

VILLAGE OF BRADLEY

ORDINANCE NO. **O-01-26-03**

AN ORDINANCE GRANTING A ZONING VARIANCE FOR CERTAIN PROPERTY WITHIN
THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(1604 N. State RTE 50, Bourbonnais, IL 60914)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 12TH DAY OF JANUARY, 2026

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 12th day of Janaury, 2026

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**AN ORDINANCE GRANTING A ZONING VARIANCE FOR CERTAIN PROPERTY
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(1604 N. State RTE 50, Bourbonnais, IL 60914)**

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 described in Section 2 of this Ordinance (the “Subject Property”), *infra*, is located within the corporate boundaries of the Village; and

WHEREAS, the Subject Property is presently zoned B-3 (Village Center Shopping); and

WHEREAS, on December 1, 2025, Core Bradley LLC (the “Applicant”) submitted an application to the Village requesting that the Village grant the following variance from the parking lot setback requirements for subdivisions set out in Chapter 46 of the Village’s code of ordinances (the “Village Code”) for the Subject Property:

- Reduce the parking lot setback requirements for subdivisions to 6.6 feet on the east property line of the Subject Property.
- Reduce the parking lot setback requirements for subdivisions to 5.5 feet on the south property line of the Subject Property.

WHEREAS, the Subject Property is presently owned by the Applicant; and

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 (a copy of the Plan Commission’s written findings of fact and recommendation of approval is attached hereto as Exhibit A and fully incorporated herein); and

WHEREAS, the Plan Commission has recommended that the President and Board of Trustees approve the Application and pass this Ordinance granting the Applicant’s request; 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 granting the Applicant the Variance for the Subject Property is in the best interests 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. That the President and Board of Trustees of the Village hereby accept the recommendations of the Plan Commission and vary the provisions of the Bradley Zoning Code as set forth in Section 3 of this Ordinance, *infra*, as they apply to the Subject Property. The Subject Property is zoned B-3 (Village Center Shopping) and is legally described as follows:

NORTHFIELD SQUARE RESUB S PT LOT 14 BAL 2.18AC 16-31-12E

Commonly known as: 1604 N. State RTE 50, Bourbonnais, IL 60914

Bearing the current PIN: 17-09-16-101-019

SECTION 3. The zoning variance granted for the Subject Property by operation of this Ordinance is as follows:

- Reduce the parking lot setback requirements for subdivisions to 6.6 feet on the east property line of the Subject Property.
- Reduce the parking lot setback requirements for subdivisions to 5.5 feet on the south property line of the Subject Property.

SECTION 4. That the Variance granted by this Ordinance is and shall be subject to the following conditions and restriction pursuant to Section 60-368(c) of the Village Code:

1. The Subject Property must comply with all other applicable requirements of the B-3 (Village Center Shopping) District.

The Applicant shall be deemed to have accepted and agreed to the conditions and restrictions aforesaid as of the date on which the Applicant first uses the Subject Property in accordance with the Variance granted hereby.

SECTION 5. In the event that the Applicant violates any of the conditions and restrictions set forth in Section 4 of this Ordinance, *supra*, the Village shall have the ability, but not the obligation, to rescind this Ordinance and revoke all of the Variances granted hereby, provided that the Applicant shall be entitled to notice and a hearing prior to any rescission and revocation pursuant to this Section. Under no circumstances shall any failure to enforce any condition or restriction of this Ordinance on any particular occasion or occasions be deemed or interpreted as constituting a waiver or forfeiture of the Village's right to so enforce in the future, nor shall any such failure to enforce preclude the Village

from considering any and all prior violations as part of any rescission and revocation proceeding pursuant this Section.

SECTION 6. 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 7. 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 8. 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 9. That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 10. 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 Blank]

PASSED by the Board of Trustees on a roll call vote on the 12th day of Jan, 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 - 1 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-01-26-03**, “AN ORDINANCE GRANTING A ZONING VARIANCE FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (1604 N. State RTE 50, Bourbonnais, IL 60914),” which was adopted by the Village Corporate Authorities at a meeting held on the 12th 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 12th day of January, 2026.



