

VILLAGE OF BRADLEY

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ORDINANCE NO. O-10-23-04

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY  
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS  
(690 S. Washington Ave. Bradley, IL 60915)

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ADOPTED BY THE  
BOARD OF TRUSTEES OF THE  
VILLAGE OF BRADLEY

THIS 23 DAY OF October, 2023

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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 23 day of Oct., 2023

ORDINANCE NO. O-10-2304

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY  
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS  
(690 S. Washington Ave. Bradley, IL 60915)**

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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 690 S. Washington Ave. Bradley, IL 60915 (the “Subject Property”), is located within the corporate boundaries of the Village; and

**WHEREAS**, the Subject Property is presently zoned M (Industrial); and

**WHEREAS**, the Subject Property is presently owned by Hejja Properties (the “Owner”);  
and

**WHEREAS**, on September 8, 2023, the Owner and Owesam Cars, (collectively the “Applicant”), filed an application seeking a special use permit to allow for Minor Automotive Repair on the Subject Property (the “Special Use Permit”); and

**WHEREAS**, Minor Automotive Repair is a permissible special use for a M (Industrial) District pursuant to Section 60-179-2(a) 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 Friday, October 6, 2023, 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 and grant the Special Use Permit, as set forth in the Plan Commission’s findings of fact and recommendation, attached hereto as Exhibit 1 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 1; 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 grant a Special Use Permit, subject to the following conditions:

1. The uses approved under the special use permit will need to comply with all applicable requirements of the M Industrial District.
2. The special use is limited to the applicant only and will not be transferrable to a new business owner except upon re-application, hearing and approval in the manner provided by the Village's zoning ordinance.
3. Store hours are posted as:
  - a. Monday to Friday 8 a.m. to 6 p.m.
  - b. Saturday 8 a.m. to 3 p.m.
  - c. Sundays Closed
4. All operations and work performed on any vehicles will need to be performed within the existing building and during posted hours.
5. Vehicles awaiting repair or completion of a repair will need to be stored inside the property/building when on the property overnight.
6. The Repair of Vehicles will be limited to cars, pickup trucks, SUV's, vans, but not semi-tractor, or class B vehicles weighing over 26,000 lbs. Generally, passenger vehicles.
7. No vehicles may be parked on any grass surface, vehicles listed for sale may only be parked on a paved surface.
8. Prior to any occupancy permit or license to operate, the business must submit any site engineering, building, or signage plans to the Community Development department for staff review and approval in compliance with all applicable Village codes.
9. There is no access available from the Village of Bradley's property located adjacent to the north property.

**SECTION 3.** 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 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 23 day of Oct, 2023.

**TRUSTEES:**

RYAN LEBRAN	Aye - <u>X</u>	Nay - <u>    </u>	Absent - <u>    </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>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 - Ø      Absent - Ø

**ATTEST:**

Julie Tambling  
JULIE TAMBLING, VILLAGE CLERK

**APPROVED** this 23 day of October, 2023.

Michael Watson  
MICHAEL WATSON, VILLAGE PRESIDENT

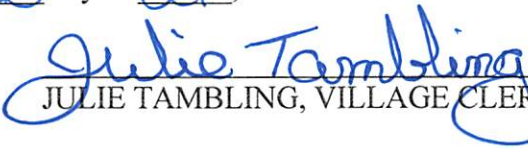
**ATTEST:**

Julie Tambling  
JULIE TAMBLING, VILLAGE CLERK  
CLERK

STATE OF ILLINOIS            )  
  )        §§  
COUNTY OF KANKAKEE    )

I, Julie Tambling, 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 0102301 "An Ordinance Granting a Special Use Permit for Certain Property Within the Village of Bradley, Kankakee County, Illinois (690 S. Washington Ave. Bradley, IL 60915)," which was adopted by the Village Corporate Authorities at a meeting held on the 23 day of Oct, 2023.

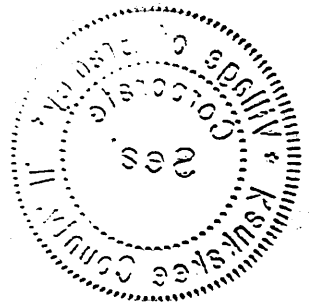
IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 23 day of Oct, 2023.

  
\_\_\_\_\_  
JULIE TAMBLING, VILLAGE CLERK

(SEAL)



*Handwritten text, possibly a signature or name, appearing as a faint scribble.*



# **EXHIBIT 1**

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