

VILLAGE OF BRADLEY

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ORDINANCE NO. O-01-26-01

AN ORDINANCE AMENDING CHAPTER 60 (ZONING) 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 JANUARY 12<sup>TH</sup>, 2026

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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 12<sup>th</sup> day of January, 2026

**ORDINANCE NO. O-01-26-01**

**AN ORDINANCE AMENDING CHAPTER 60 (ZONING) 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 a certain amendment to the Bradley Zoning Ordinance to reduce the minimum lot area requirement in the R-4 Single-Family Residential District to 5,800 square feet.

**WHEREAS**, the Proposed Amendment 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 Amendment on Tuesday, January 6, 2026, 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 IV (Residence Districts), Section 60-124 (R-4 Single-Family Residence District) is hereby amended, in part, to add the following underlined and strike the following ~~stricken~~ text:

**Sec. 60-124. - R-4 single-family residence district.**

The R-4 single-family residence district as of the adoption date of the ordinance from which this chapter is derived is established only to apply to lots of record in the districts delineated on the official zoning district map.

\* \* \*

**(4) Minimum lot size.**

- a. Every single-family detached dwelling hereafter erected only in this district shall be located on a lot having an area of not less than ~~6,000~~5,800 square feet, and a width at the established building line of not less than 40 feet.

\* \* \*

**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 12<sup>th</sup> day of January, 2026.

**TRUSTEES:**

RYAN LEBRAN	Aye - <u>  ✓  </u>	Nay - <u>    </u>	Absent - <u>    </u>
BRIAN BILLINGSLEY	Aye - <u>    </u>	Nay - <u>    </u>	Absent - <u>  ✓  </u>
DARREN WESTPHAL	Aye - <u>  ✗  </u>	Nay - <u>    </u>	Absent - <u>    </u>
BRIAN TIERI	Aye - <u>  ✗  </u>	Nay - <u>    </u>	Absent - <u>    </u>
GRANT D. VANDENHOUT	Aye - <u>  ✗  </u>	Nay - <u>    </u>	Absent - <u>    </u>
GENE JORDAN	Aye - <u>  ✓  </u>	Nay - <u>    </u>	Absent - <u>    </u>

**VILLAGE PRESIDENT:**

MICHAEL WATSON      Aye -           Nay -           Absent -     

**TOTALS:**                      Aye -   5        Nay -   0        Absent -   1  

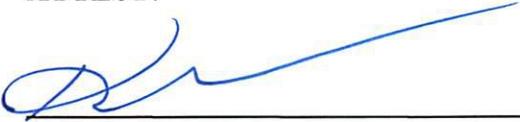
**ATTEST:**

  
\_\_\_\_\_  
KHAMSEO NELSON, VILLAGE DEPUTY CLERK

**APPROVED** this 12th day of January, 2026.

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

**ATTEST:**

  
\_\_\_\_\_  
KHAMSEO NELSON, VILLAGE DEPUTY CLERK

STATE OF ILLINOIS            )  
  )  
COUNTY OF KANKAKEE    )       §§

I, KHAMSEO NELSON, Village Deputy 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 **O-01-26-01**, “AN ORDINANCE AMENDING CHAPTER 60 (ZONING) OF THE VILLAGE OF BRADLEY CODE OF ORDINANCES,” which was adopted by the Village Corporate Authorities at a meeting held on the 12<sup>th</sup> day of January, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 12<sup>th</sup> day of January, 2026.



\_\_\_\_\_  
KHAMSEO NELSON, VILLAGE DEPUTY CLERK

(SEAL)



# **Exhibit A**

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

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

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On Tuesday, January 6, 2026, at 6:30 p.m., at the Bradley Village Hall, 147 S. Michigan Avenue, 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 a certain provision of the Bradley Zoning Ordinance:

- To reduce the minimum lot area requirement in the R-4 Single-Family Residential District to 5,800 square feet.

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 finds that the text amendment is appropriate, consistent with the Village’s comprehensive plan, and in the best interests of the Village. The Planning and Zoning Commission hereby recommends that the Corporate Authorities of the Village approve and adopt the amendment as presented.

