

VILLAGE OF BRADLEY

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ORDINANCE NO. 0-11-24-03

AN ORDINANCE AMENDING CHAPTER 60 (ZONING), SECTION 60-18 OF THE VILLAGE  
OF BRADLEY ZONING CODE

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ADOPTED BY THE  
BOARD OF TRUSTEES OF THE  
VILLAGE OF BRADLEY

THIS 12th DAY OF November, 2024

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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 12th day of November, 2024

ORDINANCE NO. 0-11-24-03

**AN ORDINANCE AMENDING CHAPTER 60 (ZONING), SECTION 60-18 OF THE  
VILLAGE OF BRADLEY ZONING CODE**

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**WHEREAS**, the Corporate Authorities 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 of its citizens; and

**WHEREAS**, pursuant to Article 11, Division 13 of the Illinois Municipal Code (65 ILCS 11-13-1, *et seq.*) the Corporate Authorities of the Village have authority to enact zoning ordinances that regulate land use within the Village; and

**WHEREAS**, the Corporate Authorities of the Village previously exercised this authority, enacting Chapter 60 (Zoning) of the Bradley Village Code (the “Bradley Zoning Ordinance”); and

**WHEREAS**, the Village previously proposed certain amendments to the Bradley Zoning Ordinance amending the size restrictions of a detached garage within the Village of Bradley; and

**WHEREAS**, the Proposed Amendments were submitted to the Planning and Zoning Commission (the “Plan Commission”) for its review and consideration and for the purposes of holding a public hearing thereon; and

**WHEREAS**, the Plan Commission held a public hearing to consider the Proposed Amendments on Tuesday, November 5, 2024, 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 amend the Bradley Zoning Ordinance as set forth in this Ordinance; and

**WHEREAS**, the Plan Commission has supported its recommendation by setting forth its findings of fact in accordance with the requirements of the Village Code (a copy of 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 amending the Bradley Zoning Ordinance as set forth in this Ordinance is in the best interests of the Village and its citizens.

**NOW THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:**

**SECTION 1.** The Corporate Authorities 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.** Chapter 60 (Zoning), Article I (In General), Section 60-18 (Accessory Building, Structures and Uses) is hereby amended, in part, to add the following underlined and bold text:

**Sec. 60-18. Accessory building, structures and uses**

(h) The maximum size for a detached garage shall be ~~28 feet by 28 feet~~ **equal to and shall not exceed fifteen percent (15%) or 1800 square feet whichever is smaller of the lot size in the zoning district wherein said garage is located**, with a maximum height of ~~14~~ **16 feet 6 inches**, ~~or a maximum of 784 square feet.~~

**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.

PASSED by the Board of Trustees on a roll call vote on the 12th day of November, 2024.

**TRUSTEES:**

RYAN LEBRAN	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
BRIAN BILLINGSLEY	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
DARREN WESTPHAL	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
BRIAN TIERI	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
GRANT D. VANDENHOUT	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
GENE JORDAN	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>

**VILLAGE PRESIDENT:**

MICHAEL WATSON      Aye -       Nay -       Absent -

**TOTALS:**      Aye - 6      Nay - 0      Absent - 0

**ATTEST:**

Kelli Brza  
KELLI BRZA, VILLAGE CLERK

APPROVED this 12th day of November, 2024.

Michael Watson  
MICHAEL WATSON, VILLAGE PRESIDENT

**ATTEST:**

Kelli Brza  
KELLI BRZA, VILLAGE CLERK

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 0-11-24-03, "AN ORDINANCE AMENDING CHAPTER 60 (ZONING), SECTION 60-18 OF THE VILLAGE OF BRADLEY CODE OF ORDINANCES," which was adopted by the Village Corporate Authorities at a meeting held on the 12th day of November, 2024.

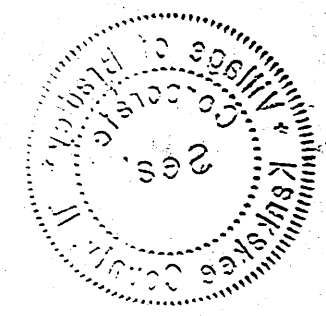
IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 12th day of November, 2024.

