

VILLAGE OF BRADLEY

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ORDINANCE NO. O-01-26-02

AN ORDINANCE GRANTING FRONT AND SIDE YARD VARIANCE REQUESTS FOR  
CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY,  
KANKAKEE COUNTY, ILLINOIS  
(152 S. Quincy Ave, Bradley, IL 60915)

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ADOPTED BY THE  
BOARD OF TRUSTEES OF THE  
VILLAGE OF BRADLEY

THIS 12<sup>th</sup> DAY OF January, 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

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**AN ORDINANCE GRANTING FRONT AND SIDE YARD VARIANCE REQUESTS FOR  
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KANKAKEE COUNTY, ILLINOIS  
(152 S. Quincy Ave, Bradley, IL 60915)**

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**WHEREAS**, the President and Board of Trustees 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 health, safety, and welfare of its citizens; and

**WHEREAS**, the land commonly known as 152 S. Quincy Ave, Bradley, IL 60915 and bearing the current PIN: 17-09-28-119-013 (the "Subject Property"), is located within the corporate boundaries of the Village; and

**WHEREAS**, the Subject Property is presently zoned R-4 (Single Family Residence); and

**WHEREAS**, the Subject Property is presently owned by Troy Larrigan who authorized A. Olbrot Construction, Inc (the "Applicant"), to apply for the below variances; and

**WHEREAS**, the Applicant previously filed an application with the Village seeking the following front and side yard variances for the Subject property in order to make the existing conditions of the Subject Property legal conforming under the Villages zoning ordinance:

- Reduce the required front yard to 19.5 feet.
- Reduce the required combined side yard to 8.1 feet with the north side yard being 3.5 feet and the south side yard being 4.6 feet (collectively the "Variances").

**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 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 approve the Applicant's request and grant the Variances, as set forth in the Plan Commission's findings of fact and recommendation, attached hereto as Exhibit 1 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 as set forth in Exhibit 1; and

**WHEREAS**, the President and Board of Trustees of the Village have determined that granting the Variances requested by the Applicant is in the best interest of the Village and its citizens.

**NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:**

**SECTION 1.** The President and Board of Trustees 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.** The President and Board of Trustees hereby grant the following Variances on the Subject Property for the purposes of rendering it legal conforming under its current configuration and conditions:

- Reduce the required front yard to 19.5 feet.
- Reduce the required combined side yard to 8.1 feet with the north side yard being 3.5 feet and the south side yard being 4.6 feet (collectively the “Variances”).

**SECTION 3.** That the Village Clerk is hereby instructed to record a certified copy of this ordinance with the office of the Kankakee County Recorder of Deeds.

**SECTION 4.** 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 5.** 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 6.** That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

**SECTION 7.** 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.

*[Intentionally left blank]*

**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>  1  </u>	Nay - <u>    </u>	Absent - <u>    </u>
BRIAN BILLINGSLEY	Aye - <u>    </u>	Nay - <u>    </u>	Absent - <u>  1  </u>
DARREN WESTPHAL	Aye - <u>  1  </u>	Nay - <u>    </u>	Absent - <u>    </u>
BRIAN TIERI	Aye - <u>  1  </u>	Nay - <u>    </u>	Absent - <u>    </u>
GRANT D. VANDENHOUT	Aye - <u>  1  </u>	Nay - <u>    </u>	Absent - <u>    </u>
GENE JORDAN	Aye - <u>  1  </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 12<sup>th</sup> 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-01-26-02**, “AN ORDINANCE GRANTING FRONT AND SIDE YARD VARIANCE REQUESTS FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (152 S. Quincy Ave, Bradley, IL 60915),” which was adopted by the Village Corporate Authorities at a meeting held on the 12<sup>th</sup> day of January, 2026.

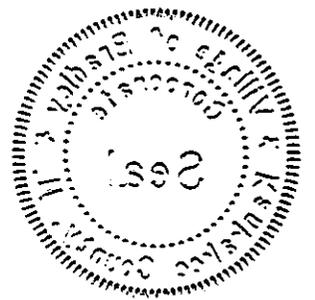
IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 12<sup>th</sup> day of January, 2026.



