VILLAGE OF BRADLEY

ORDINANCE NO. O-09-2503

AN ORDINANCE AUTHORIZING FINAL OFFERS FOR AND CONDEMNATION OF CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(148 N. Center Ave. Bradley, IL 60915)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 8th DAY OF September, 2025

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley, Kankakee County, Illinois this 8th day of September, 2025.

ORDINANCE NO. O-09-2503

AN ORDINANCE AUTHORIZING FINAL OFFERS FOR AND CONDEMNATION OF CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (148 N. Center Ave. Bradley, IL 60915)

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 public health, safety, and welfare; and

WHEREAS, pursuant to 65 ILCS 5/11-61-1, the Corporate Authorities of the Village are authorized to exercise the right of eminent domain by condemnation proceedings in order to acquire any property useful, advantageous or desirable for municipal purposes or public welfare; and

WHEREAS, the Corporate Authorities of the Village have determined that it is necessary and expedient to construct and operate additional public parking facilities to serve the needs of local businesses and benefit the public along the Village's West Broadway commercial corridor; and

WHEREAS, the Corporate Authorities of the Village have identified the property commonly known as 148 N. Center Avenue, Bradley, Illinois 60915, bearing the current PIN: 17-09-29-123-005, and legally described and depicted on the plat of survey, attached hereto as Exhibit A and fully incorporated herein (the "Subject Property"), which is located within the corporate boundaries of the Village, as an ideal location for a the construction of a public parking facility to serve the West Broadway commercial corridor (the "Project"); and

WHEREAS, the Corporate Authorities wish to construct the Project on the Subject Property in substantial conformance with the "Concept Plan" attached hereto as Exhibit B; and

WHEREAS, the Village Engineer has provided the Village with an opinion of probable cost for the project in the amount of forty-four thousand two hundred twenty and 00/100 dollars ($44,220.00); and

WHEREAS, Corporate Authorities of the Village previously referred the Concept Plan for the construction of the Project on the Subject Property to the Planning and Zoning Commission for its review and approval; and

WHEREAS, the Planning and Zoning Commission considered the Concept Plan and the Project at its regular meeting on September 2, 2025, determined that the construction of the same on the Subject Property is consistent with the Village's comprehensive plan and necessary and expedient to serve the needs of the Village and its citizens, and recommended approval of the same for the benefit of the West Broadway commercial corridor; and

WHEREAS, the Corporate Authorities of the Village have determined that it is necessary, expedient, useful, advantageous, and desirable for the Village to acquire a fee simple

interest in the entire Subject Property in order to facilitate the redevelopment of the same into a public parking facility for the benefit of the West Broadway commercial corridor; and

WHEREAS, the Village has attempted in good faith to negotiate with the owner(s) of the Subject Property for the voluntary acquisition of the entire Subject Property in fee simple, but as of the date of this Ordinance the parties have been unable to agree on a price for the Subject Property; and

WHEREAS, the Village previously engaged Mr. Joseph Batis, a licensed real estate appraiser with the MAI designation, to prepare an appraisal report for the Subject Property, and the Village consulted with Mr. Batis and utilized his appraisal report in connection with its negotiations with the owner(s) of the Subject Property; and

WHEREAS, the Corporate Authorities of the Village now wish to authorize the Village President, in consultation with the Village Attorney, Spesia & Taylor, to make a final offer for the voluntary acquisition of the Subject Property and, if said offer is not accepted, to commence condemnation proceedings to acquire the Subject Property by eminent domain.

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 Corporate Authorities of the Village hereby find, determine, and declare that it is necessary, expedient, useful, advantageous, and desirable for the Village to acquire a fee simple interest in the entire Subject Property (Exhibit A) for the public purposes set forth in the preamble to this Ordinance, above, which constitute lawful and legitimate public and municipal purposes of the Village of Bradley and which will promote the health, safety, welfare, and prosperity of the Village and its citizens.

SECTION 3. The Village President, in consultation with the Village Attorney, Spesia & Taylor, and the Village's expert appraiser, Mr. Batis, is hereby authorized and directed to make a final offer to the owner(s) of the Subject Property for the acquisition of a fee simple interest in the same. If said final offer is not accepted by the owner(s) of the Subject Property within thirty (30) days after mailing by the Village Attorney, the Village President and Village Attorney are further authorized and directed to commence condemnation proceedings for the taking of the Subject Property by eminent domain.

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.

[*Intentionally Left Blank*]

PASSED by the Board of Trustees on a roll call vote on the 8th day of September, 2025.

TRUSTEES:

RYAN LEBRAN	Aye – ✓	Nay – ____	Absent – ____
BRIAN BILLINGSLEY	Aye – ____	Nay – ____	Absent – ✓
DARREN WESTPHAL	Aye – ✓	Nay – ____	Absent – ____
BRIAN TIERI	Aye – ✓	Nay – ____	Absent – ____
GRANT D. VANDENHOUT	Aye – ✓	Nay – ____	Absent – ____
GENE JORDAN	Aye – ✓	Nay – ____	Absent – ____

VILLAGE PRESIDENT:

MICHAEL WATSON	Aye – ____	Nay – ____	Absent – ____
TOTALS:	**Aye –** 5	**Nay –** Ø	**Absent –** 1

ATTEST:

KELLI BRZA, VILLAGE CLERK

APPROVED this 8th day of September, 2025.

MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:

KELLI BRZA, VILLAGE CLERK

Kankakee County, Illinois
Village of Bradley
Collection
See

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 0-09-2503, "AN ORDINANCE AUTHORIZING FINAL OFFERS FOR AND CONDEMNATION OF CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (148 N. Center Ave. Bradley, IL 60915)," which was adopted by the Village Corporate Authorities at a meeting held on the 8th day of September, 2025.

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 September, 2025.

KELLI BRZA, VILLAGE CLERK

(SEAL)

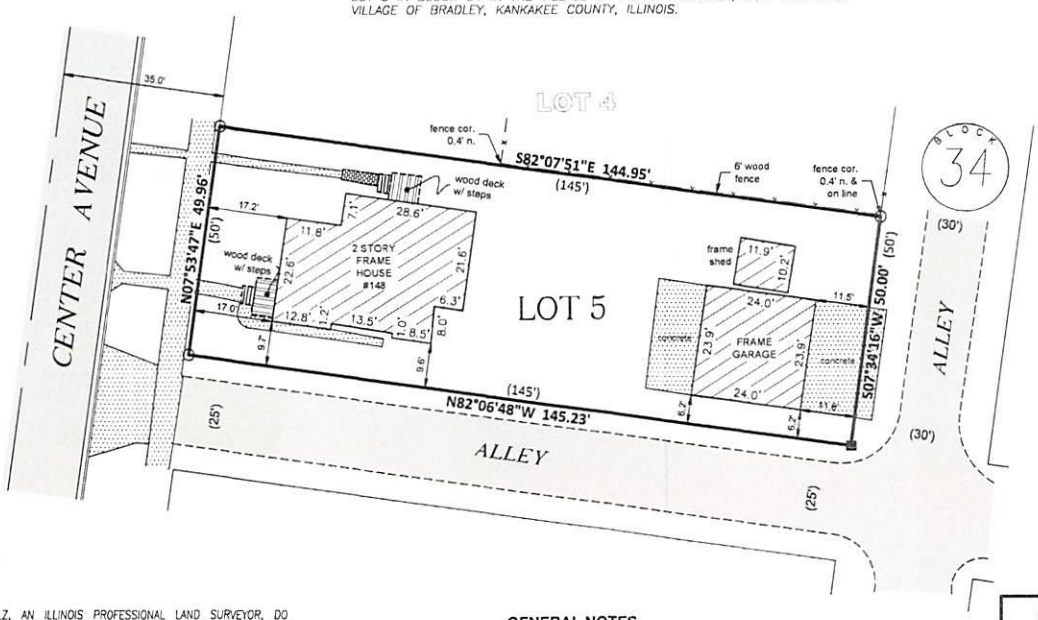
Kaukauna Public Library
Village of Kaukauna
Co-operative
1991

Exhibit A

Plat of Survey

PLAT OF SURVEY

LOT 5 IN BLOCK 34 IN THE VILLAGE OF NORTH KANKAKEE, NOW KNOWN AS VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS.



SCALE: 1" = 20'

LEGEND

- FOUND IRON PIPE
- SET IRON ROD
- 7.77' MEASURED DATA
- (7.77') RECORDED DATA
- CONCRETE SURFACE
- ASPHALT SURFACE

I, MARK J. SCHIERHOLZ, 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 MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 25th DAY OF FEBRUARY, A.D. 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003105
LICENSE EXPIRES NOVEMBER 30, 2026

PROFESSIONAL LAND SURVEYOR
MARK J. SCHIERHOLZ
035-003105
BRADLEY, ILLINOIS
STATE OF ILLINOIS

GENERAL NOTES

1. Measured bearings and distances shown hereon reference the Illinois State Plane Coordinate System, East Zone, North American Datum of 1983, (2011 Adjustment) "Grid". Areas shown on this plat are based on ground distances.
2. Monuments found representing the property corners were held at the surveyed corner unless otherwise noted.
3. The survey being shown hereon reflects observed evidence and site conditions while conducting field work on FEBRUARY 24, 2025.

