

VILLAGE OF BRADLEY

ORDINANCE NO. O-06-26-03

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(PIN: 17-09-21-300-002)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 8TH DAY OF JUNE, 2026

ORDINANCE NO. O-06-26-03

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(PIN: 17-09-21-300-002)**

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 B-2 (Commercial); and

WHEREAS, on April 26, 2026, Bradley C Store LLC, with the approval of the Subject Property’s owner, Retail Assets LLC (collectively the “Applicant”), submitted an application to the Village requesting that the Village grant the Applicant a special use permit authorizing the operation of an automobile service station (gas station) on the Subject Property (the “Special Use Permit”); and

WHEREAS, the operation of an automobile service station (gas station) is a permissible special use for a B-2 (Commercial) District pursuant to Section 60-153(2) of the Village of Bradley Code of Ordinances (the “Village Code”); 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, May 5, 2026, with notice having been properly given for the same, and continued that public hearing to June 2, 2026, 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 Application and pass this Ordinance granting the Applicant’s request, subject to the conditions stated herein (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 the Special Use Permit (and the automobile service station (gas station) 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 B-2 (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 automobile service station (gas station) 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 automobile service station (gas station) pursuant to Section 60-153(2) of the Village Code over and upon the land legally described in this Section (hereinafter the "Subject Property"). The Subject Property is zoned B-2 (Commercial) and is legally described as follows:

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 21; RUN THENCE SOUTH 03 DEGREES 50 MINUTES EAST 239.67 FEET TO A POINT; THENCE SOUTH 86 DEGREES 08 MINUTES WEST 1276.8 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 54 AND THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES 44 MINUTES EAST 125 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. ROUTE 54 TO A POINT; THENCE NORTH 86 DEGREES 08 MINUTES EAST 150 FEET TO A POINT; THENCE NORTH 03 DEGREES 44 MINUTES WEST 125 FEET TO A POINT; THENCE SOUTH 86 DEGREES 08 MINUTES WEST 150 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. ROUTE 54 AND TO THE POINT OF BEGINNING.

Commonly known as: 820 N Bradley Blvd, Bradley, IL 60915.

Bearing the current PIN: 17-09-21-300-002

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-2 (Commercial) District.
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 (Retail Assets LLC) 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 the current owner sells, conveys, or otherwise transfers its entire ownership interest in the Subject Property to Bradley C Store 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 8TH day of JUNE, 2026.

TRUSTEES:

1	RYAN LEBRAN	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>
	DARREN WESTPHAL	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>
	BRIAN BILLINGSLEY	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>
2	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 8TH 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 0-06-26-03, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (PIN: 17-09-21-300-002)," which was adopted by the Village Corporate Authorities at a meeting held on the 8TH 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 8TH 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
(AUTOMOBILE SERVICE STATION (GAS STATION) IN B-2 DISTRICT)**

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-2 (Commercial) district pursuant to Section 60-153(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-2 (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 B-2 (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 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-2 (Commercial) District.
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 2nd day of June, 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> </u>	<u> x </u>
Michael Williams	<u> x </u>	<u> </u>	<u> </u>
Robert Redmond	<u> x </u>	<u> </u>	<u> </u>



Agenda Cover Memorandum

Meeting Date: June 8, 2026

Fiscal Year: 2025-2026

Agenda Item: Special use to operate a gas station in B-2 for 820 N Bradley Blvd. Bradley il 60915

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: Under section 60-153 (2) e. Automobile Service Stations repair facilities and car wash require special use

A public hearing was held on 6/2/26 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 PROPOSED SPECIAL USE PERMIT FOR AN
AUTOMOBILE SERVICE STATION (GAS STATION) IN THE B-2 (COMMERCIAL)
DISTRICT OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS**