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

(SEAL)





# **EXHIBIT 1**

**Plan Commission Findings of Fact and  
Recommendation of Approval**

**PZC FINDINGS OF FACT AND RECOMMENDATION OF APPROVAL FOR  
A PROPOSED SETBACK AND LOT COVERAGE VARIANCES  
(152 S. QUINCY AVE, BRADLEY, ILLINOIS)**

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On 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 or not to recommend approval of variances to the front and side yard setback and lot coverage requirements in Section 60-124 of the Village's code of ordinances on certain property located within the Village that is commonly known as 152 S. Quincy Ave, Bradley, IL 60915, and bears the current PIN: 17-09-28-119-013 (the "Subject Property") to:

- Reduce the required front yard to 19.5 feet.
- Reduce the required combined side yard to 8.1 feet with the north side yard being 3.5 feet and the south side yard being 4.6 feet (collectively the "Variances").

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 as follows:

1. The Subject Property likely cannot yield a reasonable return if the requested variance is not permitted.
2. The plight of the applicant is due to unique circumstances.
3. The requested variance, if granted, will not likely alter the essential character of the locality.
4. The particular physical surroundings, shape or topographical conditions of the Subject Property would likely create a particular hardship, as distinguished from a mere inconvenience, if the strict letter of the Village's regulations were to be enforced.
5. The conditions upon which the petition for the requested variance is based would not be applicable generally to other property within the same zoning classification.
6. The purpose of the requested variance is not based exclusively upon a desire to make more money out of the Subject Property or merely for the convenience of the applicant.
7. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.
8. Granting the requested variance will not likely be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the Subject Property is located.
9. The requested variance will not impair an adequate supply of light and air on adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

Based on the foregoing findings, the Planning and Zoning Commission hereby recommends that the Corporate Authorities of the Village approve the applicant's request and adopt an ordinance approving the requested variance, subject to the following conditions and restrictions:

1. The Subject Property must comply with all other applicable requirements of the R-4 (Single-Family Residence) District.

**PASSED** this 6<sup>th</sup> day of January, 2026, by roll call vote.

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





## Agenda Cover Memorandum

Is this a budgeted item?  Yes  No  Requires Budget Amendment

Line Item:

Title: MFT

Amount Budgeted:

**Surrounding Zoning and land use:**

North- R-4  
South- R-4  
East- R-4  
West- R-4

**Public Hearing:**

A Variance request does require a public hearing. A Notice of Public Hearing was mailed out by certified mailing to all property owners within 250 feet of the subject property. A certificate of mailing and a notarized affidavit have been completed and are in the case file.

**Attachments:**

1. Section code 60-369 (1)
2. Section code 60-124 (4) and (5)
3. Zoning map
4. Plat of survey
5. Letter from the applicant

**Recommended Conditions:** approval as requested.

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## Sec. 60-369. Authorized variations.

Variations from the regulations of this chapter shall be granted by the village president and the board of trustees only in accordance with the standards set forth in this section, and may be granted only in the following instances and no others:

- (1) To permit side or rear yards less than the yard required by the applicable regulations. Front and corner side yards shall be reviewed by the planning and zoning commission.
- (2) To permit the use of a lot for a use otherwise prohibited solely because of the insufficient area of the lot, but in no event shall the area of a lot, not of record on the effective date of the ordinance from which this chapter is derived, be less than 90 percent of the required lot area.
- (3) To permit parking lots to be illuminated more than 30 minutes after the close of business.
- (4) To permit the same off-street parking spaces to qualify as required spaces for two or more uses, provided that the maximum use of such facility by each user does not take place during the same hours or on the same days of the week.
- (5) To reduce the applicable off-street parking or loading required to the extent of not more than one parking space or loading berth, or 20 percent of the spaces required by applicable regulations, whichever number is greater.
- (6) To increase by not more than 25 percent the maximum distance that required parking spaces are permitted to be located from the use served.
- (7) To consider any changes to the sign requirements for all districts.
- (8) To vary the maximum height and maximum floor area ratio regulations.
- (9) To permit metal buildings in B-1 and B-2 business districts in contravention of section 10-11 of this Code.
- (10) To consider the placement of a swimming pool in a side yard and/or corner side yard.
- (11) To permit the construction, maintenance, and use of fences (except chain-link fences) that are in excess of six feet in height but not to exceed 12 feet in height, but only (i) on residentially-zoned lots located adjacent to the Interstate 57 right-of-way and (ii) along those lot lines actually abutting the Interstate 57 right-of-way.
- (12) To permit the construction, maintenance, and use of fences on any lot zoned B-1 (local business), B-2 (commercial district), or B-3 (village center shopping district) and not used for any residential purpose that are in excess of eight feet in height, provided that no such fence shall be permitted in excess of 12 feet in height.
- (13) To permit the construction, maintenance, and use of fences and screening walls on any lot zoned M (industrial) and not used for any residential purpose that are in excess of eight feet in height, provided that no such fence shall be permitted in excess of 18 feet in height.
- (14) To permit any building, structure, or land that is (i) zoned M (industrial) and (ii) located within 150 feet of any lot line of a lot located in any residence district to be used for industrial purposes, including without limitation storage purposes.