MG2A CIVIL ENGINEERING LAND SURVEYING

M GINGERICH GEREAUX & 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: SPESIA & TAYLOR		
SITE ADDRESS: 148 N. CENTER AVENUE, BRADLEY, IL. 60915		
DRAFTED BY: CAG	SB: 174	JOB NUMBER: 25-080
FIELDED BY: MJH	PG: 84-85	

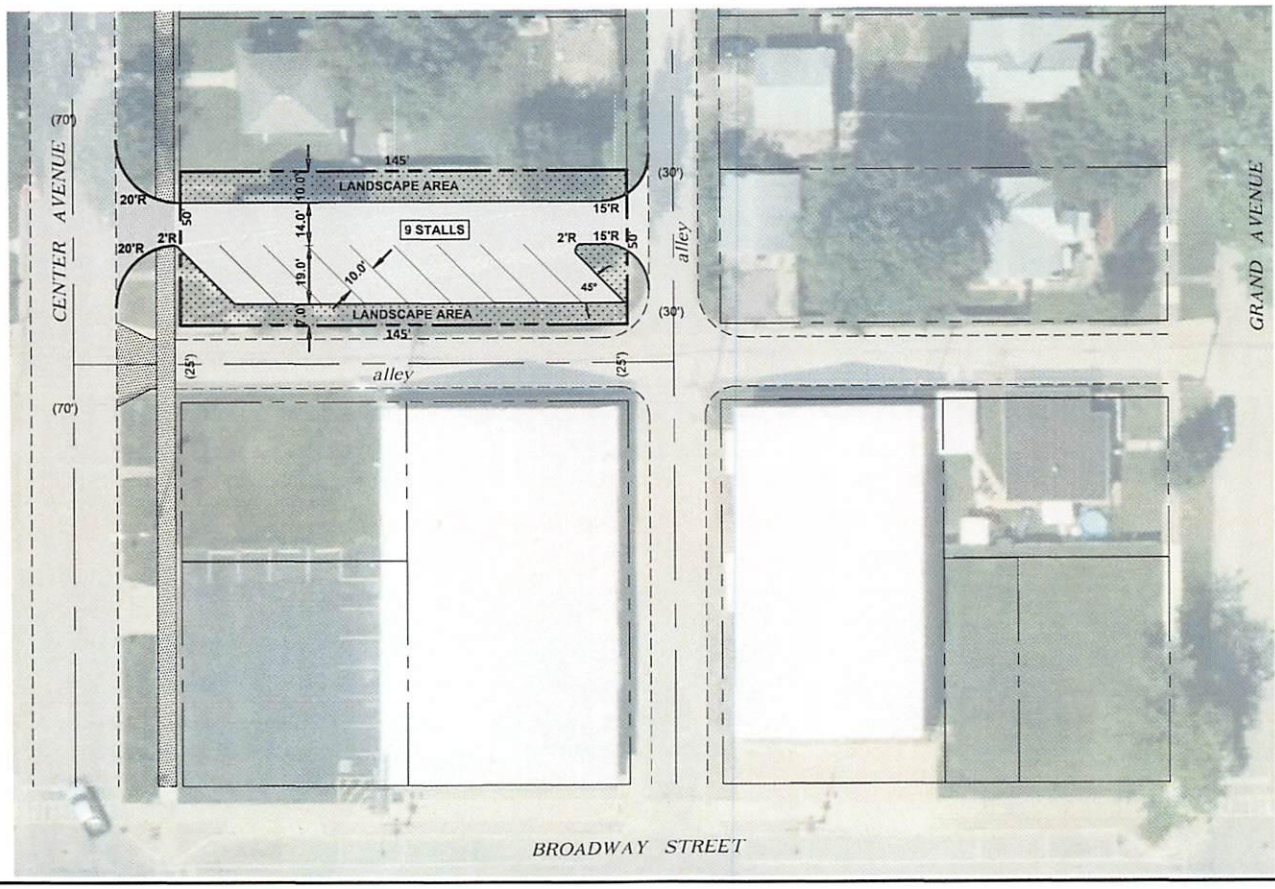
Exhibit B

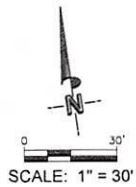
Concept Plan

PARKING LOT - SKETCH PLAN

148 N. CENTER AVENUE

BRADLEY, ILLINOIS





Agenda Cover Memorandum

Internal Review
Initials
Date

Meeting Date: September 8th, 2025

Fiscal Year: 2025-26

Agenda Item: Consideration of and recommendation regarding the proposed acquisition of 148 North Center Avenue, Bradley, IL 60915 (PIN: 17-09-29-123-005) for the purposes of constructing and operating a new public parking facility in service of the Village's West Broadway commercial corridor.

Item Type: ☐ Ordinance ☒ Resolution ☐ Other

Action Requested: ☒ Approval ☐ First Reading ☐ For Discussion ☐ Informational

Staff Contact:

Name: Matt Castilla - Community Development Director

Phone: 815-936-5100 ext. 1111

Email: mecastilla@bradleyil.org

Summary: On September 2nd, 2025 the Planning and Zoning Commission held a hearing and voted 7-0 in favor of the recommendation for the proposed acquisition of the property known as 148 N. Center Avenue, Bradley Il.

