VILLAGE OF BRADLEY

RESOLUTION NO. R-06-24-04

A RESOLUTION DENYING A ZONING CHANGE REQUEST FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(Parcel No. 17-09-09-303-038)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 10th DAY OF June, 2024

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley, Kankakee County, Illinois this 10th day of June, 2024.

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WHEREAS, the President and Board of Trustees 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, this Resolution concerns certain property within the corporate boundaries of the Village that is commonly known as vacant property lying east of Illinois Route 50 and north of Larry Power Road in the Village of Bradley and bearing the current PIN: 17-09-09-303-038 (the "Subject Property"); and

WHEREAS, the Subject Property is presently zoned ER (Estate Residence); and

WHEREAS, the Subject Property is presently owned by Joseph Martens (the "Owner"); and

WHEREAS, the Owner and Marten Portable Buildings, LLC, (collectively the "Applicant"), previously filed an application seeking to change the Zoning for the Subject property from ER (Estate Residence) to B-2 (Commercial); 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, June 4, 2024, 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 deny the Application, as set forth in the Plan Commission's Recommendation of Denial, a copy of which is 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; and

WHEREAS, the President and Board of Trustees of the Village have determined that denying the Applicant the Zoning Change for the Subject Property is in the best interests of the Village and its citizens.

NOW THEREFORE, BE IT RESOLVED 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 Resolution 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 accept the recommendation of the Plan Commission and deny the Applicant's request to rezone the Subject Property.

SECTION 3. 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 4. 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 5. The Village Clerk is hereby directed to publish this Resolution in pamphlet form.

SECTION 6. This Resolution 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 10th day of June, 2024.

TRUSTEES:

RYAN LEBRAN	Aye – ✓	Nay – ____	Absent – ____
BRIAN BILLINGSLEY	Aye – ✓	Nay – ____	Absent – ____
DARREN WESTPHAL	Aye – ✓	Nay – ____	Absent – ____
BRIAN TIERI	Aye – ✓	Nay – ____	Absent – ____
GRANT D. VANDENHOUT	Aye – ____	Nay – ____	Absent – ✓
GENE JORDAN	Aye – ✓	Nay – ____	Absent – ____

VILLAGE PRESIDENT:

MICHAEL WATSON	Aye – ____	Nay – ____	Absent – ____
TOTALS:	**Aye –** 5	**Nay –** Ø	**Absent –** 1

ATTEST:

KELLI BRZA, VILLAGE CLERK

APPROVED this 10th day of June, 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-06-24-04 "A RESOLUTION DENYING A ZONING CHANGE FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (Parcel No. 17-09-09-303-038) ," which was adopted by the Village Corporate Authorities at a meeting held on the 10th day of June, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee, and State of Illinois, on this 10th day of June, 2024.

KELLI BRZA, VILLAGE CLERK

(SEAL)

EXHIBIT 1

Plan Commission Findings of Fact and Recommendation of Approval

FINDINGS OF FACT AND RECOMMENDATION OF DENIAL FOR A MAP AMENDMENT REQUEST IN THE VILLAGE OF BRADLEY, ILLINOIS.

On Tuesday, June 4, 2024, 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 map amendment (rezoning) request for certain vacant property lying east of Illinois Route 50 and north of Larry Power Road in the Village of Bradley, which property bears the current PIN: 17-09-09-303-038. The Subject Property is presently zoned ER (Estate Residential) and the owner of the property has requested that it be rezoned to B-2 (Commercial).

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 reject the request as presented.

PASSED this 7th day of May, 2024, by roll call vote.

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