**PASSED** this 6<sup>th</sup> day of January, 2026, 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>      </u>	<u>      </u>	<u>  X  </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>

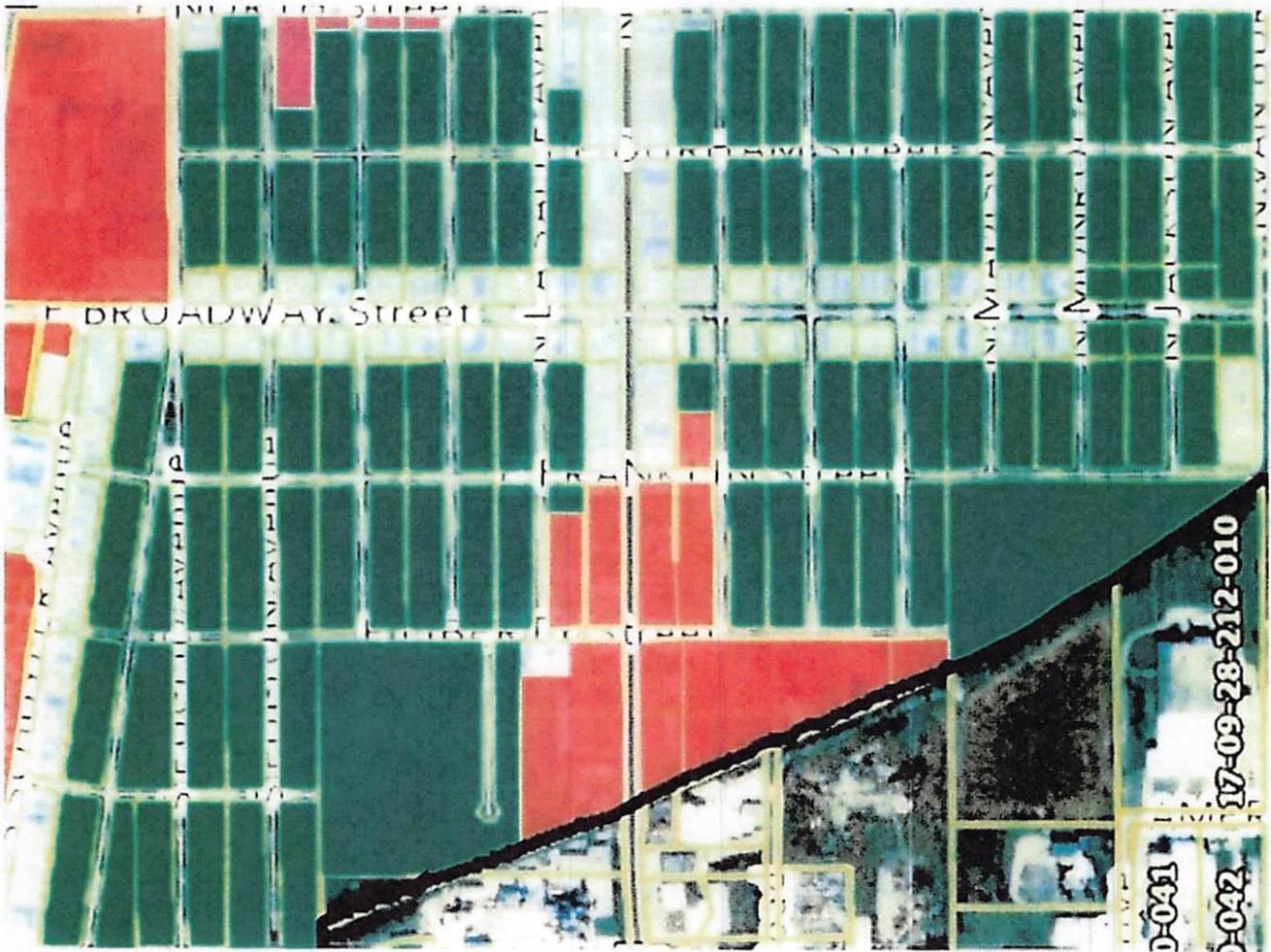


**Sec. 60-124. - R-4 single-family residence district.**

The R-4 single-family residence district as of the adoption date of the ordinance from which this chapter is derived is established only to apply to lots of record in the districts delineated on the official zoning district map.

- (1) *Permitted uses.* The following uses are permitted, any use permitted in the R-3 single-family residence district.
- (2) *Special uses.* The following uses may be allowed by special use permit in accordance with the provisions of the administrative article VIII of this chapter: any special use allowed in the R-1 single-family residence district.
- (3) *Off-street parking and loading.* Off-street parking and loading facilities shall be provided as required or permitted in article VII of this chapter.
- (4) *Minimum lot size.*
  - a. Every single-family detached dwelling hereafter erected only in this district shall be located on a lot having an area of not less than 6,000 square feet, and a width at the established building line of not less than 40 feet.





BROADWAY Street

W. 10th Avenue

W. 11th Avenue

W. 12th Avenue

W. 13th Avenue

W. 14th Avenue

W. 15th Avenue

W. 16th Avenue

W. 17th Avenue

W. 18th Avenue

W. 19th Avenue

W. 20th Avenue

W. 21st Avenue

W. 22nd Avenue

W. 23rd Avenue

W. 24th Avenue

0-041

0-042

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