

**VILLAGE OF BRADLEY**

**ORDINANCE NO. O-8-14-2**


**AN ORDINANCE GRANTING A VARIANCE  
FOR BUILDING SETBACK LINES FOR THE PROPERTY  
LOCATED AT 1893 YORKTOWN DRIVE**

ADOPTED BY THE  
BOARD OF TRUSTEES  
VILLAGE OF BRADLEY

This 8 day of SEPTEMBER, 2014

Published in pamphlet form by authority of the Board of Trustees of the Village of  
Bradley, Kankakee County, Illinois, this 8 day of SEPTEMBER, 2014.

CERTIFICATE:

  
Michael J. LaGesse, Village Clerk

**ORDINANCE NO. O-8-14-2**

**AN ORDINANCE GRANTING A VARIANCE  
FOR BUILDING SETBACK LINES FOR THE PROPERTY  
LOCATED AT 1893 YORKTOWN DRIVE**

**WHEREAS**, on August 6, 2014, 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, Tony Olbrot, on behalf of Draco Construction (hereinafter the "Petitioner"), for a building setback variance that varies from the allowed twenty-five feet (25') as set forth in §10-7(b) of the Village of Bradley's Code of Ordinances (hereinafter "Village Code") for the following legally described property:

WILLOWBROOK EST PH2 1ST LT 282 15-31-12E

Commonly known as: **1893 Yorktown Drive, Bourbonnais, IL 60914**

P.I.N.: 17-09-15-201-282

**WHEREAS**, notice of public hearing was published in the *Daily Journal* on July 22, 2014; and

**WHEREAS**, variances for building setback lines are authorized pursuant to §60, Division 6, *et seq.*, of the Village Code; and

**WHEREAS**, the Plan Commission recommended that the height and size variances be granted by a vote of eight (8) in favor and none (0) against, with one (1) absent, as reflected in the minutes of the public hearing of August 6, 2014, incorporated herein by reference as though fully set forth; 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 variance 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 building setback variance of less than one foot (1') on each side that varies from the allowed twenty-five feet (25') as set forth in §10-7(b) of the Village Code is granted for the Subject Property, subject to the conditions set forth in §§3 and 4 of this Ordinance. The variance granted herein is authorized pursuant to §60, Division 6, *et seq.*, of the Village Code.

**Section 3. VARIANCE STANDARDS.** The variance granted by this Ordinance is in strict accordance with the application of the petition on file and the testimony and evidence presented at the Public Hearing. The variance shall run with the land and not expire with the current owner.

**Section 4. EXECUTION OF ORDINANCE.** This Ordinance shall be signed by the Petitioner to signify its agreement to the terms hereof.

**Section 5. 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 6. 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 7. 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 8 day of SEPTEMBER, 2014.

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"/>
George Golwitzer:	AYE - <input type="checkbox"/>	NAY - <input type="checkbox"/>	ABSENT - <input checked="" 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"/>

Bruce Adams: AYE -  NAY -  ABSENT -

TOTALS: AYE - 4 NAY - 0 ABSENT - 2

APPROVED this 8 day of SEPTEMBER, 2014



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

ATTEST:

Michael J. Lagesse  
Michael J. Lagesse, Village Clerk

**ACKNOWLEDGEMENT AND AGREEMENT BY THE PETITIONER TO THE CONDITIONS OF THIS ORDINANCE NO. O-8-14-2**

[Signature]  
By:

Date: 9/10/14, 2014

Title: President