  
\_\_\_\_\_  
KELLI BRZA, VILLAGE CLERK



Faint, illegible text, possibly a header or introductory paragraph.

*[Handwritten signature]*



# **Exhibit A**

**PZC Findings of Fact and  
Recommendations of Approval**

**FINDINGS OF FACT AND RECOMMENDATION OF APPROVAL FOR CERTAIN  
PROPOSED TEXT AMENDMENTS TO THE BRADLEY ZONING ORDINANCE.**

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On Tuesday November 5, 2024, at 6:30 p.m., at the Bradley Public Works Building, 210 East Broadway Street, 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 certain proposed text amendments that would amend certain provisions of the Bradley Zoning Ordinance:

Amending Sec.60-18(h) to read

1. The maximum size for a detached garage shall be equal to and shall not exceed fifteen (15%) or 1800 square feet whichever is smaller of the lot size in the zoning district wherein said garage is located, with a maximum height of 16 feet 6 inches.

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 recommends that the Corporate Authorities of the Village approve and adopt the Amendments.

**PASSED** this 5<sup>th</sup> day of November, 2024, 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: November 12, 2024

Fiscal Year: 2024-2025

Agenda Item: Text amendment to Ord. 0-08-22-01

Item Type:  Ordinance  Resolution  Other

Action Requested:  Approval  First Reading  For Discussion  Informational

Staff Contact: Name: Bruce Page - Community Development Director

Phone: 815-936-5100 ext. 1111

Email: bepage@bradleyil.org

Internal Review
Initials
Date

Summary: ; Staff is requesting a change in the wording of Sec.60-18 (h) Accessory buildings, structures and uses. To read:

The maximum size for a detached garage shall be equal to and shall not exceed fifteen (15%) or 1800 square feet whichever is smaller of the lot size in the zoning district wherein said garage is located, with a maximum height of 16 feet 6 inches

The Planning and Zoning Commission held a public hearing on November 5<sup>th</sup>, 2024 and voted 7-0 for a recommendation of approval to the Village Board

Is this a budgeted item?  Yes  No  Requires Budget Amendment

Line Item: Title: MFT

Amount Budgeted:

VILLAGE OF BRADLEY

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ORDINANCE NO. 0-11-24-04

AN ORDINANCE AMENDING CHAPTER 60 (ZONING), SECTION 60-199 OF THE  
VILLAGE OF BRADLEY ZONING CODE

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ADOPTED BY THE  
BOARD OF TRUSTEES OF THE  
VILLAGE OF BRADLEY

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

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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 \_\_\_\_ day of \_\_\_\_\_, 2024

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 60 (ZONING), SECTION 60-199 OF THE  
VILLAGE OF BRADLEY ZONING CODE**

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**WHEREAS**, the Corporate Authorities 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 of its citizens; and

**WHEREAS**, pursuant to Article 11, Division 13 of the Illinois Municipal Code (65 ILCS 11-13-1, *et seq.*) the Corporate Authorities of the Village have authority to enact zoning ordinances that regulate land use within the Village; and

**WHEREAS**, the Corporate Authorities of the Village previously exercised this authority, enacting Chapter 60 (Zoning) of the Bradley Village Code (the “Bradley Zoning Ordinance”); and

**WHEREAS**, the Village previously proposed certain amendments to the Bradley Zoning Ordinance amending the parking regulations within the Village of Bradley; and

**WHEREAS**, the Proposed Amendments were submitted to the Planning and Zoning Commission (the “Plan Commission”) for its review and consideration and for the purposes of holding a public hearing thereon; and

**WHEREAS**, the Plan Commission held a public hearing to consider the Proposed Amendments on Tuesday, November 5, 2024, 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 amend the Bradley Zoning Ordinance by approving the addition of the following language to Section 60-199:

- (K) Any vehicle permitted to be parked or stored on a lot pursuant to this section must be parked on a hard surface that is open, impervious and constructed of a hard dustless material, such as concrete, asphalt, brick pavers, slate, or stamped concrete, with the surface capable of supporting the weight of the permitted vehicle, and which otherwise complies with the provisions of this code.