KHAMSEO NELSON, VILLAGE DEPUTY CLERK

(SEAL)



EXHIBIT A

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

**FINDINGS OF FACT AND RECOMMENDATION OF APPROVAL FOR A PROPOSED
VARIANCE REQUEST IN THE VILLAGE OF BRADLEY, ILLINOIS.**

On Tuesday, January 6, 2025, 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 a variance from the parking lot setback requirements for subdivisions set out in Chapter 46 of the Village's code of ordinances for the existing parking lot on certain property located at 1604 N. State RTE 50, Bourbonnais, IL 60914, and bears the current PIN: 17-09-16-101-019 (the "Subject Property") to:

- Reduce the parking lot setback requirements for subdivisions to 6.6 feet on the east property line of the Subject Property.
- Reduce the parking lot setback requirements for subdivisions to 5.5 feet on the south property line of the Subject Property.

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 B-3 (Village Center Shopping) District.

PASSED this 6th 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>



Agenda Cover Memorandum

Meeting Date: January 12th, 2026

Fiscal Year: 2025-2026

Agenda Item: Section 60-199 parking requirements and a Preliminary and final plat approval,

Stormwater management

Item Type: Ordinance Resolution Other

Action Requested: Approval Denial For Discussion Informational

Staff Contact: **Name:** Matt Castilla - Community Development Director

Phone: 815-936-5100 ext. 1111

Email: mecastilla@bradleyil.org

Internal Review
Initials
Date

Summary: The question of whether or not to recommend approval of a variance to the in yard parking lot setback requirements in Section 60-199 of the Village’s code of ordinances on certain property located within the corporate boundaries of the Village (the “Subject Property”). The Subject Property is presently zoned B-3

2. Preliminary and final plat approval. Stormwater management narrative. MG2A will review the plans and all improvements in accordance with The Village of Bradley code and best engineering practice.

A public hearing was held on 1/6/26 in front of the Planning and Zoning Commission and after a finding of facts the commission recommended Approval by a 6-0 vote.

Is this a budgeted item? Yes No Requires Budget Amendment

Line Item: **Title:** MFT

Amount Budgeted:

Surrounding zoning and land use:

North: B-3

South: B-3

East: B-3

West: B-3

Attachments:

1. Section 60-369 Authorized variations
2. Applicant narrative
3. Stormwater management narrative.

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)



November 21st, 2025

Attn: Matt Castilla

Re: Variance Request and Plat of Subdivision– 1604 N State Route 50, Bradley, IL

Matt:

This letter is in reference to the Variance Requests for the site located at 1604 N State Route 50, Bradley, IL.

Applicant: Core Bradley, LLC
Adam Finsel, its Manager
10 Parkway North Blvd, Suite 120
Deerfield, Illinois 60015

Property: 1604 N State Route 50, Bradley, IL
Tax Parcel: 17-09-16-101-019

Legal Description: NORTHFIELD SQUARE RESUB S PT LOT 14 BAL 2.18AC 16-31-12E

Project Description: The proposed project involves the redevelopment of the former Red Lobster property located at 1604 N State Route 50 in Bradley, Illinois. The existing building will be demolished and the site will be redeveloped with two new buildings: a Dutch Bros Coffee drive-thru and a multi-tenant building designed to accommodate multiple quick-service restaurant users. The Dutch Bros will be constructed as a new single-story prototype building featuring dual drive-thru lanes consistent with the brand's national operating model. The adjacent multi-tenant building will be developed as a new, modern, three-space retail structure with footprints tailored to QSR operators. The northern endcap of the multi-tenant building is designed to offer drive-thru capability.

The redevelopment will modernize an underutilized parcel along Bradley's primary commercial corridor and improve curb appeal, overall access, site circulation, landscaping, and stormwater conditions. Construction is anticipated to commence following entitlement approvals in 2026, with delivery of both the Dutch Bros and the three-tenant QSR building by late 2026 and full site completion shortly thereafter.

Variation Requests: Chapter 60, Article VII, Section 60-199 (h) – Relief requested for the 10' parking setback to the front or corner side lot. 6.6' is proposed from the property line to back of curb at the east property line, 5.5' is proposed as a minimum setback to the south property line. These variances are requested as they represent the existing

site setbacks.

Chapter 42, Article III Division 6 Sec. 42-362 – Detention Storage Requirements: Detention to restrict the runoff from the two-year and 100-year events are not provided with this development as existing conditions will be improved through the addition of storm sewer and reduction of impervious area.

Maintenance: This site will operate under a Declaration outlining cross-access rights, cross-parking rights, and maintenance responsibilities, with each owner responsible for the maintenance and operation of their respective parcel.

Zoning: 1503 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1515 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1545 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1550 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1555 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1560 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1573 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1583 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1584 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1600 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1604 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1605 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1615 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1617 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1625 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1630 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1655 N State Route 50: ER ESTATE RESIDENCE
1660 N State Route 50: B-3 VILLAGE CENTER SHOPPING
1685 N State Route 50: ER ESTATE RESIDENCE
64 Ken Hayes Drive: B-3 VILLAGE CENTER SHOPPING

Accompanying Exhibits: Exhibit A – Dutch Bros Elevations
Exhibit B – Multi-tenant Building Elevations
Exhibit C – Landscape Plan
Exhibit D – Plat of Subdivision
Exhibit E – Site Plan
Exhibit F – Boundary and Topographic Survey
Exhibit G – Preliminary Engineering Plans
Exhibit H – Planning and Zoning Application
Exhibit I – Stormwater Management Narrative

Sincerely,

Adam Firsel - Manager
Core Bradley, LLC



M. GINGERICH GEREUX & ASSOCIATES

MG2A.COM

240 N INDUSTRIAL DR., BRADLEY, IL 60915

815.939.4921

December 29, 2025

Village of Bradley Building Department

Attn: Matt Castilla

147 S. Michigan

Bradley, IL 60915

RE: Village of Bradley Drainage Review
Northfield Square Mall Outlot Redevelopment – 1604 North IL Route 50

Dear Matt,

MG2A has received the Site Development Plans titled "Northfield Square Mall Outlot Redevelopment" dated December 12, 2025 and the supporting documents prepared by Manhard Consulting. MG2A will review the plans and all improvements in accordance with the Village code and best engineering practices.

If you have any questions or need more information, please feel free to contact me.

Best regards,

M. Gingerich, Gereaux, & Associates

A handwritten signature in blue ink, appearing to read "Joel Greer", is written over a light blue circular stamp or watermark.

Joel Greer P.E.



Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

**STORMWATER MANAGEMENT NARRATIVE
PROPOSED COMMERCIAL DEVELOPMENT
1604 US RTE 50
BRADLEY, ILLINOIS 60914**

Introduction:

This Stormwater Management Narrative has been prepared in support of the Proposed Commercial Development located on the NEC of State Route 50 & Ken Hayes Drive (main entrance) in the Village of Bradley, Illinois. Relief for the Village of Bradley's stormwater detention requirements are requested based on the redevelopment nature of this project and the improved drainage conditions it will provide.

Existing Conditions:

The existing site is developed for commercial use, the site contains one Red Lobster building and associated parking. The site is bound by State Route 50 to the west, Ken Hayes Drive (Main Entrance) to the south, Ken Hayes Drive (Circle Drive) to the east, and a Vision Works to the North. The site is located within FEMA Flood Zone X, indicating it is outside the limits of the Regulatory Floodplain. Please see attached FEMA FIRM.

The existing drainage patterns on the site consist of two drainage sub-areas. Sub-Area A sheet flows to a structure at the northeast corner of the site, Sub-Area B sheet flows to drainage structures at the southeast corner of the site. Emergency overflows for all existing structures onsite pond to Ken Hayes Drive to the east. The existing structures flow via 18" RCP storm to the far side of Ken Hayes Dr., where the storm sewers proceed to the north and eventually connect. There is no existing detention or rate control provided onsite. An exhibit detailing the existing impervious area and drainage patterns onsite, as well as support calculations showing existing Curve Number values, is attached.

Proposed Conditions:

The overall property area is approximately 2.18 acres and the proposed development includes subdivision of the site into two lots via Plat of Subdivision, one lot will be used for the proposed Dutch Bros Drive Thru Coffee development (+/-1,266 sq. ft building) and the other will be used for the proposed multi-tenant restaurant and retail development (+/-7,475 sq. ft building). Construction of these buildings will include the construction of drive-thru facilities, parking lot improvements, underground utility improvements and other related amenities. The proposed development will result in the reduction of +/-1,750 square feet of impervious area. Site imperviousness will be decreased from 1.68 acres (existing) to 1.64 acres (proposed). An exhibit detailing the proposed impervious area coverage is attached.

This project proposes improved drainage conditions in the subject area by reducing impervious area, eliminating low points that are not equipped with drainage structures, and adding storm sewer according to the Village of Bradley's standards and specifications. These improvements are proposed while maintaining the site's existing drainage patterns and outfall conditions.

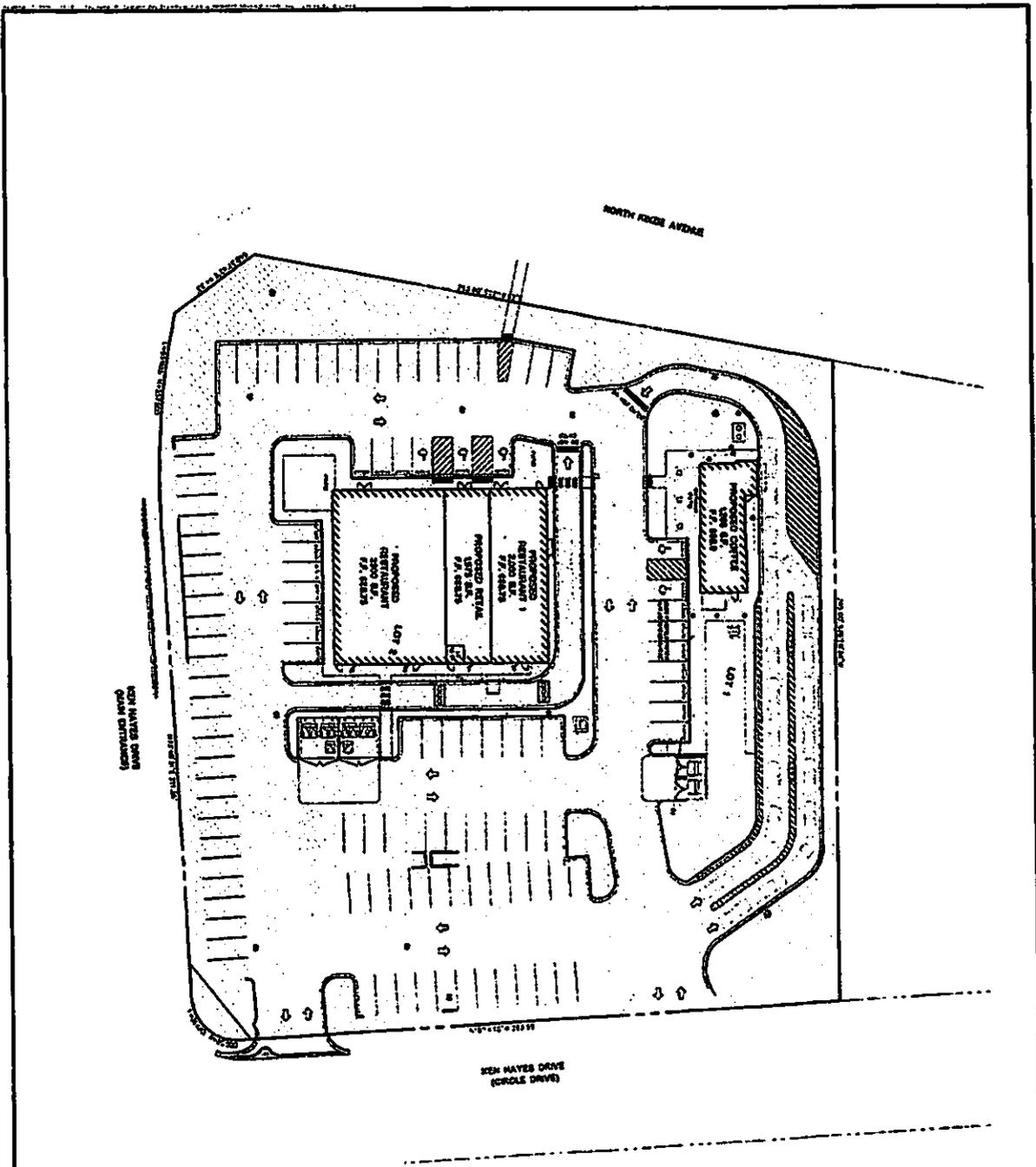
Summary:

The proposed project has been evaluated in accordance with the Village of Bradley Stormwater Detention ordinance. We are requesting a variance to Bradley Code of Ordinance Section 42-362 which states that peak rate of discharge for the total property shall be controlled for the two-year and 100-year storms. Relief for the detention requirements that this section of the ordinance would require is requested as this project will consist of the redevelopment of an existing site which does not provide rate control under existing conditions, and the drainage conditions will be otherwise improved.

We sincerely thank you for your review. Should you have any questions or require additional information, you can contact me at 321-824-3818 or over email at eboulware@manhard.com.

Sincerely,
MANHARD CONSULTING

Evan Boulware, P.E.
Project Manager



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<p>PROPOSED COMMERCIAL DEVELOPMENT</p> <p>VILLAGE OF BRADLEY, ILLINOIS</p> <p>PROPOSED IMPERVIOUS EXIST</p>	<p>Manhard CONSULTING</p>	<p>DATE: 10/1/11</p> <p>PROJECT: VILLAGE OF BRADLEY, ILLINOIS</p> <p>SCALE: AS SHOWN</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>APPROVED BY: [Name]</p>
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COMPOSITE RUNOFF CURVE NUMBER (CN)

PROJECT: Bradley Dutch Bros Development CALCULATED BY: MEJ
 SUBBASIN: Ex. Onsite Sub-Area A DATE: 10/3/2025

CONDITION (SELECT WITH DROP-DOWN)

PROPOSED CONDITION EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
IMPERIOUS AREA	D	98	0.76	74.48
PERVIOUS AREA	D	80	0.18	14.40
TOTALS:			0.94	88.88

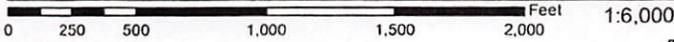
COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{88.88}{0.94} \rightarrow \text{Composite CN} = 95$$

National Flood Hazard Layer FIRMette



87°51'21"W 41°10'41"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

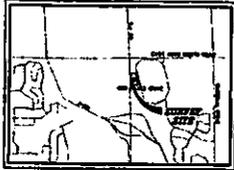
- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE)
 - With BFE or Depth Depth of 2.0' to 3.0'
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Flood Risk due to Levee. See Notes.
 - Area with Flood Risk due to Levee
- OTHER AREAS OF FLOOD HAZARD**
 - NO SCREEN: Area of Minimal Flood Hazard
 - Effective LOMRs
 - Area of Undetermined Flood Hazard
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
 - 20.2
17.5: Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/21/2025 at 11:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



LOCATION MAP
SEE PG. 10-11

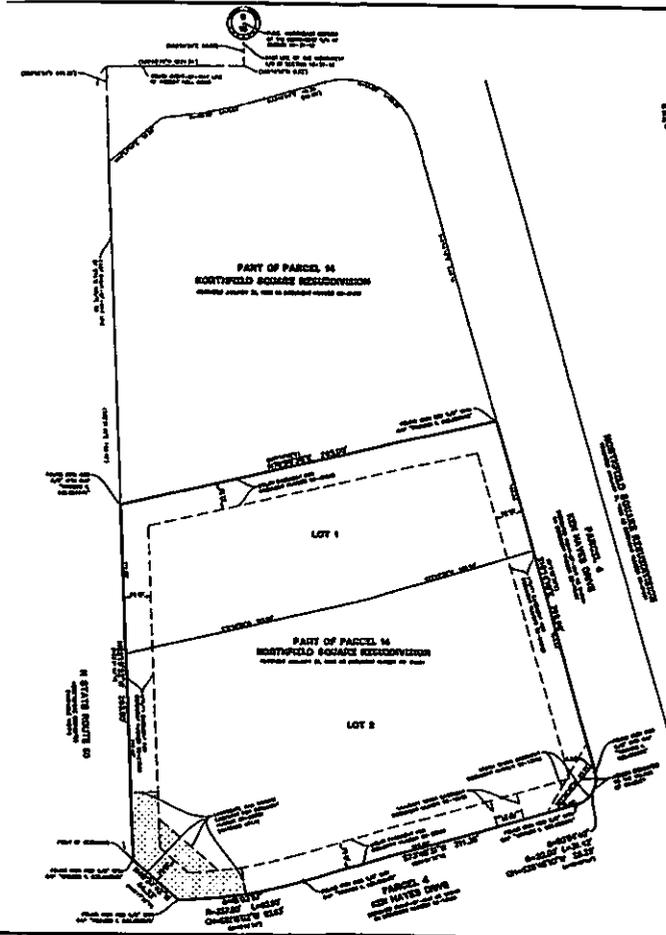
SUBMITTED BY/RETURN TO:
 DUTCH BROS BRADLEY
 100 N. GALE DRIVE, SUITE 100
 CHICAGO, ILLINOIS 60642

SURVEY PREPARED FOR:
 DUTCH BROS BRADLEY
 100 N. GALE DRIVE, SUITE 100
 CHICAGO, ILLINOIS 60642

LAND SURVEYOR:
 JAMES H. BRADLEY, PLS.
 100 N. GALE DRIVE, SUITE 100
 CHICAGO, ILLINOIS 60642

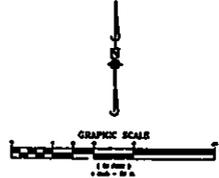
SURVEYOR'S NOTES

1. ALL DISTANCES ARE IN FEET AND DECIMAL FRACTIONS THEREOF. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CHICAGO DEPARTMENT OF PUBLIC WORKS AND HAS FOUND NO RECORDS OF ANY EXISTING UTILITIES OR STRUCTURES IN THE AREA OF THIS SURVEY.
 3. ALL DISTANCES WERE MEASURED IN THE FIELD AND WERE CHECKED BY THE SURVEYOR. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CHICAGO DEPARTMENT OF PUBLIC WORKS AND HAS FOUND NO RECORDS OF ANY EXISTING UTILITIES OR STRUCTURES IN THE AREA OF THIS SURVEY.



FINAL PLAT
OF
DUTCH BROS BRADLEY
RESUBDIVISION

THIS IS A CORRECTION OF PART OF PARCEL 16 IN NORTHFIELD SQUARE RESUBDIVISION, CITY OF CHICAGO, COUNTY OF COOK, ILLINOIS, AS SHOWN ON THE FINAL PLAT OF SAID RESUBDIVISION, RECORDED IN PUBLIC RECORDS OF SAID COUNTY OF COOK, ILLINOIS, IN BOOK 15, PAGE 100, DATED 10/10/00.



BASIS OF BEARINGS:
 ALL BEARINGS WERE MEASURED IN THE FIELD AND WERE CHECKED BY THE SURVEYOR. ALL BEARINGS WERE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

EXISTING PIN:
 11-22-10-10-04

ADDRESS:
 100 N. GALE DRIVE, SUITE 100, CHICAGO, ILLINOIS

EXISTING PROPERTY AREA:
 0.488 SQUARE FEET (0.011 ACRES)

PROPOSED PROPERTY AREA:
 0.488 SQUARE FEET (0.011 ACRES)
 0.488 SQUARE FEET (0.011 ACRES)
 0.488 SQUARE FEET (0.011 ACRES)

Manhard CONSULTING

DUTCH BROS BRADLEY RESUBDIVISION
 BRADLEY, ILLINOIS
 FINAL PLAT OF RESUBDIVISION

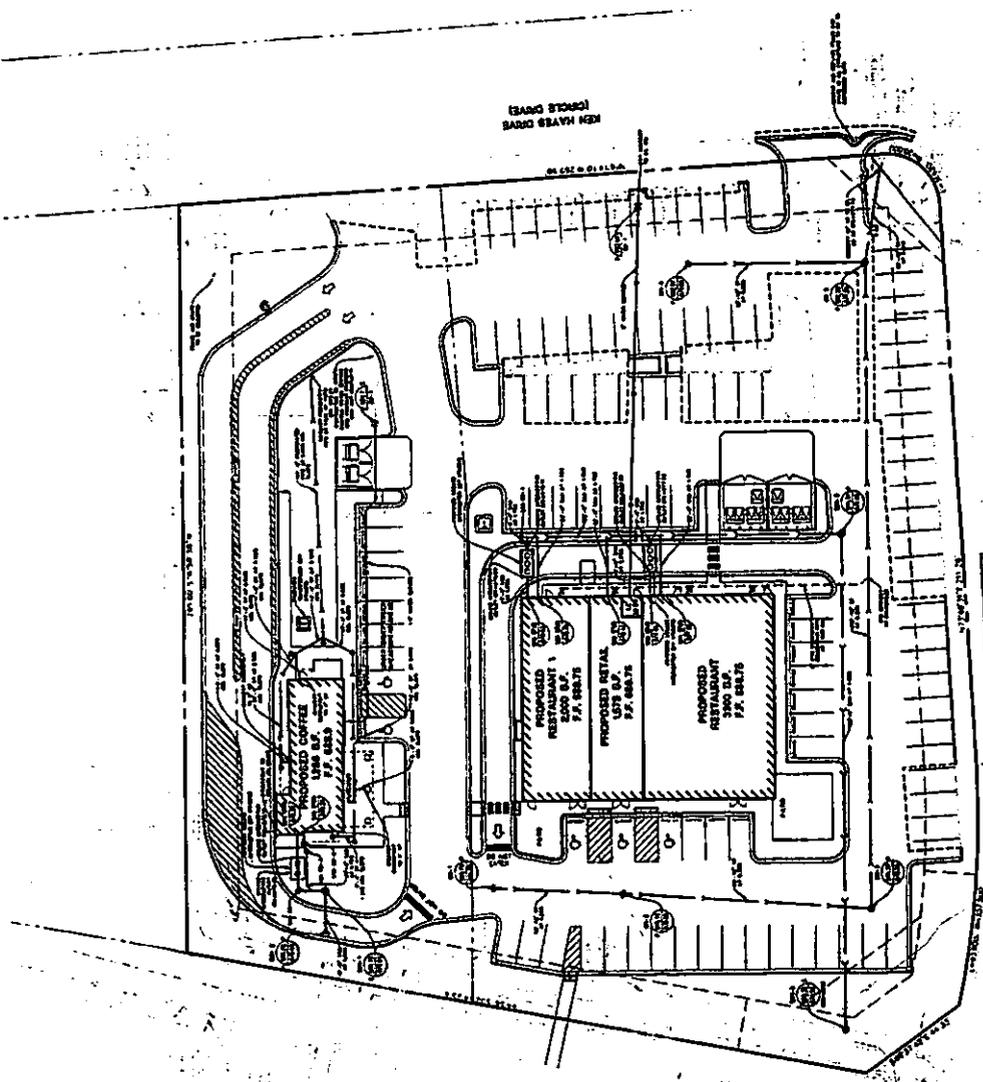
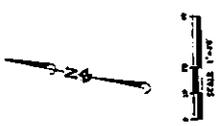
1-2

NORTHFIELD SQUARE RAIL OUTLOT REDEVELOPMENT
VILLAGE OF BRARLEY, ILLINOIS
UTILITY PLAN

Manhard
CONSULTING

DATE	
BY	
CHECKED	
APPROVED	
SCALE	
PROJECT NO.	
SHEET NO.	
TOTAL SHEETS	

1. ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ELECTRICAL CODE, THE ILLINOIS PLUMBING CODE, THE ILLINOIS GAS CODE, AND THE ILLINOIS SANITARY CODE.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ELECTRICAL CODE, THE ILLINOIS PLUMBING CODE, THE ILLINOIS GAS CODE, AND THE ILLINOIS SANITARY CODE.
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KEN HAYES DRIVE
(MAIN ENTRANCE)

N STATE AVENUE
DRIVE AVENUE