

VILLAGE OF BRADLEY

ORDINANCE NO. O-12-19-2

AN ORDINANCE GRANTING A SIGN VARIANCE FOR CERTAIN PROPERTY LOCATED
WITHIN THE CORPORATE BOUNDARIES OF THE VILLAGE OF BRADLEY, KANKAKEE
COUNTY, ILLINOIS
(1000 Freedom Drive)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 9th DAY OF December, 2019

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 9th day of December, 2019

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**AN ORDINANCE GRANTING A SIGN VARIANCE FOR CERTAIN PROPERTY
LOCATED WITHIN THE CORPORATE BOUNDARIES OF THE VILLAGE OF
BRADLEY, KANKAKEE COUNTY, ILLINOIS
(1000 Freedom Drive)**

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, the land described in Section 2 of this Ordinance (the “Subject Property”), *infra*, is located within the corporate boundaries of the Village; and

WHEREAS, on October 11, 2019, Sanjes Properties, LLC (the “Applicant”), filed an application with the Village, requesting certain sign variances for the Subject Property; and

WHEREAS, the sign variances requested in the Applicant’s application are permitted variances pursuant to Section 60-369(7) of the Bradley Zoning Ordinance; and

WHEREAS, the Subject Property is owned by Mr. Sanjay Patel (the “Owner”); and

WHEREAS, the Owner authorized the Applicant to file the Application and request the variances set forth therein; 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, December 3, 2019, 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 Application and pass this Ordinance granting the Applicant’s request; 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; 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 have determined that it is in the best interest of the citizens of the Village to grant the Applicant’s requested variance, subject to the conditions and restrictions set forth in this Ordinance.

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. This Ordinance touches and concerns the Subject Property, which property is legally described as follows:

TRACT 1:

A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS; THENCE SOUTH 2 DEGREES 00 MINUTES EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, 1138.5 FEET TO THE INTERSECTION OF SAID LINE WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF RAMP "G" OF THE PROPOSED ROUTE 54 INTERCHANGE; THENCE NORTH 50 DEGREES 01 MINUTES WEST ALONG SAID RIGHT OF WAY LINE, 746.7 TO A POINT; THENCE NORTH 10 DEGREES 15 MINUTES WEST ALONG SAID RIGHT OF WAY LINE, 333.5 FEET TO A POINT; THENCE NORTH 1 DEGREE 46 MINUTES WEST ALONG SAID RIGHT OF WAY LINE 164.85 FEET TO A POINT; THENCE NORTH 32 DEGREES 45 MINUTES WEST, 165.9 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 87 DEGREES 47 MINUTES EAST, 695.17 FEET TO THE PLACE OF BEGINNING:

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS:

EXCEPTION 1:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 18 MINUTES 22 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 A DISTANCE OF 667.23 FEET TO AN IRON ROD BEING THE POINT OF BEGINNING; THENCE SOUTH 25 DEGREES 53 MINUTES 31 SECONDS WEST A DISTANCE OF 40.00 FEET TO AN IRON ROD ON THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 57; THENCE NORTH 32 DEGREES 24 MINUTES 03 SECONDS WEST ALONG SAID

NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 57 A DISTANCE OF 42.05 FEET TO AN IRON ROD ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 89 DEGREES 18 MINUTES 22 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING SAID EXCEPTION CONTAINING 715.0 SQUARE FEET, MORE OR LESS.

EXCEPTON 2:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 13 OF NORTHFIELD SQUARE RESUBDIVISION ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT NUMBER 90-01091; THENCE ON A RECORDED BEARING OF SOUTH 89 DEGREES 04 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL 13,604.62 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 19 DEGREES 58 MINUTES 41 SECONDS WEST 33.05 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF FAI 57 PER TRUSTEE'S DEED RECORDED FEBRUARY 16, 2011 AS DOCUMENT NUMBER 2011-02374; THENCE NORTH 49 DEGREES 07 MINUTES 26 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 46.32 FEET TO THE SOUTH LINE OF SAID PARCEL 13; THENCE NORTH 89 DEGREES 04 MINUTES 47 SECONDS EAST ALONG SAID SOUTH LINE 46.32 FEET TO THE POINT OF BEGINNING.

