VILLAGE OF BRADLEY

RESOLUTION NO. **R-12-24-05**

A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR EDGEBROOK RESIDENTIAL SUBDIVISION PHASE TWO

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 23rd DAY OF December, 2024

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley, Kankakee County, Illinois this 23rd day of December, 2024

RESOLUTION NO. R-12-24-05

A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR EDGEBROOK RESIDENTIAL SUBDIVISION PHASE TWO

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, Russ Benson (the "Owner"), is the owner of certain property that is legally described and depicted on the Final Plat of Village Square Shopping Center, 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, December 17, 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 the Edgebrook Residential Subdivision Phase Two, 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 23rd day of December, 2024.

TRUSTEES:	Aye	Nay	Absent
RYAN LEBRAN	✓		
BRIAN BILLINGSLEY	✓		
DARREN WESTPHAL	✓		
BRIAN TIERI	✓		
GRANT D. VENDENHOUT	✓		
GENE JORDAN	✓		

VILLAGE PRESIDENT:

MICHAEL WATSON Aye – ____ Nay – ____ Absent – ____

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

ATTEST:

KELLI BRZA, VILLAGE CLERK

APPROVED this 23rd day of December, 2024.

MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:

KELLI BRZA, VILLAGE CLERK

STATE OF ILLINOIS)
) §§
COUNTY OF KANKAKEE)

I, Julie Tambling, 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-12-24-05 "A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR THE EDGEBROOK RESIDENTIAL SUBDIVISION PHASE TWO," which was adopted by the Village Corporate Authorities at a meeting held on the 23rd day of December, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 23rd day of December, 2024.

KELLI BRZA, VILLAGE CLERK

(SEAL)

EXHIBIT A

Final Plat of Subdivision
Edgebrook Subdivision Phase Two

EDGEBROOK PHASE TWO

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS.

TOWNSHIP & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANKAKEE } SS

THIS IS TO CERTIFY THAT (REPORTED HEREIN) A SINGLE LOCATION IS THE OWNER OF THE LAND DESCRIBED IN THIS PLAT AND THE TRACTS THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN INDICATED.

PURSUANT TO 765 ILCS 205/4, THE UNDERSIGNED STATES THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE ABOVE DESCRIBED SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE BRADLEY ELEMENTARY SCHOOL DISTRICT 307 AND BRADLEY BOURBONNAIS COMMUNITY HIGH SCHOOL DISTRICT 307 OF KANKAKEE COUNTY, ILLINOIS.

THIS _____ DAY OF _____ 2024.

BY _____
PRESIDENT

ATTEST _____
CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANKAKEE } SS

I, ERIK HEDDINGSTON, COUNTY CLERK OF KANKAKEE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL TAXES NO UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS, NO UNPAID FORFEITED TAXES, AND NO RECEIVABLE DUE BALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

DATED THIS _____ DAY OF _____ 2024.

_____
KANKAKEE COUNTY CLERK

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANKAKEE } SS

_____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE OWNERSHIP & SCHOOL DISTRICT CERTIFICATE ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS SUCH OWNERS AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL IN KANKAKEE COUNTY, ILLINOIS.

THIS _____ DAY OF _____ 2024

_____
NOTARY PUBLIC

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANKAKEE } SS

APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS AT A MEETING HELD ON

THIS _____ DAY OF _____ 2024.

BY _____
PRESIDENT

ATTEST _____
CLERK

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANKAKEE } SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS AT A MEETING HELD ON

THIS _____ DAY OF _____ 2024.

BY _____
CHAIRMAN

ATTEST _____
SECRETARY

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANKAKEE } SS

APPROVED BY THE VILLAGE ENGINEER OF BRADLEY, ILLINOIS ON

THIS _____ DAY OF _____ 2024.

_____, P.E. 0062-062041
MKA, BRADLEY ENGINEER

SURVEYOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANKAKEE } SS

THIS IS TO CERTIFY THAT I, MARK A. SCHOENHOLZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22 TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, WITH BEARINGS AND GRID DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83 (2011 ADJ) DESCRIBED AS FOLLOWS:

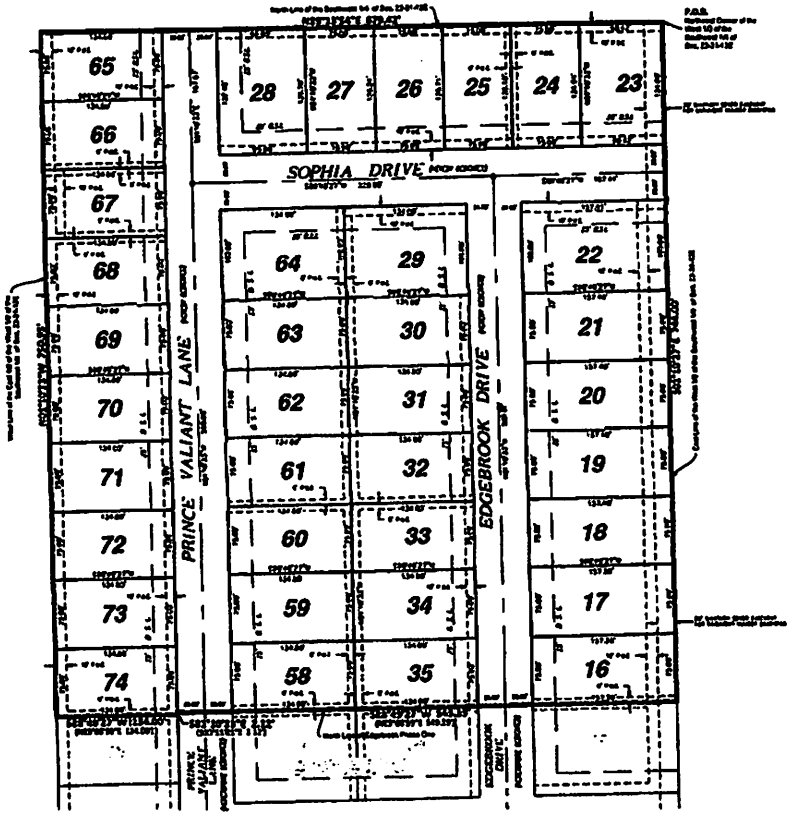
BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 1 DEGREE 19 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER, 734.50 FEET TO THE NORTHEAST CORNER OF EDGEBROOK PHASE ONE ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2023R01784; THENCE ALONG THE NORTH LINE OF SAID EDGEBROOK PHASE ONE, THE FOLLOWING THREE COURSES: SOUTH 88 DEGREES 40 MINUTES 37 SECONDS WEST 945.99 FEET; SOUTH 1 DEGREE 19 MINUTES 23 SECONDS EAST 3.10 FEET; SOUTH 88 DEGREES 40 MINUTES 37 SECONDS WEST 1340.21 FEET TO THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 1 DEGREE 19 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHWEST QUARTER TO THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 13 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1340.02 FEET TO THE POINT OF BEGINNING.

I DO FURTHER CERTIFY THAT:

1. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEPICTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER 17091C0145E, DATED 01-20-2016.
2. ALL LOT CORNERS HAVE BEEN STAKED (WITH SIGNS) IN SUCH MANNER BEGINNING MONUMENTED ACCORDING TO THE PLAT ACT AS AMENDED.
3. ALL BEARINGS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
4. THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.
5. THIS SUBDIVISION CONTAINS 17.03 ACRES.
6. THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BRADLEY.

DATED THIS 28th DAY OF OCTOBER, A.D. 2024.

MARK A. SCHOENHOLZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003703
LICENSE EXPIRES NOVEMBER 30, 2024



Lot Area Table

LOT #	AREA	LOT #	AREA	LOT #	AREA
16	14,000 sq.ft.	29	13,000 sq.ft.	42	10,000 sq.ft.
17	14,000 sq.ft.	30	13,000 sq.ft.	43	10,000 sq.ft.
18	14,000 sq.ft.	31	10,000 sq.ft.	44	13,000 sq.ft.
19	14,000 sq.ft.	32	10,000 sq.ft.	45	10,000 sq.ft.
20	14,000 sq.ft.	33	10,000 sq.ft.	46	10,000 sq.ft.
21	14,000 sq.ft.	34	10,000 sq.ft.	47	10,000 sq.ft.
22	13,740 sq.ft.	35	10,000 sq.ft.	48	10,000 sq.ft.
23	13,100 sq.ft.	36	10,000 sq.ft.	49	10,000 sq.ft.
24	10,000 sq.ft.	37	10,000 sq.ft.	50	10,000 sq.ft.
25	10,000 sq.ft.	38	10,000 sq.ft.	51	10,000 sq.ft.
26	10,000 sq.ft.	39	10,000 sq.ft.	52	10,000 sq.ft.
27	10,000 sq.ft.	40	10,000 sq.ft.	53	10,000 sq.ft.
				54	10,000 sq.ft.

EASEMENT PROVISIONS

Commonwealth Edison Company
and
Ameritech Illinois d.b.a. Illinois Bell Telephone Company, Grantees,

UTILITY EASEMENT

PROVISIONS FOR SIDEWALKS

SCALE: 1" = 60'

LEGEND

P.I.N. No. 17-09-22-320-034

MKA CIVIL ENGINEERING LAND SURVEYING
10 SCHOENHOLZ & ASSOCIATES
Professional Design Firm License # 184.001008
P. 815-933-8620 www.mka-llc.com F. 815-939-9890
245 N. INDUSTRIAL DRIVE | BRADLEY, IL 60915

DRAFTED BY: SCHOENHOLZ & SURVEY COMPANY
STARTED BY: CAS
JOB NUMBER: 24-312
SHEET 1 OF 1