

VILLAGE OF BRADLEY

ORDINANCE NO. O-7-15-3


**AN ORDINANCE AMENDING  
CHAPTER 60, ARTICLES 5 & 6 OF THE VILLAGE CODE**

ADOPTED BY THE  
BOARD OF TRUSTEES  
VILLAGE OF BRADLEY

This 27 day of July, 2015

Published in pamphlet form by authority of the Board of Trustees of the Village of  
Bradley, Kankakee County, Illinois, this 27 day of July, 2015.

CERTIFICATE:

  
Michael J. LaGesse, Village Clerk

**ORDINANCE NO. O-7-15-3**

**AN ORDINANCE AMENDING  
CHAPTER 60, ARTICLES 5 & 6 OF THE VILLAGE CODE**

**WHEREAS**, the State of Illinois has enacted legislation that permits the use of medical marijuana and the placement of state-licensed medical marijuana dispensaries ("MMDs") in communities throughout the State of Illinois;

**WHEREAS**, pursuant to 410 ILCS 130 *et seq.*, the State of Illinois has given authority to municipalities to enact zoning laws relating to MMDs, but restricts municipalities from prohibiting an MMD within its boundaries;

**WHEREAS**, the Ordinance Committee of the Village of Bradley met and considered the below amendments on June 16, 2015; said committee approved the amendments by a vote of 3-0. The Director of Building Standards has reviewed and approved the proposed amendments as well;

**WHEREAS**, the Village of Bradley's Planning & Zoning Commission has made its findings and recommended by a vote of eight (8) in favor and zero (0) opposed, with one (1) absent, that the amendments be approved as reflected in the minutes of the public hearing of July 7, 2015, incorporated by reference as though fully set forth herein;

**NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BRADLEY, Kankakee County, Illinois, as follows:**

**Section 1. Village Code Amended.** Chapter 60 ("Zoning"), Article 5 ("Business Districts") and Article 6 ("Industrial District") of the Code of Ordinances of the Village of Bradley is hereby amended to read as follows:

**Sec. 60-152(b) B-1 Commercial District**

*Special uses.* The following uses may be allowed by special use permit in accordance with the provisions of article VIII of this chapter:

- (1) Automobile service stations (gas stations).
- (2) Dwelling units when above the first story.
- (3) Planned development.
- (4) Other business uses, when found to be similar and compatible with adjoining property.
- (5) Public utility and/or service uses.
  - a. Essential services including fully automated gas regulating stations, telephone exchanges and electric substations.
  - b. Railroad passenger stations when not located on railroad property.

- c. Private sewage treatment plants.
  - d. Waterworks, reservoirs, pumping stations, filtration plants and wells.
  - e. Telephone exchanges, microwave relay towers, and telephone transmission equipment buildings.
  - f. Public water filtration plants, pumping stations, reservoirs, and public sewage treatment plants.
  - g. Other public or private utility service uses.
- (6) Accessory uses to the permitted uses in subsection (a) of this section in accordance with the provisions of sections 60-4, [60-10](#) and article V of this chapter.
- (7) Medical marijuana dispensary in accordance with 410 ILCS 130/et seq.

**Sec. 60-153(2) B-2 Commercial District**

*Special uses.* The following uses may be allowed by special use permit in accordance with the provisions of article VIII of this chapter:

- a. Any special uses allowed in a B-1 local business district.
- b. Reserved.
- c. Automobile (car) rental agency.
- d. Automobile minor repair (see definition, section 60-4). If conducted within a completely enclosed building and subject to any other codes and ordinances.
- e. Automobile service stations, repair facilities, and carwashes.
- f. Banks and financial institutions, which include drive-in or drive-through facilities.
- g. Child care center.
- h. Churches, chapels, temples and synagogues including other accessory uses required for operation.
- i. Dwelling units when above the first story.
- j. When not employing more than ten persons on the premises.
  - 1. Dyeing and cleaning establishment or laundry.
  - 2. Painting, plumbing or tinsmithing shop.
  - 3. Printing shop.
  - 4. Tire sales and service.
  - 5. Upholstering shop, not involving furniture manufacturing.
  - 6. Any other general service or repair establishment of similar character.
- k. Schools, commercial or trade, including those teaching music, dance, business, commercial or technical subjects, when not thereby involving increased danger of fire and explosion, nor of noise, vibration, smoke, dust, odor, glare, heat and other objectionable influences.
- l. Health centers.
- m. Hotels and motels.

- n. Libraries, public.
- o. Museums, public.
- p. Offices and other business uses when found to be similar and compatible with adjoining property.
- q. Parking lots and storage garages, for motor vehicles under 1½ ton load capacity.
- r. Planned development.
- s. Public utility and/or service uses.
  - 1. Essential services including fully automated gas regulating stations, telephone exchanges and electric substations.
  - 2. Railroad passenger stations when not located on railroad property.
  - 3. Private sewage treatment plants.
  - 4. Waterworks, reservoirs, pumping stations, filtration plants and wells.
  - 5. Telephone exchanges, microwave relay towers, and telephone transmission equipment buildings.
  - 6. Public water filtration plants, pumping stations, reservoirs, and public sewage treatment plans.
  - 7. Other public or private utility service uses.
- t. Radio and television towers.
- u. Public recreational buildings and community center.
- v. Skating rink.
- w. Used car sales or storage lot when located at least 25 feet from any residence district.
- x. Veterinarian or animal hospital or riding academy provided that no such building, kennel, or exercise runway shall be closer than 50 feet to any residence district.
- y. Accessory uses to the special uses in subsections (2)a through (2)x of this section. (See sections 60-4, [60-10](#) and article V of this chapter.)
- z. Automobile major repair (see definitions, section 60-4) if conducted within a completely enclosed building and subject to any other codes and ordinances.
- aa. Medical marijuana dispensary in accordance with 410 ILCS 130/et seq.

**Sec. 60-179(2) M-Industrial District**

*Special uses.* The following uses may be allowed by special use permit in accordance with the provisions of article VIII of this chapter:

- a. All permitted and special uses of [section 60-152](#), B-1 local business district and all permitted and special uses of [section 60-153](#), B-2 commercial districts.
- b. Automobile laundries.
- c. Automobile major repair (see definitions, section 60-4) if conducted within a completely enclosed building and subject to any other codes and ordinances.
- d. Automobile service stations, where the retail sale of gasoline and oil for motor vehicles, including minor services customarily incidental thereto, may be

- conducted out-of-doors. Lubricating and working facilities, including auto laundries, are permitted only if in a completely enclosed building.
- e. Auto wrecking yards and junkyards but only when the premises upon which activities are conducted are wholly enclosed within a building or by a solid wooden fence not less than eight feet in height.
  - f. Bank and financial institutions.
  - g. Drug stores.
  - h. Garage, public.
  - i. Heliports and helipads.
  - j. Meat processing.
  - k. Mini warehouse.
  - l. Truck or transfer terminal or freight house or bus garages and repair shops.
  - m. Petroleum storage, but only after the location and treatment of the premises have been approved by the chief of the fire department.
  - n. Distribution establishment or warehouse or wholesale markets.
  - o. Any other manufacturing establishment that can be operated without creating objectionable noise, odor, dust, smoke, gas fumes and vapor; and any use compatible with the use and occupancy of adjoining properties.
  - p. Planned developments, manufacturing, provided a planned development is on a tract of land not less than five acres in area and under unified ownership or control.
  - q. Sexually oriented business as defined in article IX of this chapter.
  - r. Youth center for the entertainment of young people.
  - s. Accessory uses to the permitted uses in subsection (1) of this section. (See sections 60-4, 60-10 and article V of this chapter.)
  - t. Wind energy systems.
  - u. Medical marijuana dispensary in accordance with 410 ILCS 130/et seq.

**Section 2. Severability and 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 of Bradley are hereby repealed insofar as they may be inconsistent with the provisions of this Ordinance.

**Section 3. 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.


PASSED this 27 day of July, 2015.

TRUSTEES:

Jerry Balthazor:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Robert Redmond:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Lori Gadbois:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Eric Cyr:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Melissa Carrico:	Aye - <input type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input checked="" type="checkbox"/>
Michael Watson:	Aye - <input type="checkbox"/>	Nay - <input checked="" type="checkbox"/>	Absent - <input type="checkbox"/>
 Bruce Adams:	Aye - <input type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>

TOTALS:            AYE - 4    NAY - 1    ABSENT - 1

APPROVED this 27 day of July, 2015

 MAJOR PRO-TEM  
Bruce Adams, President of the Board  
of Trustees of the Village of Bradley

ATTEST:  
  
Michael J. LaGesse, Village Clerk