(Ord. No. O-11-03-4, § 13.09(4), 11-24-2003; Ord. No. O-6-10-6, § 2, 6-14-2010; Ord. No. O-7-15-4, § 1, 7-13-2015; Ord. No. O-7-16-4, § 1, 7-11-2016; Ord. No. O-12-21-4, § 4, 12-13-2021; Ord. No. O-12-21-5, § 2, 12-13-2021; Ord. No. O-5-22-3, § 6, 5-9-2022)

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## 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.
  - b. The widths of lots fronting on a cul-de-sac shall not be less than 40 feet in width measured at the established building line.
  - c. All nonresidential permitted and special uses shall have a floor area ratio not to exceed 0.5.
- (5) *Yard requirements.* No building shall be erected or enlarged unless the following yards are provided and maintained in connection with such building structures or enlargement:
  - a. *Front yard.* A front yard of not less than 25 feet.
  - b. *Side yards.* There shall be provided two side yards having a combined width of 13 feet and one side yard shall be not less than seven feet in width. The side yards of adjoining lots shall have a combined width of not less than 13 feet and no one side yard shall be less than five feet in width. On corner lots, the side yards of adjoining lots shall have a combined width of not less than 13 feet and no one side yard shall be less than five feet in width. A side yard adjoining a street shall not be less than 25 feet wide. However, if a corner lot, subdivided and duly recorded on the effective date of the ordinance from which this section is derived, has insufficient width to provide such yard of 25 feet wide, and still maintain a building width of 27 feet, excluding the opposite side yard, then the side yard adjoining the street may be reduced in width by the distance necessary to maintain a buildable width of 27 feet, provided the side yard adjoining a street is not reduced in width to less than 20 percent of the width of the lot.
  - c. *Rear yard.* A rear yard of not less than 25 feet.
- (6) *Building height.* No building shall exceed a height of 35 feet or 2½ stories, whichever is lower.
- (7) *Maximum lot coverage.* Not more than 50 percent of the lot area may be occupied by buildings and structures, including accessory buildings or covered by walks, driveways or patios. The balance of the remaining portions of the zoning lot shall be suitably landscaped.

(Ord. No. O-11-03-4, § 8.12, 11-24-2003; Ord. No. O-9-09-4, § 2, 10-12-2009; Ord. No. O-5-22-3, § 4, 5-9-2022)



# Village of Bradley

Map navigation controls:

- Zoom in (+)
- Zoom out (-)
- Home (house icon)



Show search result:

- ▼ 152 S Quincy Ave, Bi

60ft



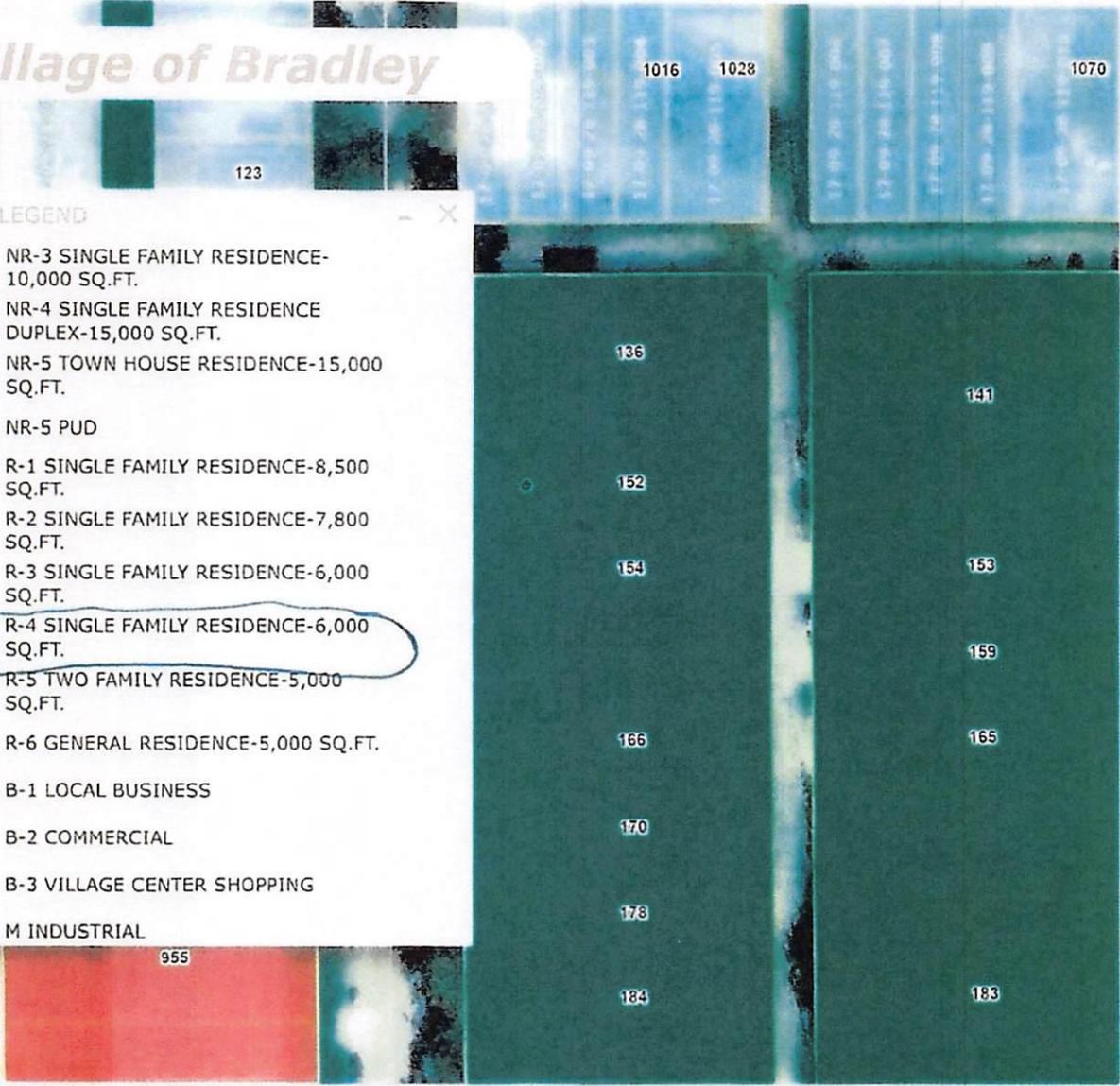
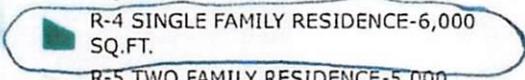


# Village of Bradley



### LEGEND

-  NR-3 SINGLE FAMILY RESIDENCE-10,000 SQ.FT.
-  NR-4 SINGLE FAMILY RESIDENCE DUPLEX-15,000 SQ.FT.
-  NR-5 TOWN HOUSE RESIDENCE-15,000 SQ.FT.
-  NR-5 PUD
-  R-1 SINGLE FAMILY RESIDENCE-8,500 SQ.FT.
-  R-2 SINGLE FAMILY RESIDENCE-7,800 SQ.FT.
-  R-3 SINGLE FAMILY RESIDENCE-6,000 SQ.FT.
-  R-4 SINGLE FAMILY RESIDENCE-6,000 SQ.FT.
-  R-5 TWO FAMILY RESIDENCE-5,000 SQ.FT.
-  R-6 GENERAL RESIDENCE-5,000 SQ.FT.
-  B-1 LOCAL BUSINESS
-  B-2 COMMERCIAL
-  B-3 VILLAGE CENTER SHOPPING
-  M INDUSTRIAL



Show search result:

▼ 152 S Quincy Ave, Br





**a. olbrot**  
**construction**  
carpenter contractor

Attention Village of Bradley,

This is in regards to 152 South Quincy Bradley IL.

