

VILLAGE OF BRADLEY

ORDINANCE NO. 0-9-21-4

AN ORDINANCE AMENDING CHAPTER 60 (ZONING), ARTICLE V (BUSINESS DISTRICTS), SECTION 60-154 (B-3 VILLAGE CENTER SHOPPING DISTRICT) OF THE VILLAGE OF BRADLEY ZONING CODE

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 13 DAY OF September, 2021

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley, Kankakee County, Illinois this 13 day of Sept., 2021

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AN ORDINANCE AMENDING CHAPTER 60 (ZONING), ARTICLE V (BUSINESS DISTRICTS), SECTION 60-154 (B-3 VILLAGE CENTER SHOPPING DISTRICT) OF THE VILLAGE OF BRADLEY ZONING CODE

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 an amendment to the Bradley Zoning Ordinance that would allow blood and plasma collection facilities as a special use in the B3 (Village Center Shopping) District (the “Proposed Amendment”); and

WHEREAS, the Proposed Amendment was 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 Amendment on Thursday, September 9, 2021, 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 Recommendation of Approval and Findings of Fact is attached here 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. That Chapter 60 (Zoning), Article V (Business Districts), Section 60-154 (B-3 Village Center Shopping District) is hereby amended as follows:

Sec. 60-154. - B-3 village center shopping district.

Intent. The B-3 village center shopping district is intended to accommodate the needs of a much larger consumer population than is served by the zoned business or commercial districts. A wider range of uses and building sizes are permitted for both daily and occasional shopping. These facilities shall be in the form of a shopping center. This zoning district is in compliance with the village center concept as presented in the official comprehensive plan, adopted September 9, 1975, and subsequently amended.

* * *

(2) Special uses. The following special uses may be allowed by special use permit in accordance with the procedures in article VIII of this chapter.

* * *

r. Blood and Plasma Collection Facilities.

* * *

SECTION 3. 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 4. 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 5. That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 6. 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 13 day of Sept, 2021.

TRUSTEES:

RYAN LEBRAN	Aye - <u> </u>	Nay - <u> </u>	Absent - <u>X</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 - 5 Nay - Ø Absent - 1

ATTEST:



JULIE TAMBLING, VILLAGE CLERK

APPROVED this 13 day of Sept., 2021.



MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:



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 0-9-214, "AN ORDINANCE AMENDING CHAPTER 60 (ZONING), ARTICLE V (BUSINESS DISTRICTS), SECTION 60-154 (B-3 VILLAGE CENTER SHOPPING DISTRICT) OF THE VILLAGE OF BRADLEY ZONING CODE," which was adopted by the Village Corporate Authorities at a meeting held on the 13 day of Sept, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 13 day of Sept, 2021.



JULIE TAMBLING, VILLAGE CLERK

(SEAL)

Exhibit A

e

**FINDINGS OF FACT AND RECOMMENDATION OF APPROVAL FOR A
PROPOSED TEXT AMENDMENT ADDING BLOOD AND PLASMA
COLLECTION FACILITIES AS A SPECIAL USE IN THE
B3 (VILLAGE CENTER SHOPPING) DISTRICT**

On Thursday, September 9, 2021, at 6:30 p.m. 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 a proposed text amendment that would add blood and plasma collection facilities as a special use in the B3 (village center shopping) district (the "Amendment"). 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 Amendment.

PASSED this 9th day of September, 2021, by roll call vote.

	Aye	Nay	Absent
Ryland Gagnon (Chairman)	<u>✓</u>	_____	_____
Charlene Eads (Secretary)	<u>✓</u>	_____	_____
Mike Dauphin	<u>✓</u>	_____	_____
James Guiss	<u>✓</u>	_____	_____
Rick White	<u>✓</u>	_____	_____
Bill Bodemer	<u>✓</u>	_____	_____
Michael Williams	<u>✓</u>	_____	_____



Agenda Cover Memorandum

Meeting Date: September 13th , 2021

Fiscal Year: 2021

Agenda Item: Ord. amending chapter 60 (zoning), Article v (business districts), Sec. 60-154 B-3 village center shopping center district

Item Type: Ordinance Resolution Other

Action Requested: Approval First Reading For Discussion Informational

Staff Contact:
Name: Bruce Page
Phone: 815-936-5100 ext. 1111
Email: bepage@bradleyil.org

Internal Review
Initials
Date

Brief Summary:

This ord. amendment would allow a blood plasma collection facility in a B-3 village center shopping district through a special use permit.

Approval of Ordinance

Supporting Documents: Ord #

Financial (if applicable)

Is this a budgeted item? Yes No Requires Budget Amendment

Line Item: _____ Title: _____

Amount Budgeted: _____