Any vehicle permitted to be parked or stored on a lot pursuant to this section must not be lived in, or use for habitation.

Furthermore, the Plan Commission has recommended that the President and Board of Trustees not approve the addition of the following language to Section 60-199:

- (L) In any residentially zoned district that is served by an alley, the rear area between the garage and the rear lot line may have an improved surface from the side lot line to side lot line. If there is no garage an area no deeper than 20 feet may be improved with an approved surface from side lot line to side lot line.

**WHEREAS**, the Plan Commission has supported its recommendation by setting forth its findings of fact in accordance with the requirements of the Village Code (a copy of 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 amending the Bradley Zoning Ordinance as set forth in this Ordinance is in the best interests of the Village and its citizens.

**NOW THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:**

**SECTION 1.** The Corporate Authorities 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.** Chapter 60 (Zoning), Article I (In General), Section 60-199 (Additional Regulations for Parking) is hereby amended, in part, to add the following text:

**Sec. 60-199. Additional Regulations for Parking**

- (k) Any vehicle permitted to be parked or stored on a lot pursuant to this section must be parked on a hard surface that is open, impervious and constructed of a hard dustless material, such as concrete, asphalt, brick pavers, slate, or stamped concrete, with the surface capable of supporting the weight of the permitted vehicle, and which otherwise complies with the provisions of this code.

Any vehicle permitted to be parked or stored on a lot pursuant to this section must not be lived in, or used for habitation.

**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.

**PASSED** by the Board of Trustees on a roll call vote on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**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 – \_\_\_\_\_      Nay – \_\_\_\_\_      Absent – \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
KELLI BRZA, VILLAGE CLERK

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MICHAEL WATSON, VILLAGE PRESIDENT

**ATTEST:**

\_\_\_\_\_  
KELLI BRZA, VILLAGE CLERK

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 \_\_\_\_\_, “AN ORDINANCE AMENDING CHAPTER 60 (ZONING), SECTION 60-199 OF THE VILLAGE OF BRADLEY CODE OF ORDINANCES,” which was adopted by the Village Corporate Authorities at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
KELLI BRZA, VILLAGE CLERK

(SEAL)

# **Exhibit A**

**PZC Findings of Fact and  
Recommendations of Approval**



**FINDINGS OF FACT AND RECOMMENDATION OF APPROVAL FOR CERTAIN  
PROPOSED TEXT AMENDMENTS TO THE BRADLEY ZONING ORDINANCE.**

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On Tuesday November 5, 2024, at 6:30 p.m., at the Bradley Public Works Building, 210 East Broadway Street, 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 certain proposed text amendments that would amend certain provisions of the Bradley Zoning Ordinance:

Amending Sec.60-199 to read

(K)

1. Any vehicle permitted to be parked or stored on a lot pursuant to this section must be parked on a hard surface that is open, impervious and constructed of a hard dustless material, such as concrete, asphalt, brick pavers, slate, or stamped concrete, with the surface capable of supporting the weight of the permitted vehicle, and which otherwise complies with the provisions of this code.
2. Any vehicle permitted to be parked or stored on a lot pursuant to this section must not be lived in, or use for habitation.

(L)

1. In any residentially zoned district that is served by an alley, the rear area between the garage and the rear lot line may have an improved surface from the side lot line to side lot line. If there is no garage an area no deeper than 20 feet may be improved with an approved surface from side lot line to side lot line.

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 recommends that the Corporate Authorities of the Village approve and adopt Section K of the Amendments and deny Section L of the Amendments.

**PASSED** this 5<sup>th</sup> day of November, 2024, 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>  X  </u>	<u>      </u>	<u>      </u>
Michael Williams	<u>  X  </u>	<u>      </u>	<u>      </u>
Robert Redmond	<u>  X  </u>	<u>      </u>	<u>      </u>