Is this a budgeted item? ☐ Yes ☒ No ☐ Requires Budget Amendment

Line Item: N/A

Title: N/A

Amount Budgeted: N/A

VILLAGE OF BRADLEY

147 South Michigan Avenue ♦ Bradley, Illinois 60915
Phone: 815.936.5100 ♦ Fax: 815.933.9496 ♦ www.bradleyil.org

AGENDA

REGULAR MEETING PLANNING & ZONING COMMISSION

September 2nd, 2025 6:30 p.m.
147 S. Michigan Bradley Il. 60915

Chairman: Ryland Gagnon

Secretary: Charlene Eads

Members: James Guiss, Rick White, Bill Bodemer, Michael Williams, Robert Redmond

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: Regular Meeting July 1st, 2025
5. Public Comment
6. New Business:
   a. Consideration of and recommendation regarding the proposed acquisition of 148 North Center Avenue, Bradley, IL 60915 (PIN: 17-09-29-123-005) for the purposes of constructing and operating a new public parking facility in service of the Village's West Broadway commercial corridor.
7. Unfinished/Old Business
8. Announcements
   - Chairman
   - Commission Members
   - Staff
9. Adjournment

Posted 8-29-2025

Mayor
Michael M. Watson

Clerk
Kelli Brza

Board of Trustees
Ryan LeBran
Darren Westphal
Brian Billingsley
Brian Tieri
Grant VandenHout
Gene Jordan

Regular Planning and Zoning Commission 428 W. Broadway, Community Center, Bradley, IL 60915. July 1st, 2025.

Chairman: Ryland Gagnon

Secretary: Charlene Eads

Members: James Guiss, Rick White, Michael Williams,

Robert Redmond, Bill Bodemer

Call to Order:

Chairman Ryland Gagnon called the meeting to order at 6:30pm

Pledge of Allegiance:

The Pledge of Allegiance was recited by all

Roll Call:

Secretary Charlene Eads Called the roll. All members were present. Secretary Eads indicated a quorum. Chairman Gagnon reminded all that the meeting is being recorded.

Approval of minutes : Regular Meeting Minutes for June 3rd, 2025.

Mr. Guiss motioned to approve the meeting minutes for June 3rd, 2025. Mr. Bodemer 2nd the motion. Ms. Eads called the roll and all members of the PZC approved the minutes for June 3rd, 2025. Motion passed.

Public Comment: There was none

New Business:

Subject: Special use permit under BVC 60-153 (2) (d): minor auto repair, and BVC 60-153 (2)(w) used auto sales on certain property located within the corporate boundaries of the Village of Bradley, Kankakee County, Illinois.

Mr. Gagnon asked for a motion to open the meeting on the subject above. Mr. Redmond motion to open up the discussion on the subject and Mr. Williams second the motion. Ms Eads called the roll and all members of the PZC approved the motion.

Mr. Bruce Page announced that he was officially retired as the Director of the Community Development and Mr. Matt Castilla would be his replacement. Mr Page indicated that he would act as a consultant for now tonight.

Mr. Page was sworn in by Ms. Eads. Mr Page read the background of the request. He indicated that the Applicant Mr. Antonio Pouge is requesting a special use permit to operate a business known as Nu Finish Motors. It is a used car sales lot with minor auto repair work done on site to prep cars for sales. He read the surrounding zoning and land use. Mr. Page read the recommended conditions to the request which included that the hours of operation will be Monday -Saturday 8:30am to 6:00pm and closed Sunday. The scope of work will consist of detailing, cleaning, and minor auto repairs, for a vehicle's preparation for sale. He said that the special use granted only applies to the current business and will not be transferable to change of ownership, or to any other unit at the common address. The stone area of the Lot will be improved with a paved surface within 1 year of operation. There will be no derelict vehicles stored on the lot and that any use of the Village's Right of way to display vehicles will require a ROW agreement between the property owner and the Village of Bradley when the agreement becomes applicable. Mr. Page said that they have done their life and safety inspections and that the inspectors have gone through the building.

Mr. Gagnon asked Mr Antonio Pouge who was the applicant to be sworn in. Ms Eads swore him in. His address 4 Hawthorn, Park Forrest, IL 60466

Mr. Gagnon asked Mr Pouge if he is connected with other people and what he plans on doing and does he get the cars himself? Mr Pouge said that he has been in the car business himself and before he got the lot he and his wife owned real estate and were dealing with cars. So they sold their lots and got about 5 or 6 cars from auctions and they would sell them. They had another lot a few years ago in Country Club Hills. They sold that one and they are kind of making a small business from their home. They

decided to find another location to still operate in cars. Mr Pouge said that it's pretty much just him and his wife in the business.

Mr Gagnon asked if there were any questions from the PZC. Mr Redmond asked about hours of operation and asked about Sundays by appointment only. Mr Pouge said that sometimes they do have people come in by appointment only on Sundays and it is internet based. Mr Redmond asked about the trailer. Mr. Pouge said the trailer will be used for storage.

Mr. Page had a question about all car dealerships closed on Sundays. Mr. Pouge said he had never heard of that. Mr. Williams asked if they plan on doing painting and Mr. Pouge said no.

Mr. Gagnon asked if there were any other questions.