Owner Troy Larrigan

Applicant A. Olbrot Construction    Anthony Olbrot

I the applicant, am requesting a variance on behalf of 152 South Quincy Bradley IL and owner Troy Larrigan for the following reasons.

1. Front yard set back
2. Side yard set backs
3. Lot size (lot is 5800 sq ft. zoning calls for lot to be 6000 sq. ft.)

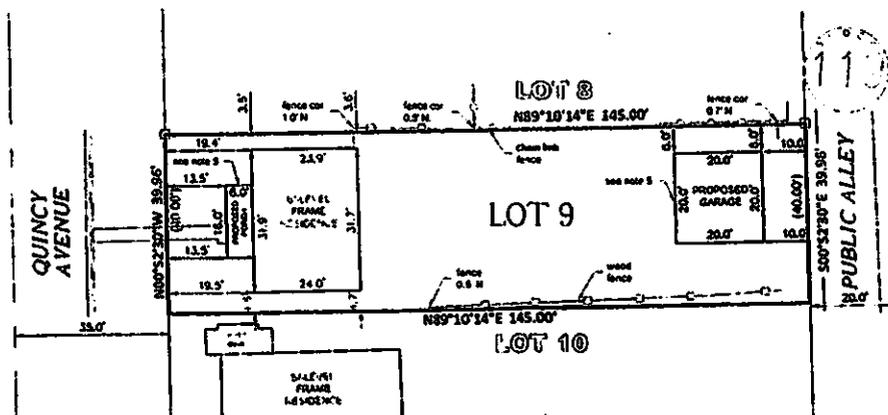
Due to the existing setbacks of current foundation we are requesting a variance to build on existing foundation. In order for the owner to receive funds to rebuild house along with depreciation funds from insurance company and not occur any additional costs we will need to build on existing foundation. This will be a new house that follows all existing building codes. The houses that are around this property are all 5800 sq ft lots and many of them do not meet current front and side yard set backs. The variance will also help with title companies and banks to make this house comply when survey is submitted.

We appreciate your attention in this matter.

Anthony Olbrot

# PLAT OF SURVEY

LOT 9 IN BLOCK 119 IN THE VILLAGE OF BRADLEY, SITUATED IN KANKAKEE COUNTY, ILLINOIS.



SCALE: 1" = 20'

**LEGEND**

- FOUND IRON ROD
- SET P. IRON ROD WITH GRANGE CAP STAMPED "MGA 2022"
- 7 FF MEASURED DATA
- (1.77) RECORDED DATA
- CONCRETE SURFACE
- ASPHALT SURFACE

**GENERAL NOTES**

1. Basis of bearing is referenced from Illinois East State Plane Coordinates on N.A.D.83 (2011 Adjustment). All exact bearings shown herein are expressed in feet and decimal parts only.
2. Monuments found representing the property corners were held at the surveyed corner unless otherwise noted.
3. The survey being shown herein reflects observed evidence and site conditions while conducting field work on December 9, 2025.
4. There may be deeds, easements, dedications, underlying restrictions or matters of record and out of record affecting subject property not being shown herein. No title commitment was provided to the surveyor.
5. Proposed garage and porch is being shown herein per client's request. No construction was observed while conducting field work.
6. Due to snow conditions there may be site improvements not measured or observed while conducting field work.

STATE OF ILLINOIS )  
COUNTY OF KANKAKEE ) SS

I, JONATHAN C. CROSS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY BEING DESCRIBED AND SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARD STANDARDS FOR A BOUNDARY SURVEY.

DATE THIS PLAT OF SURVEY A.D. 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035 003860  
LICENSE - EXPIRES NOVEMBER 30, 2026

**MGA CIVIL ENGINEERING LAND SURVEYING**  
**M GINGERICH GEREAX & ASSOCIATES**  
 Professional Design Firm License # 184.001006  
 P. 815-839-4921 www.mga2a.com F. 815-839-4810  
 240 N. INDUSTRIAL DRIVE | BRADLEY, IL 60915  
 ORDERED BY: TONY OLSPOT  
 SITE ADDRESS: 152 S QUINCY BRADLEY, IL 60915  
 DRAFTED BY: SLM SS. 178 JOB NUMBER  
 FIELD BY: MAM PG 126-127 **25-636**