

VILLAGE OF BRADLEY

ORDINANCE NO. O-1-16-1

**AN ORDINANCE GRANTING A VARIANCE
FROM BUILDING SETBACK LINES FOR SIXTEEN PARCELS
LOCATED IN THE MARQUIS MEADOWS SUBDIVISION OF THE
VILLAGE OF BRADLEY**

ADOPTED BY THE
BOARD OF TRUSTEES
VILLAGE OF BRADLEY

This 11 day of JANUARY, 2016

Published in pamphlet form by authority of the Board of Trustees of the Village of
Bradley, Kankakee County, Illinois, this 11 day of JANUARY, 2016.

CERTIFICATE:


Michael J. LaGessee, Village Clerk

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**AN ORDINANCE GRANTING A VARIANCE
FROM BUILDING SETBACK LINES FOR SIXTEEN PARCELS
LOCATED IN THE MARQUIS MEADOWS SUBDIVISION OF THE
VILLAGE OF BRADLEY**

WHEREAS, on January 5, 2016, at a meeting of the Village of Bradley Planning and Zoning Commission (hereinafter the "Plan Commission"), the Plan Commission held a public hearing on the application of the Petitioner, Village of Bradley (hereinafter the "Petitioner"), for a variance from building setback lines for the following legally described properties:

Property #1:

**MARQUIS MEADOWS 5TH ADDN LOT 6 21-31-12E
Commonly known as: 1355 Truman Drive, Bradley, IL 60915
P.I.N.: 17-09-21-414-006**

Property #2:

**MARQUIS MEADOWS 5TH ADDN LOT 7 21-31-12E
Commonly known as: 1343 Truman Drive, Bradley, IL 60915
P.I.N.: 17-09-21-414-007**

Property #3:

**MARQUIS MEADOWS 5TH ADDN LOT 8 21-31-12E
Commonly known as: 1295 Truman Drive, Bradley, IL 60915
P.I.N.: 17-09-21-414-008**

Property #4

**MARQUIS MEADOWS 5TH ADDN LOT 11 21-31-12E
Commonly known as: 1271 Truman Drive, Bradley, IL 60915
P.I.N.: 17-09-21-414-011**

Property #5

**MARQUIS MEADOWS 5TH ADDN LOT 13 21-31-12E
Commonly known as: 1256 Truman Drive, Bradley, IL 60915
P.I.N.: 17-09-21-414-013**

Property #6

**MARQUIS MEADOWS 5TH ADDN LOT 14 21-31-12E
Commonly known as: 1248 Truman Drive, Bradley, IL 60915
P.I.N.: 17-09-21-414-014**

Property #7

MARQUIS MEADOWS 5TH ADDN LOT 15 21-31-12E
Commonly known as: 1240 Truman Drive, Bradley, IL 60915
P.I.N.: 17-09-21-414-015

Property #8

MARQUIS MEADOWS 5TH ADDN LOT 16 21-31-12E
Commonly known as: 1232 Truman Drive, Bradley, IL 60915
P.I.N.: 17-09-21-414-016

Property #9

MARQUIS MEADOWS 5TH ADDN LOT 18 21-31-12E
Commonly known as: 735 N. Madison Ct., Bradley, IL 60915
P.I.N.: 17-09-21-414-018

Property #10

MARQUIS MEADOWS 5TH ADDN LOT 19 21-31-12E
Commonly known as: 1287 Madison Ct., Bradley, IL 60915
P.I.N.: 17-09-21-414-019

Property #11

MARQUIS MEADOWS 5TH ADDN LOT 20 21-31-12E
Commonly known as: 1279 Madison Ct., Bradley, IL 60915
P.I.N.: 17-09-21-414-020

Property #12

MARQUIS MEADOWS 5TH ADDN LOT 21 21-31-12E
Commonly known as: 1271 Madison Ct., Bradley, IL 60915
P.I.N.: 17-09-21-414-021

Property #13

MARQUIS MEADOWS 5TH ADDN LOT 24 21-31-12E
Commonly known as: 1248 Madison Ct., Bradley, IL 60915
P.I.N.: 17-09-21-414-024

Property #14

MARQUIS MEADOWS 5TH ADDN LOT 25 21-31-12E
Commonly known as: 1240 Madison Ct., Bradley, IL 60915
P.I.N.: 17-09-21-414-025

Property #15

MARQUIS MEADOWS 5TH ADDN LOT 26 21-31-12E
Commonly known as: 1232 Madison Ct., Bradley, IL 60915
P.I.N.: 17-09-21-414-026

Property #16
MARQUIS MEADOWS 5TH ADDN LOT 27 21-31-12E
Commonly known as: 1224 Madison Ct., Bradley, IL 60915
P.I.N.: 17-09-21-414-027

WHEREAS, notice of public hearing was published in the *Daily Journal* on December 16, 2015; and

WHEREAS, variances from building setback lines are permitted pursuant to Chapter 60, Article 8, §369 of the Village Code; and

WHEREAS, the Plan Commission recommended by a vote of eight (8) in favor and zero (0) against, with one (1) absent, that the Village grant the request for a variance from building setback lines of less than 30' on all of the above referenced sixteen (16) parcels, as reflected in the minutes of the public hearing of January 5, 2016, and as indicated on Exh. A, attached hereto and incorporated by reference as though fully set forth herein; and

WHEREAS, the President & Board of Trustees of the Village have considered the Findings and Recommendation of the Plan Commission and all of the facts and circumstances affecting the Application, and the President and Board of Trustees have determined that it is appropriate to grant the variances as provided in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bradley, Kankakee County, State of Illinois, as follows:

Section 1. RECITALS. The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. VARIANCE GRANTED. The application of the Petitioner for a variance to permit building setback lines of less than 30' on all of the above referenced sixteen (16) parcels, as reflected in the minutes of the public hearing of January 5, 2016, and as indicated on Exh. A, attached hereto, is granted for the Subject Properties, subject to the conditions set forth in §3 of this Ordinance. The variances granted herein are authorized pursuant to §60, Division 6, *et seq.*, of the Village Code.

Section 3. VARIANCE STANDARDS & CONDITIONS. The variance shall run with the land and not expire with the current owner.

Section 4. VIOLATION OF CONDITION OR CODE. Any violation of (i) any term or condition set forth in this Ordinance or (ii) any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals granted pursuant to this Ordinance.

Section 5. SEVERABILITY & REPEAL OF INCONSISTENT ORDINANCES. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All existing ordinances of

the Village are hereby repealed insofar as they may be inconsistent with the provisions of this Ordinance.

Section 6. Effective Date. The Clerk of the Village of Bradley shall certify to the adoption of this Ordinance and shall cause it to be published in pamphlet form and this Ordinance shall take effect upon its approval and publication in pamphlet form as so certified.

TRUSTEES:

Jerry Balthazor:	AYE - <input checked="" type="checkbox"/>	NAY - <input type="checkbox"/>	ABSENT - <input type="checkbox"/>
Robert Redmond:	AYE - <input type="checkbox"/>	NAY - <input type="checkbox"/>	ABSENT - <input checked="" type="checkbox"/>
Lori Gadbois:	AYE - <input checked="" type="checkbox"/>	NAY - <input type="checkbox"/>	ABSENT - <input type="checkbox"/>
Eric Cyr:	AYE - <input type="checkbox"/>	NAY - <input type="checkbox"/>	ABSENT - <input checked="" type="checkbox"/>
Melissa Carrico:	AYE - <input checked="" type="checkbox"/>	NAY - <input type="checkbox"/>	ABSENT - <input type="checkbox"/>
Michael Watson:	AYE - <input checked="" type="checkbox"/>	NAY - <input type="checkbox"/>	ABSENT - <input type="checkbox"/>
Bruce Adams:	AYE - <input type="checkbox"/>	NAY - <input type="checkbox"/>	ABSENT - <input type="checkbox"/>
TOTALS:	AYE - <u>4</u>	NAY - <u>0</u>	ABSENT - <u>2</u>

APPROVED this 11 day of JANUARY, 2016



Bruce Adams
Bruce Adams, President of the Board of Trustees of the Village of Bradley

ATTEST:

Michael J. Lagesse
Michael J. Lagesse, Village Clerk