Mr. Williams asked if there was any plans on signage and Mr. Pouge said no.

Mr. Ron of 138 South Stadium Drive, Bourbonnais Illinois was sworn in by Ms. Eads. He asked a question about the Bradley right of way and if it meant that cars can park on the street for sale. Mr. Page said no. He showed the picture of the Bradley right of way.

Mr. Gagnon asked if there were any other questions.

Mr. Gagnon asked for a motion to close the discussion. Mr. Bodemer made the motion and Mr. Williams second the motion. Ms Eads called the roll and all members from the PZC passed the motion.

Mr. Alex Boyd (Lawyer) read the finding and facts of the request.

Mr. Gagnon asked for a motion to approve or deny the request. Mr. Redmond made the motion to approve the request. Mr. Guiss second the motion. Ms. Eads called the roll and all members of the PZC passed the motion.

Unfinished Old Business: There was none

Announcements: There were none

Adjournment: Mr. Gagnon asked for a motion to adjourn the meeting. Mr. Williams motion to adjourn and Mr. Guiss second the motion. Ms. Eads called the roll and all members of the PZC passed the motion. Meeting was adjourned at 7:05pm.

Respectfully Submitted:

Charlene Eads (PZC secretary)

Village of Bradley

Community Development Department

111 N Michigan • Bradley, IL 60915 • 815-936-5100 • Fax 815-933-5068
www.bradleyil.org • E-mail: communitydevelopment@bradleyil.org

PLANNING AND ZONING COMMISSION
STAFF MEMORANDUM

TO: Planning and Zoning Commission

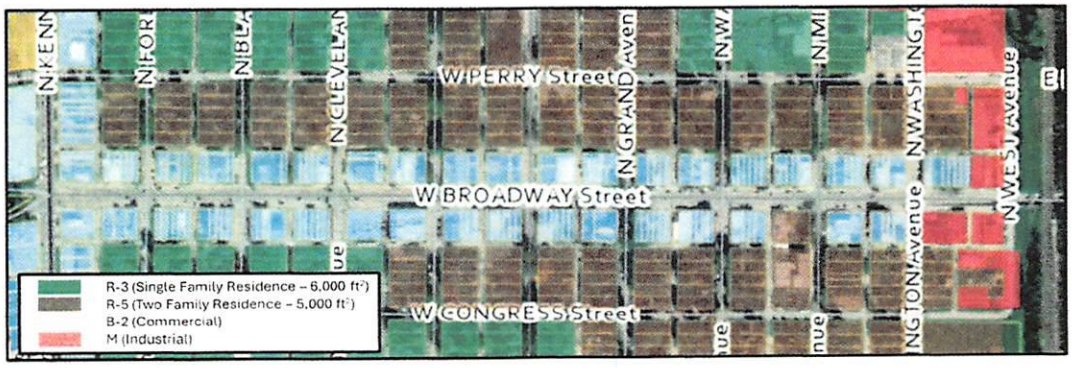
FROM: Matt Castilla, Community Development Director

DATE: September 2nd, 2025

RE: Consideration of and recommendation regarding the proposed acquisition of 148 North Center Avenue, Bradley, IL 60915 (PIN: 17-09-29-123-005) for the purposes of constructing and operating a new public parking facility in service of the Village's West Broadway commercial corridor.

Background:

West Broadway Street is one of the Village's main commercial corridors. The Village's Comprehensive Plan from 2007 ("Comprehensive Plan" or "CP") describes it as "the Village of Bradley's Main Street" (CP at pg. 4-25) and the Village's current Kinzie Avenue/Route 50 & West Broadway Corridors Redevelopment Framework Plan ("Framework Plan" or "FP") describes it as the "pedestrian-scaled heart of Bradley" (FP at pg. 53). In general, the West Broadway corridor is comprised of B-2 (Commercial) uses to the north and south of West Broadway Street, with R-3 (Single Family Residence – 6,000 ft^2) and R-5 (Two Family Residence – 5,000 ft^2) beyond them to the north and south and some limited M (Industrial) uses along the railroad tracks.

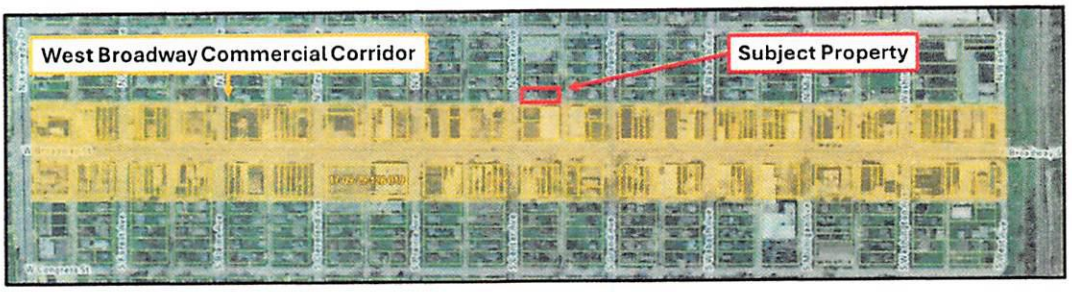


The Village Hall, Police and Fire Departments, Code Enforcement, and Community Development Department buildings are all located on West Broadway.