EXCEPTION 3:

THAT PART OF THE WEST HALF OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83), KANKAKEE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 13 IN NORTHFIELD SQUARE RESUBDIVISION, ACCORDING TO THE PLAT THERE OF RECORDED JANUARY 31, 1990, AS DOCUMENT NUMBER 90-01091 IN THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 04 MINUTES 47 SECONDS WEST, 650.94 FEET ALONG THE SAID SOUTH LINE OF PARCEL 13 TO THE POINT OF BEGINNING; THENCE SOUTH 49 DEGREES 07 MINUTES 26 SECONDS EAST 132.92 FEET; THENCE SOUTH 43 DEGREES 01 MINUTE 48 SECONDS EAST 112.35 FEET; THENCE SOUTH 29 DEGREES 47 MINUTES 53 SECONDS EAST 113.18 FEET; THENCE SOUTH 17 DEGREES 57 MINUTES 12 SECONDS EAST 110.71 FEET; THENCE SOUTH 15 DEGREES 53 MINUTES 49 SECONDS EAST 391.79 FEET; THENCE SOUTH 24 DEGREES 25 MINUTES 13 SECONDS EAST 198.21 FEET; THENCE SOUTH 44 DEGREES 55 MINUTES 42 SECONDS EAST 308.35 FEET; THENCE NORTH 49 DEGREES 14

MINUTES 14 SECONDS WEST 750.44 FEET, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF FAI 57; THENCE NORTH 09 DEGREES 44 MINUTES 02 SECONDS WEST 333.77 FEET, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF FAI 57; THENCE NORTH 01 DEGREE 07 MINUTES 06 SECONDS WEST 164.90 FEET, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF FAI 57; THENCE NORTH 32 DEGREES 15 MINUTES 23 SECONDS WEST 150.71 FEET, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF FAI 57; THENCE NORTH 25 DEGREES 39 MINUTES 56 SECONDS EAST 40.75 FEET, TO SAID SOUTH LINE OF PARCEL 13; THENCE NORTH 89 DEGREES 04 MINUTES 47 SECONDS EAST 16.27 FEET ALONG SAID SOUTH LINE OF PARCEL 13 TO THE POINT OF BEGINNING, SAID EXCEPTION CONTAINING 3.608 ACRES, MORE OR LESS (157,162 SQUARE FEET, MORE OR LESS), SITUATED IN THE COUNTY OF KANKAKEE, STATE OF ILLINOIS.

EXCEPTION 4:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 89 DEGREES 18 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 179.97 FEET TO AN IRON ROD; THENCE SOUTH 00 DEGREES 55 MINUTES 24 SECONDS EAST A DISTANCE OF 60.00 FEET TO AN IRON ROD; THENCE SOUTH 89 DEGREES 18 MINUTES 24 SECONDS WEST A DISTANCE OF 180.02 FEET TO AN IRON ROD ON THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 52 MINUTES 36 SECONDS WEST ALONG LAST SAID WEST LINE A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

Commonly known as: 1000 Freedom Drive, Bourbonnais, Illinois 60914

Bearing the current property index number: 17-09-16-301-051

SECTION 3. Sign Variances are hereby granted pursuant to Section 60-369(7) of the Bradley Village Code for the benefit of the Subject Property, as follows:

1. The Owner and/or Applicant shall be permitted to install one (1) "high rise" sign with a maximum height of forty-four (44) feet, ten (10) inches.
2. The Owner and/or Applicant shall be permitted to install up to three (3) separate signs on the aforementioned "high rise" sign pole, and the total combined area of all three such signs shall be permitted to be up to (but not to exceed) three hundred and one and one-half (301.5) square feet.

