

VILLAGE OF BRADLEY

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RESOLUTION NO. R-01-24-04

A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR BRADLEY 315  
TIF UNIT 2

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ADOPTED BY THE  
BOARD OF TRUSTEES OF THE  
VILLAGE OF BRADLEY

THIS 8<sup>th</sup> DAY OF January, 2024

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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 8 day of January, 2024

RESOLUTION NO. R-01-24-04

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR  
BRADLEY 315 TIF UNIT 2**

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**WHEREAS**, the Corporate Authorities of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt resolutions 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**, the Village of Bradley (the “Owner”), is the owner of certain property that is legally described and depicted on the Final Plat of Bradley 315 TIF Unit 2, attached hereto as Exhibit A and fully incorporated herein (the “Final Plat”); and

**WHEREAS**, the Owner previously filed an application with the Village seeking the approval of the Final Plat; and

**WHEREAS**, on Tuesday, January 2, 2024, the Village of Bradley Planning and Zoning Commission (“Plan Commission”) considered the Owner’s application and request and recommended that the Corporate Authorities of the Village approve the Final Plat; and

**WHEREAS**, the Corporate Authorities hereby concur in and adopt the Plan Commission’s recommendation; and

**WHEREAS**, the Corporate Authorities have determined that approving the Final Plat is in the best interests of the Village and its citizens.

**NOW THEREFORE, BE IT RESOLVED 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 Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

**SECTION 2.** The Corporate Authorities hereby approve the Final Plat of Subdivision for Bradley 315 TIF Unit 2, attached hereto as Exhibit A and fully incorporated herein, and the Village officially accepts any and all easement areas and other dedications indicated thereon. All necessary signatures and approvals required on the Final Plat will be made by the respective Village officials including, but not limited to, the Village President, Village Clerk, and Village Engineer, subject to final approval by the Village Engineer.

**SECTION 3.** Upon receipt of a fully signed and approved copy of the Final Plat, the Village Clerk is and shall be authorized and directed to record a copy of said Final Plat in the office of the Kankakee County Recorder. Upon receipt of confirmation that said Final Plat has been duly recorded, the Village Clerk shall transmit a copy of such confirmation to the Owner.

**SECTION 4.** In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution 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 Resolution that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

**SECTION 5.** All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Resolution, are hereby repealed to the extent of the conflict.

**SECTION 6.** The Village Clerk is hereby directed to publish this Resolution in pamphlet form.

**SECTION 7.** This Resolution 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 8<sup>th</sup> day of January, 2024.

<b>TRUSTEES:</b>	Aye	Nay	Absent
RYAN LEBRAN	<u>✓</u>	_____	_____
BRIAN BILLINGSLEY	<u>✓</u>	_____	_____
DARREN WESTPHAL	<u>✓</u>	_____	_____
BRIAN TIERI	<u>✓</u>	_____	_____
GRANT D. VENDENHOUT	<u>✓</u>	_____	_____
GENE JORDAN	<u>✓</u>	_____	_____

**VILLAGE PRESIDENT:**

MICHAEL WATSON      Aye – \_\_\_\_\_      Nay – \_\_\_\_\_      Absent – \_\_\_\_\_

**TOTALS:**                      Aye – 6      Nay – 0      Absent – 0

**ATTEST:**  
  
 \_\_\_\_\_  
 KELLI BRZA, VILLAGE CLERK

**APPROVED** this 8<sup>th</sup> day of January, 2024.

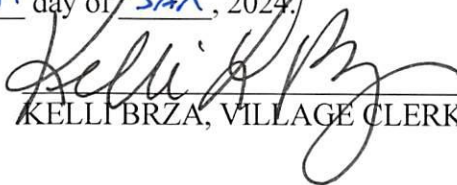
  
 \_\_\_\_\_  
 MICHAEL WATSON, VILLAGE PRESIDENT

**ATTEST:**  
  
 \_\_\_\_\_  
 KELLI BRZA, VILLAGE CLERK

STATE OF ILLINOIS            )  
  )        §§  
COUNTY OF KANKAKEE    )

I, Kelli Brza, 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 Resolution number R-01-24-01, “A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR BRADLEY 315 TIF UNIT 2,” which was adopted by the Village Corporate Authorities at a meeting held on the 8<sup>th</sup> day of JAN, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 8<sup>th</sup> day of JAN, 2024.

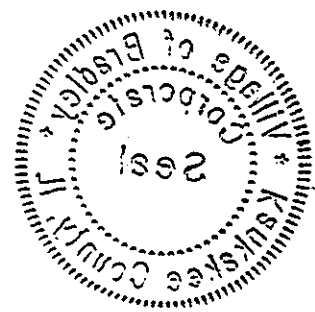
  
\_\_\_\_\_  
KELLI BRZA, VILLAGE CLERK



1884

1884

1884



# **EXHIBIT A**

**BRADLEY 315 TIF UNIT 2 LEGAL DESCRIPTION**

THAT PART OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE SOUTH 00 DEGREES 20 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER , 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 50 MINUTES 01 SECONDS EAST, 380.58 FEET TO THE WEST LINE OF NORTHFIELD MEADOWS BOULEVARD DEDICATED ON PLAT OF NORTHFIELD MEADOWS SUBDIVISION THIRD ADDITION, RECORDED AS DOCUMENT NUMBER 9801929; THENCE SOUTH 19 DEGREES 28 MINUTES 22 SECONDS EAST, ALONG SAID WEST LINE, 239.34 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHEAST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 700.00 FEET, AND ARC LENGTH OF 377.04 FEET, A CHORD BEARING SOUTH 34 DEGREES 54 MINUTES 11 SECONDS EAST, 372.50 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 01 SECONDS WEST, 670.35 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 20 MINUTES 27 SECONDS WEST ALONG SAID WEST LINE, 532.00 FEET TO THE POINT OF BEGINNING.



# BRADLEY 315 TIF UNIT 2

BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS

**VILLAGE BOARD CERTIFICATE**  
 STATE OF ILLINOIS )  
 COUNTY OF KANKAKEE )  
 I, BRADLEY 315 TIF UNIT 2,  
 APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF BRADLEY,  
 KANKAKEE COUNTY, ILLINOIS AT A MEETING HELD ON  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY PRESIDENT \_\_\_\_\_  
 CLERK \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**  
 STATE OF ILLINOIS )  
 COUNTY OF KANKAKEE )  
 APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF BRADLEY,  
 KANKAKEE COUNTY, ILLINOIS AT A MEETING HELD ON  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY ATTORNEY \_\_\_\_\_  
 SECRETARY \_\_\_\_\_

**VILLAGE ENGINEER CERTIFICATE**  
 STATE OF ILLINOIS )  
 COUNTY OF KANKAKEE )  
 APPROVED BY THE VILLAGE ENGINEER OF BRADLEY, ILLINOIS ON  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

JOEL GREER, ENGINEER P.E. #00340341

**OWNERSHIP & SCHOOL DISTRICT CERTIFICATE**  
 STATE OF ILLINOIS )  
 COUNTY OF KANKAKEE )  
 THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF  
 THE LAND DESCRIBED IN THIS PLAN AND HAS CLAIMED THE SAME TO BE IMPROVED  
 THEREIN BY TOWN, RANGE AND SECTION AND TOWNSHIP AND ADJOINT TOWN  
 UNDER THE STATE AND TITLE HEREON INDICATED.  
 PURSUANT TO THE ACTS OF THE UNDERSIGNED STATES THAT TO THE BEST OF  
 THE KNOWLEDGE OF THE BRADLEY SCHOOL DISTRICT #11 AND BRADLEY  
 ELLISBORO COMMUNITY HIGH SCHOOL DISTRICT PART OF KANKAKEE COUNTY,  
 ILLINOIS.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**NOTARY CERTIFICATE**  
 STATE OF ILLINOIS )  
 COUNTY OF KANKAKEE )  
 PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY  
 CERTIFY THAT \_\_\_\_\_ HAS BEEN DULY QUALIFIED AS A  
 SIGNED, THE SIGNATURE OF \_\_\_\_\_ TO BE  
 THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING  
 DAY IN PERSON AND ACKNOWLEDGED THAT THEY HAD SO DONE FOR THE  
 PURPOSES THEREIN SET FORTH. THIS MY OWN FREE AND VOLUNTARY ACT FOR  
 GIVEN UNDER MY HAND AND NOTARIAL SEAL IN KANKAKEE COUNTY, ILLINOIS.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
 NOTARY PUBLIC \_\_\_\_\_

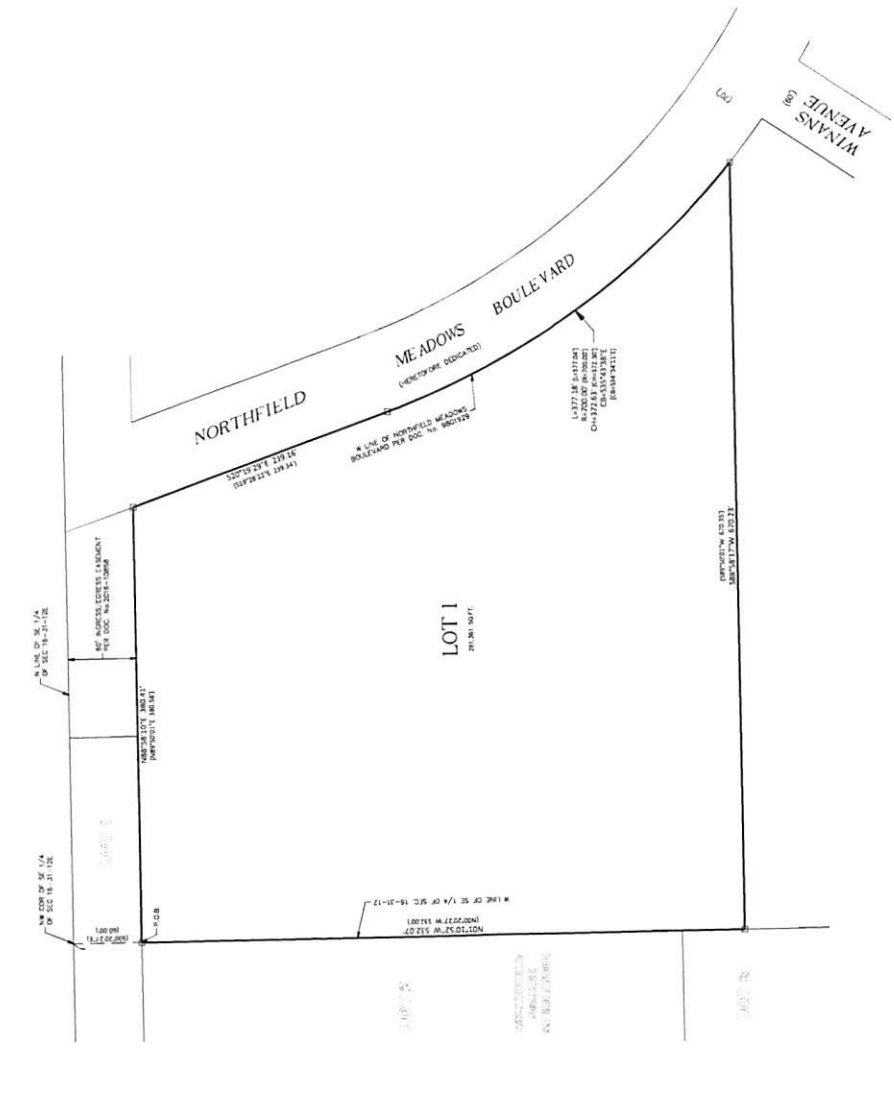
**COUNTY CLERK CERTIFICATE**  
 STATE OF ILLINOIS )  
 COUNTY OF KANKAKEE )  
 I, DAN HENDERSON, COUNTY CLERK OF KANKAKEE COUNTY, ILLINOIS, DO  
 HEREBY CERTIFY THAT THE FOREGOING PLAN AND THE LAND DESCRIBED THEREIN  
 HAVE BEEN FILED FOR RECORD IN THE OFFICE OF THE CLERK OF SAID COUNTY,  
 KANKAKEE COUNTY, ILLINOIS, AND THAT THE SAME IS NOW ON FILE IN THE  
 OFFICE OF THE CLERK OF SAID COUNTY, KANKAKEE COUNTY, ILLINOIS.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
 KANKAKEE COUNTY CLERK \_\_\_\_\_

**SURVEYOR CERTIFICATE**  
 STATE OF ILLINOIS )  
 COUNTY OF KANKAKEE )  
 THIS IS TO CERTIFY THAT I, JEROME J. BISHOP, AN ILLINOIS PROFESSIONAL LAND SURVEYOR  
 HAVE SURVEYED THE LAND DESCRIBED IN THIS PLAN AND THE ADJACENT LANDS  
 IN KANKAKEE COUNTY, ILLINOIS, AND THAT THE SAME IS NOW ON FILE IN THE  
 OFFICE OF THE CLERK OF SAID COUNTY, KANKAKEE COUNTY, ILLINOIS.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
 JEROME J. BISHOP, SURVEYOR P.E. #00340341

- NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL FLOOD INSURANCE RATE MAP.
- ALL DISTANCES HAVE BEEN MEASURED WITH AN INSTRUMENT OF ACCURACY AS INDICATED BY THE LEGEND.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND ORDINANCES OF SAID SURVEYOR AND SUBDIVISION.
- THIS SUBDIVISION COULD BE AFFECTED BY ANY OF THE FOLLOWING:
- THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS.



DATED THIS 20th DAY OF NOVEMBER, A.D. 2023.  
 DAN HENDERSON  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 00340341  
 EXPIRES NOVEMBER 30, 2024



**NORTH**  
 SCALE: 1" = 50'  
 LEGEND  
 [Symbol] BOUNDARY  
 [Symbol] EASEMENT  
 [Symbol] EASEMENT  
 [Symbol] EASEMENT

**MGCA** CIVIL ENGINEERING SURVEYING  
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 WWW.MGCA-SURVEYING.COM  
 JAMES M. GIERBERG, P.E. #00340341  
 BRADLEY E. MOSE, P.E. #00340341  
 SHEET 1 OF 1