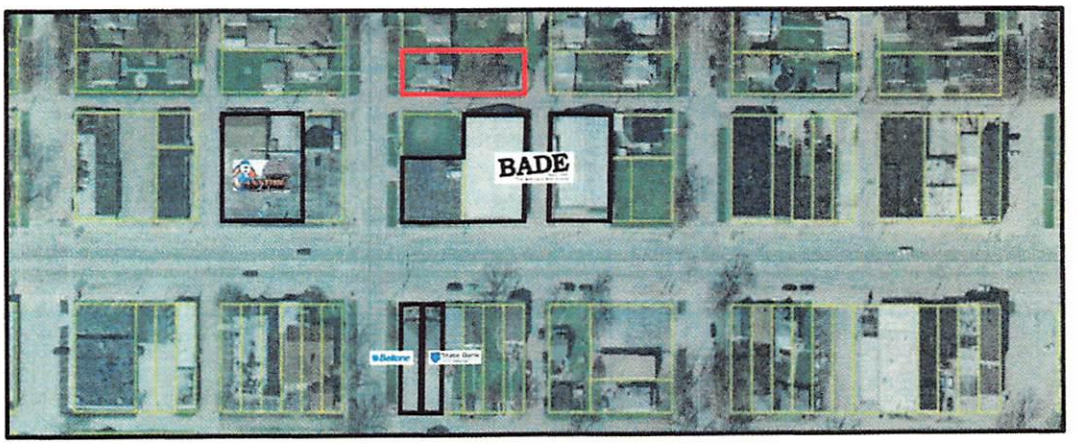
The Comprehensive Plan acknowledges the need for additional off-street parking along West Broadway Street (CP at pg. 8-31) and the Framework Plan identifies the "[l]ack of ample public parking" as a major challenge confronting the Village's efforts to redevelop the West Broadway commercial corridor (FP at pp. 54, 58). The Framework Plan calls for the development of new parking areas in both "Area 1" (*i.e.* east end of West Broadway) (*see* FP at pg. 59) and "Area 2" (*i.e.* west end of West Broadway) (FP at pg. 62) and specifically recommends that future parking be located behind the commercial structures along West Broadway to "create an attractive street wall" (FP at pg. 66).

In connection with the Village's efforts to support and effectuate the renovation and redevelopment of the West Broadway corridor consistent with the recommendations of the Framework Plan, Village staff believe that it is necessary and appropriate for the Village to construct and operate public parking lots and facilities in the vicinity of West Broadway Street. The Village also has a program to promote the renovation or removal of aging and deteriorating buildings throughout the Village, including along the West Broadway commercial corridor. Removal of such buildings promotes the economic growth and wellbeing of the Village and its citizens by preserving property values and expanding the Village's tax base. Seeking to effectuate both of these goals (*i.e.* provide additional public parking amenities and renovate/remove deteriorating and unsightly buildings in the area), Village staff have identified the property located at 148 North Center Avenue, Bradley, IL 60915 (PIN: 17-09-29-123-005) ("Subject Property") as an ideal candidate for redevelopment as a public parking facility.

The Subject Property is generally located near the center of the West Broadway commercial corridor, north of West Broadway Street, and separated from the commercial corridor by a public alleyway. It is located in the overlap between "Area 1" and "Area 2" in the Framework Plan (*see* FP at pg. 56) and can serve the Village's redevelopment efforts in both areas.

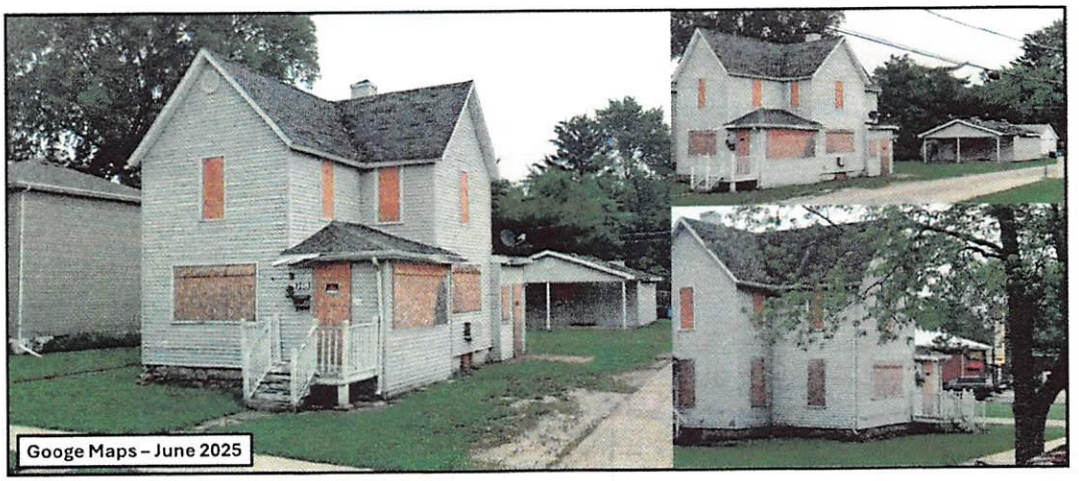


Current businesses in the immediate vicinity of the Subject Property include Bade Appliances, Anytime Roof Repair, Beltone, and State's Bank.

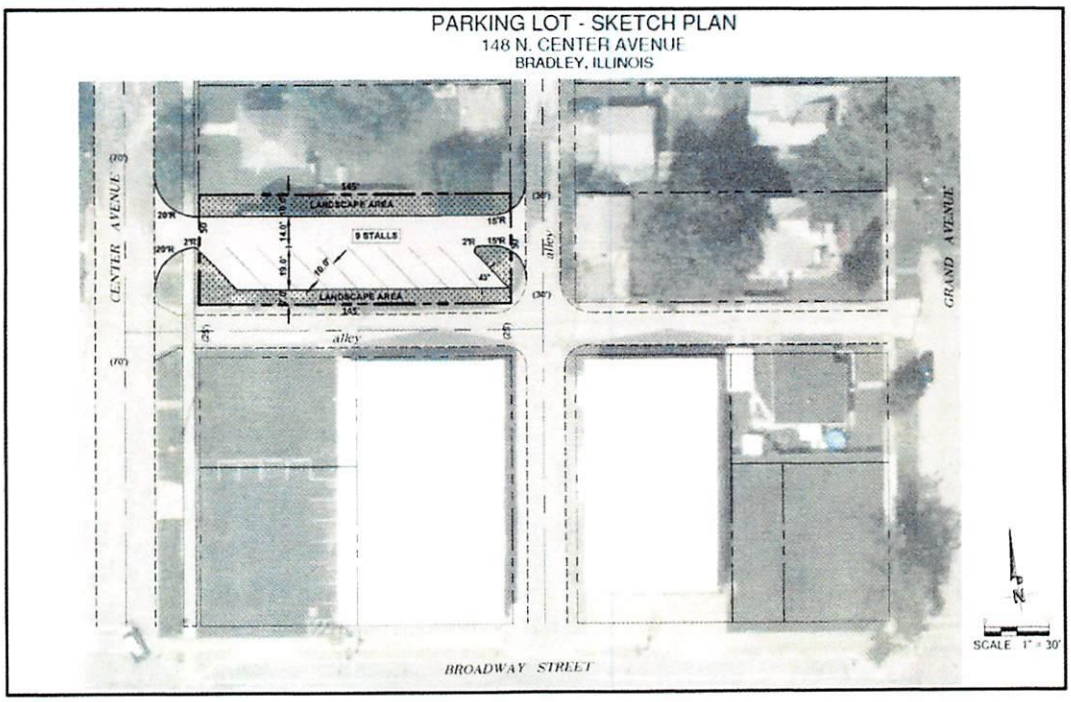


In addition, the Bradley Evangelical United Methodist Church is located at the southwest corner of Center Avenue and West Broadway Street.

The Subject Property is presently improved with a two-family residence and a detached garage, both of which are boarded up and in a serious state of deterioration and disrepair.



Village staff are proposing that the Village acquire the Subject Property for the purposes of (i) demolishing the existing, dilapidated house and garage and (ii) replacing them with a nine (9) stall public parking facility for use in connection with the West Broadway commercial corridor, generally as follows:



The Village Engineer, MG2A, estimates the cost of the parking facility, excluding the demolition of the existing structures, at $49,220.00.

Surrounding Zoning and land use:

North: R-5 (Two Family Residence – 5,000 ft^2)
South: B-2 (Commercial)
East: R-5 (Two Family Residence – 5,000 ft^2)
West: R-5 (Two Family Residence – 5,000 ft^2)

Public Hearing: No public hearing is required in connection with this matter.

Requested Action: Recommendation of approval for the proposed acquisition of the Subject Property, demolition of the existing structures, and construction of a public parking facility.

Attachments:

Exhibit A – Parking Lot Sketch Plan
Exhibit B – Preliminary Engineers Estimate of Cost

Recommended Conditions: N/A

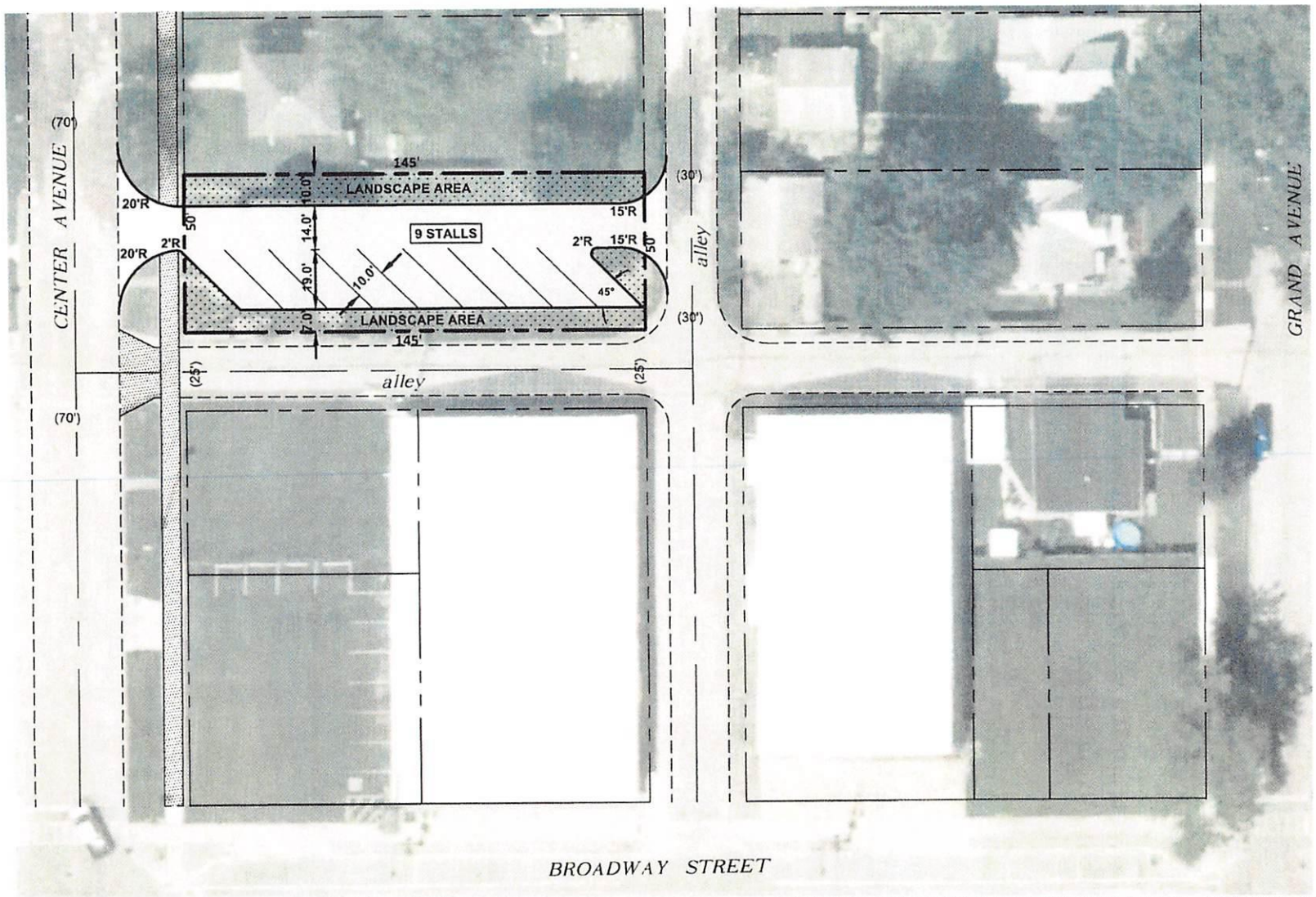
Exhibit A

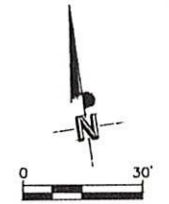
Parking Lot Sketch Plan

PARKING LOT - SKETCH PLAN

148 N. CENTER AVENUE

BRADLEY, ILLINOIS





SCALE: 1" = 30'

Exhibit B

Center Street Parking Lot Improvements

Bradley , IL

Preliminary Engineers Estimate of Cost

NO.	ITEM	UNIT	QUANTITY	UNIT COST	COST
Parking Area Improvement					
1	Earth Excavation	cu. yd	176	$ 20.00	3,520.00
2	10" Aggregate Base Course Ty. B	sq. yd.	570	$ 12.00	6,840.00
3	1 1/2" Hot Mix Asphalt Binder Course	sq. yd.	570	$ 11.00	6,270.00
4	1 1/2" Hot Mix Asphalt Surface Course, Mix C. N-50	sq. yd.	570	$ 13.00	7,410.00
5	Pavement Striping	l. sm	1	$ 500.00	500.00
6	Concrete Sidewalk	sq. ft.	520	$ 4.00	2,080.00
7	Concrete Removal	sq. ft.	350	$ 2.00	700.00
8	Curb Removal	ln. ft.	50	$ 4.00	200.00
9	Curb & Gutter Ty. B6.12	ln. ft.	360	$ 20.00	7,200.00
10	Landscape Improvements	l. sm	1	$ 9,500.00	9,500.00
				Sub Total	***44,220.00***
				Unforseen & Contingencies	5,000.00
				TOTAL	***49,220.00***