The variances granted by this Section 3 are hereby made expressly subject to the conditions and restrictions set forth in Section 4 of this Ordinance, *infra*.

SECTION 4. The variances granted by Section 3 of this Ordinance, *supra*, are hereby expressly conditioned upon and made subject to the following conditions and restrictions:

- (1) The "high rise" sign proposed by the Applicant and permitted by the Variances granted by this Ordinance shall be installed in substantial compliance with the diagram of said sign that is attached hereto as Exhibit A and fully incorporated herein; and
- (2) Prior to the installation of the aforementioned "high rise" sign, the Applicant must secure a sign permit for said sign from the Village's Community Development Department.

SECTION 5. The Village Clerk is hereby instructed to record a certified copy of this ordinance with the office of the Kankakee County Recorder of Deeds. Upon receipt of confirmation that said certified copy of this Ordinance has been duly recorded, the Village Clerk shall transmit copies of such confirmation to the Owner and Applicant.

SECTION 6. 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 7. 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 8. That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 9. 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 9th day of December 2019.

TRUSTEES:

ROBERT REDMOND	Aye - <u> </u>	Nay - <u>X</u>	Absent - <u> </u>
MICHAEL WATSON	Aye - <u>X</u>	Nay - <u> </u>	Absent - <u> </u>
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>

ACTING VILLAGE PRESIDENT:

MICHAEL WATSON Non-Voting - X

TOTALS:

Aye - 5 Nay - 1 Absent - 0

ATTEST:

Julie Tambling
JULIE TAMBLING, VILLAGE CLERK

APPROVED this 9th day of December, 2019.

Michael Watson
MICHAEL WATSON, ACTING VILLAGE PRESIDENT

ATTEST:

Julie Tambling
JULIE TAMBLING, VILLAGE CLERK

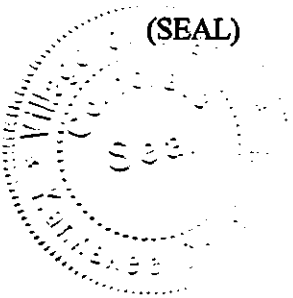
STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE) §§

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 0-12-19-2, "AN ORDINANCE GRANTING A SIGN VARIANCE FOR CERTAIN PROPERTY LOCATED WITHIN THE CORPORATE BOUNDARIES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (1000 Freedom Drive)," which was adopted by the Village Corporate Authorities at a meeting held on the 9th day of Dec, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 9th day of Dec, 2019.



JULIE TAMBLING, VILLAGE CLERK



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

[Handwritten signature]

