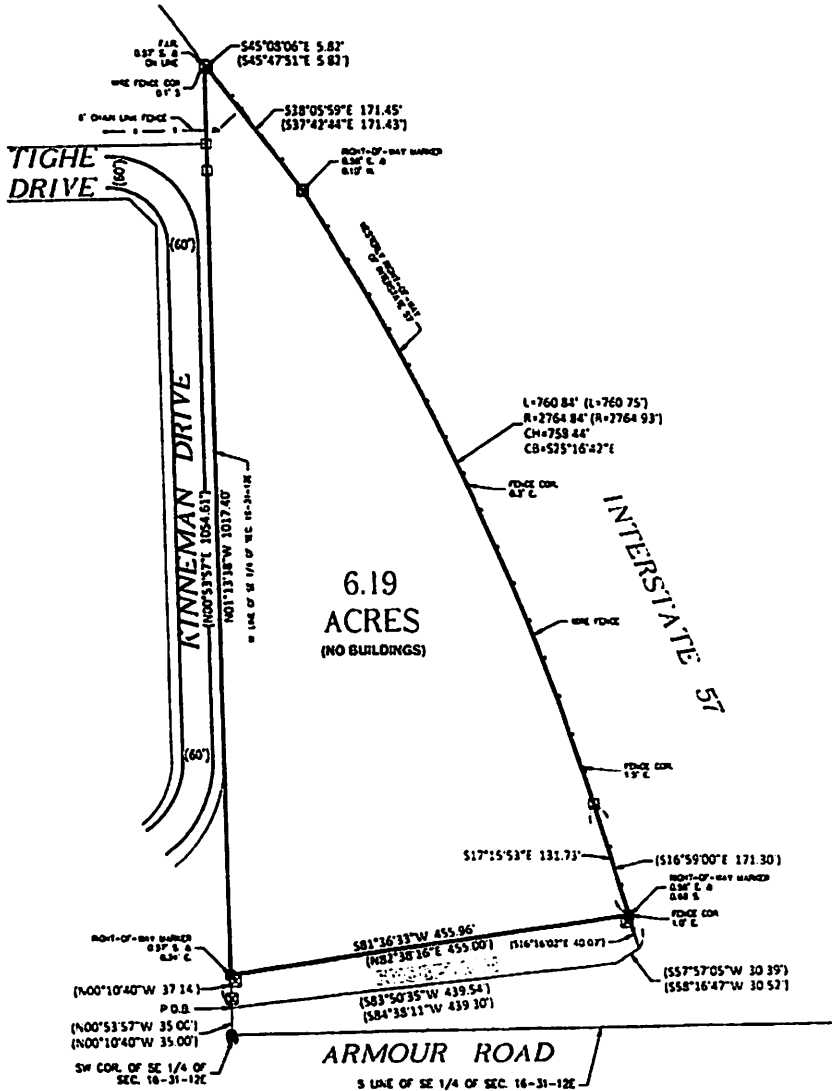
1300 KENNETH DR, IN

5

500



# PLAT OF SURVEY



## LAND DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 16, LYING WESTERLY OF ROUTE 1-57, IN TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOURBONNAIS TOWNSHIP, KANKAKEE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES 53 MINUTES 57 SECONDS WEST ON THE WEST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 33.00 FEET TO A 5/8\"/>

EXCEPTING THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16; TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST, ON A BEARING REFERENCED TO AN ASSUMED NORTH 10.658 METERS (35.00 FEET) ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF ARMOUR ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST, 11.320 METERS (37.14 FEET) ALONG SAID WEST LINE; THENCE NORTH 02 DEGREES 38 MINUTES 16 SECONDS EAST, 138.985 METERS (455.00 FEET) TO THE WESTERLY RIGHT-OF-WAY LINE OF P.A. 57 (INTERSTATE ROUTE 57); THENCE SOUTH 16 DEGREES 15 MINUTES 02 SECONDS EAST, 12.212 METERS (40.07 FEET) ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 58 DEGREES 18 MINUTES 47 SECONDS WEST, 9.301 METERS (30.52 FEET) ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF ARMOUR ROAD; THENCE SOUTH 84 DEGREES 38 MINUTES 11 SECONDS WEST, 133.899 METERS (439.30 FEET) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 1,914 SQUARE METERS (20,602 SQUARE FEET), MORE OR LESS.

## SITE ADDRESS

KINNEMAN DRIVE & ARMOUR ROAD  
BRADLEY, IL. 60915

I, MARK J. SCHERHOLZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MEASUREMENT STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 6th DAY OF OCTOBER, A.D. 2021.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003105  
LICENSE EXPIRES NOVEMBER 30, 2022



NOTE: BEARINGS AND DISTANCES SHOWN HEREON REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983. (2011 ADJUSTMENT) "GEO". AREAS SHOWN ON THIS PLAT ARE BASED ON GROUND DISTANCES.



### LEGEND

	P.O.B. MARK
	ROAD RIGHT-OF-WAY
	RIGHT-OF-WAY MARKER
	SET IRON ROD
	MEASURED DATA
	RECORDED DATA
	ASPHALT SURFACE

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240 N. INDUSTRIAL DRIVE | BRADLEY, IL 60915

ORDERED BY: JODA CRABTREE

JOB NUMBER 31-754	DR BY: CAG
FIELD WORK COMPLETED 09-30-2021	58 P.A. P.N.A.