Notice is hereby given that the Village of Bradley Planning and Zoning Commission will hold a Public Hearing on Tuesday, June 2, 2026, at 6:30 p.m. at the Bradley Municipal Building, 147 S. Michigan Avenue, Bradley, Illinois, on the question of whether or not to recommend approval of a special use permit authorizing the use of certain property located within the corporate boundaries of the Village (the "Subject Property") as an automobile service station (gas station) (BVC § 60-153(2)(e)). The Subject Property is presently zoned B-2 (Commercial) and is legally described as follows:

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 21; RUN THENCE SOUTH 03 DEGREES 50 MINUTES EAST 239.67 FEET TO A POINT; THENCE SOUTH 86 DEGREES 08 MINUTES WEST 1276.8 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 54 AND THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES 44 MINUTES EAST 125 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. ROUTE 54 TO A POINT; THENCE NORTH 86 DEGREES 08 MINUTES EAST 150 FEET TO A POINT; THENCE NORTH 03 DEGREES 44 MINUTES WEST 125 FEET TO A POINT; THENCE SOUTH 86 DEGREES 08 MINUTES WEST 150 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. ROUTE 54 AND TO THE POINT OF BEGINNING.

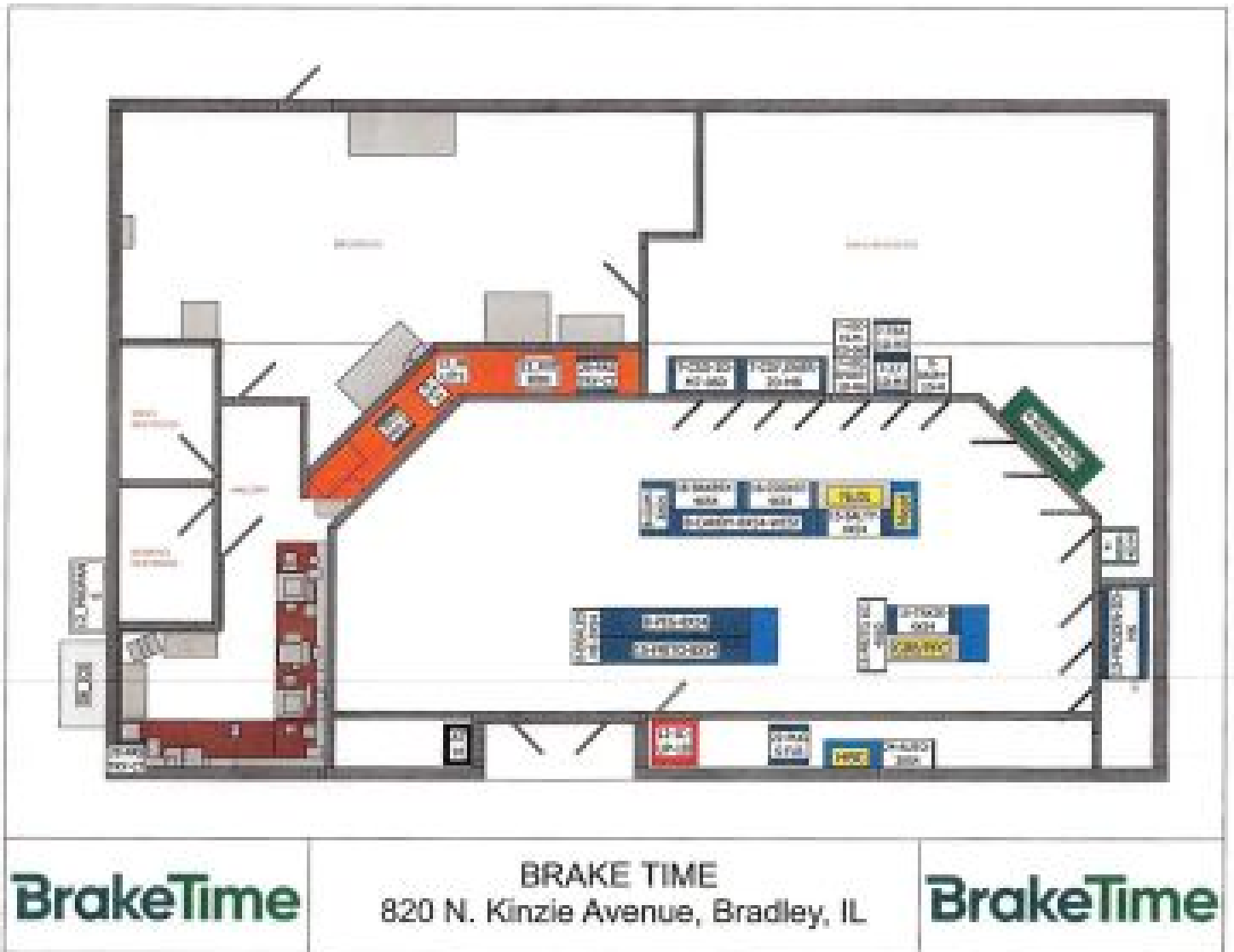
Commonly known as: 820 N Bradley Blvd, Bradley, IL 60915.

Bearing the current PIN: 17-09-21-300-002

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

Any questions regarding this special use permit can be directed to Matt Castilla in the Community Development Department 815-936-5100 extension 1111.

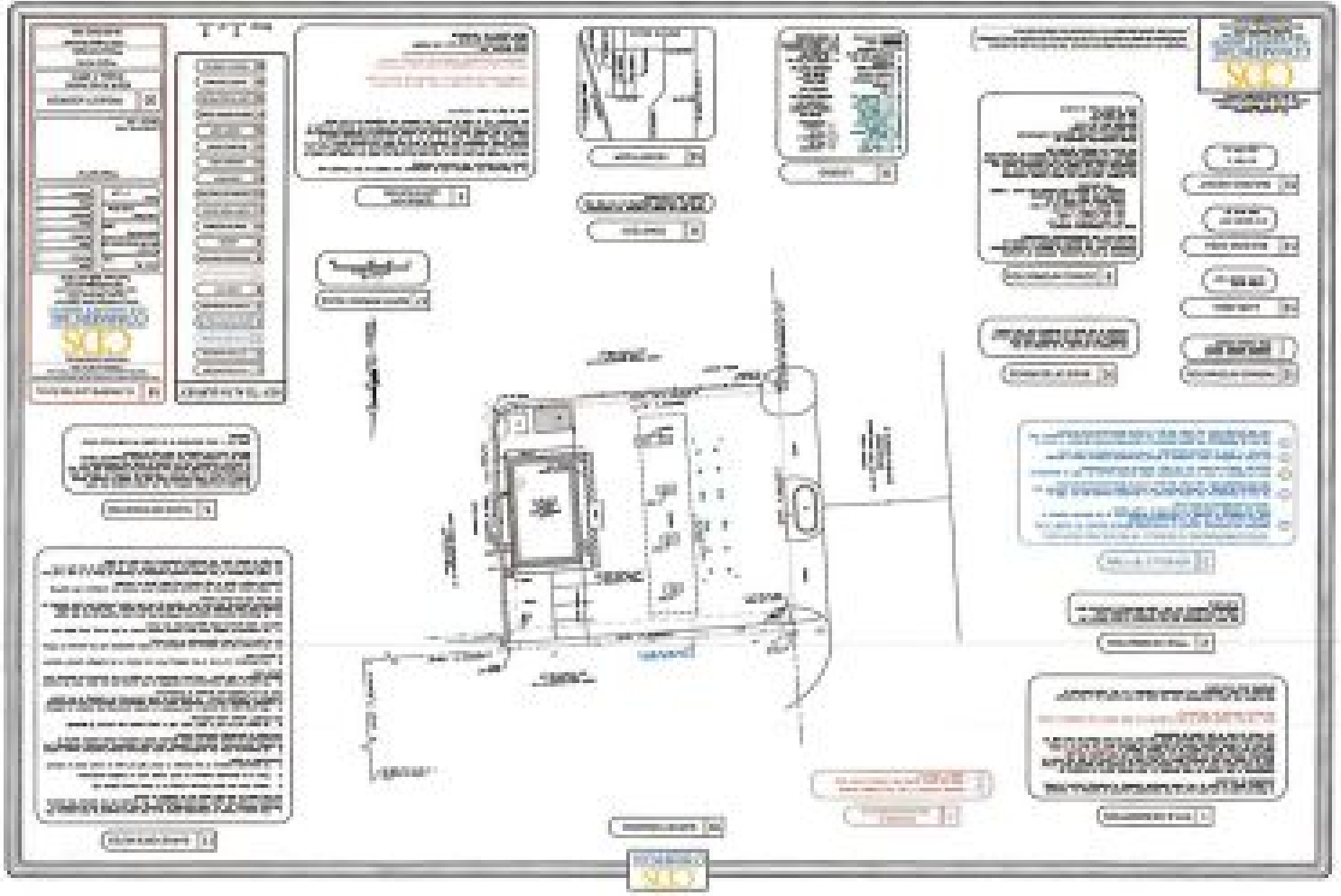
By Order of the Chairman of the Planning and Zoning Commission
Village of Bradley, Illinois



BrakeTime

BRAKE TIME
820 N. Kinzie Avenue, Bradley, IL

BrakeTime



WRITTEN NARRATIVE – SPECIAL USE PERMIT
Convenience Store with Gas Station (Existing Use)

Property Address: 820 N Kinzie Ave, Bradley, IL 60915

Applicant: Bradley C Store LLC

Contact Person: Muhammad Akhtar

1. Purpose of Request

The applicant is requesting approval of a Special Use Permit to operate a convenience store with gas station at the above-referenced property.

This request is being made following the acquisition of an existing, previously operating convenience store and fuel station, and is intended to formalize and continue the current use of the property in compliance with Village zoning requirements.

2. Description of Existing Use

The subject property has historically been used as a retail convenience store with gasoline sales, including:

- Sale of fuel through existing pump infrastructure
- Retail sales of food, beverages, snacks, and general convenience items
- Operation of a fully functional store building with associated parking and access.

The applicant does not intend to introduce a new use, but rather to continue the established commercial operation.

3. Proposed Operation

The applicant will continue operating the business in a manner consistent with its prior use, with potential improvements in management, inventory, and customer service.

The business will:

- Serve local residents, commuters, and nearby businesses
- Provide essential retail and fuel services
- Maintain compliance with all applicable regulations

4. Hours of Operation

The proposed hours of operation are:

24 hours per day, 7 days per week

These hours are consistent with typical convenience store and fuel station operations and are necessary to meet customer demand.

5. Employment

The business employs approximately:

- 3–5 employees per shift, depending on operational needs

7. Traffic and Impact

The continuation of the existing use is not expected to generate any significant increase in traffic beyond historical levels. The site is already designed to accommodate customer flow safely and efficiently.

**WRITTEN NARRATIVE – SPECIAL USE PERMIT
Convenience Store with Gas Station (Existing Use)**

6. Site and Infrastructure

The property is already developed and includes:

- Existing building structure
- Fuel pump islands
- Parking areas
- Established ingress and egress points

No major structural changes are proposed at this time. Any future modifications will comply with Village codes and regulations.

7. Compatibility with Surrounding Area

The existing use is compatible with the surrounding area because:

- The property is located within a commercial corridor
- Similar retail and service-oriented uses exist nearby
- The business has been operating previously without significant impact on surrounding properties

9. Compliance with Regulations

The applicant will comply with all applicable:

- Local zoning ordinances
- Health and safety regulations
- Licensing requirements

10. Conclusion

This request is to continue an existing and established use, not to introduce a new or incompatible operation. Approval of this Special Use Permit will allow the applicant to maintain and improve a business that provides essential services to the community.

The applicant respectfully requests approval of this Special Use Permit.


Muhammad Akhtar
Managing Member
Bradley C Store LLC
PO Box 37329, Houston, TX 77237