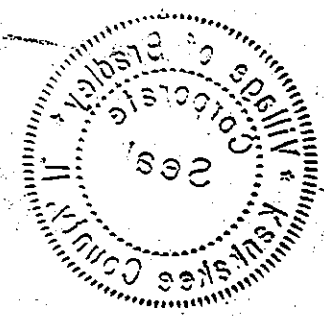


EXHIBIT A

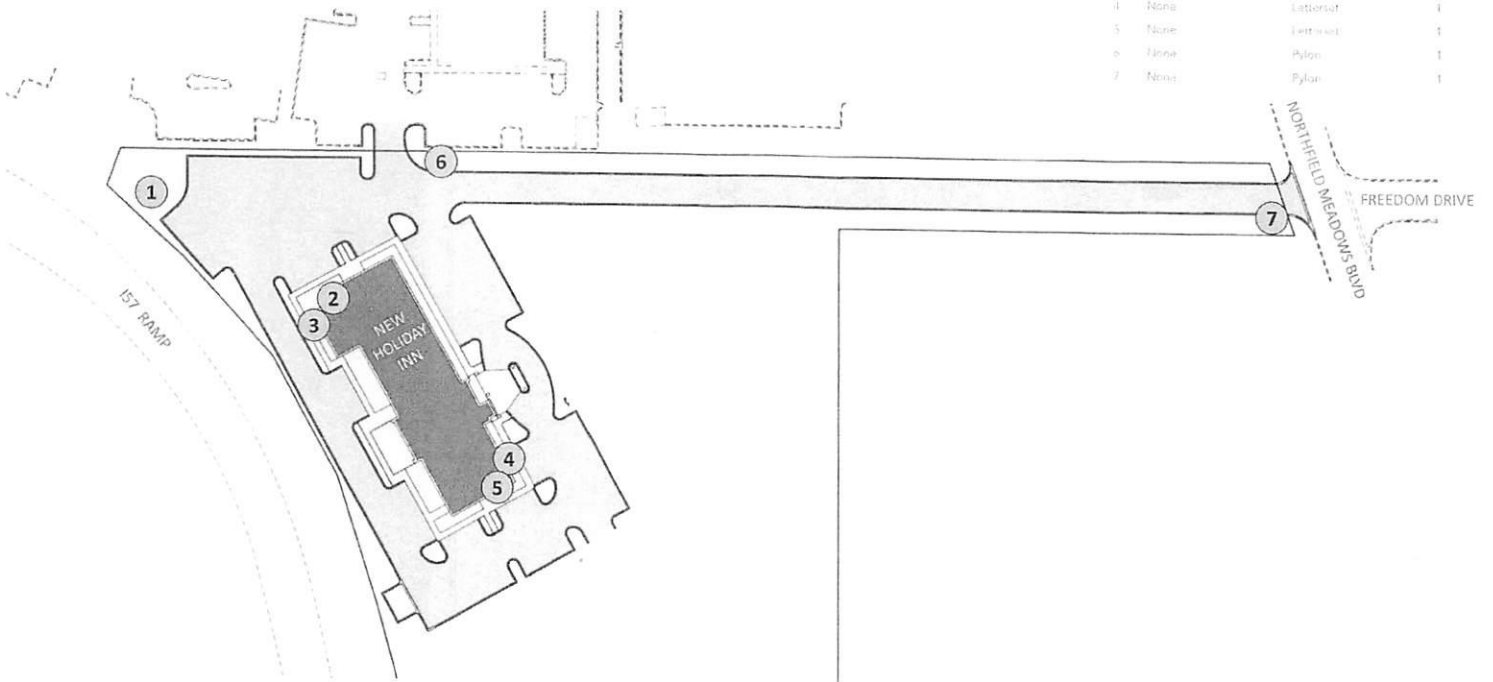
SITE PLAN

Exhibit A
(page 1 of 2)



SIGN INVENTORY

LI	EXISTING	RECOMMENDATION	QTY
1	None	High Rise	1
2	None	Letter/et	1
3	None	Letter/et	1
4	None	Letter/et	1
5	None	Letter/et	1
6	None	Pylon	1
7	None	Pylon	1

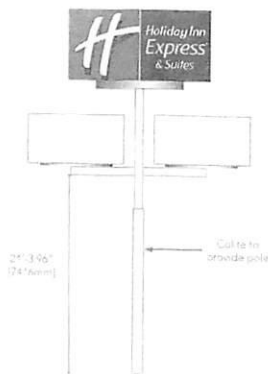


LOCATION 1

Recommendation: High Rise

Exhibit A
(page 2 of 2)

44'-10"
(13665mm)



SURVEY NOTES:
No survey information for this location

RECOMMENDATION SIGN INFORMATION:

Quantity	Square Footage	Illumination	Face
1	Varies	Face Lt	Double
Mounting		Fabrication	
Anchor Bolts		Fabricated High Rise	

INSTALLATION/REPAIR NOTES:
Install new sign. New foundation required. Call to provide pole.

PART #:
HEXS-HRS-007-IL-DF-538H-X

SIGN DETAIL:

