

VILLAGE OF BRADLEY

RESOLUTION NO. R-8-21-2

A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR SUMMERFIELD
OF BRADLEY NORTH, UNIT 3

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 8th DAY OF November, 2021

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 8th day of Nov., 2021

RESOLUTION NO. R-8-21-2

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR
SUMMERFIELD OF BRADLEY NORTH, UNIT 3**

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, Curwick XI, LLC (the “Owner”), is the owner of certain property that is legally described and depicted on the Final Plat of Subdivision for Summerfield of Bradley North, Unit 3, 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, August 3, 2021, 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 Summerfield of Bradley North, Unit 3, 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 8th day of Nov., 2021.

TRUSTEES:

RYAN LEBRAN	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
BRIAN BILLINGSLEY	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
DARREN WESTPHAL	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
BRIAN TIERI	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
GRANT D. VANDENHOUT	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
GENE JORDAN	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>

VILLAGE PRESIDENT:

MICHAEL WATSON Aye - Nay - Absent -

TOTALS: Aye - 6 Nay - 0 Absent - 0

ATTEST:

Julie Tambling
JULIE TAMBLING, VILLAGE CLERK

APPROVED this 8th day of November, 2021.

Michael Watson
MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:

Julie Tambling
JULIE TAMBLING, 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 B-8-21-2, "A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR SUMMERFIELD OF BRADLEY NORTH, UNIT 3," which was adopted by the Village Corporate Authorities at a meeting held on the 8th day of Nov, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 8th day of Nov, 2021.

Julie Tambling

JULIE TAMBLING, VILLAGE CLERK

(SEAL)



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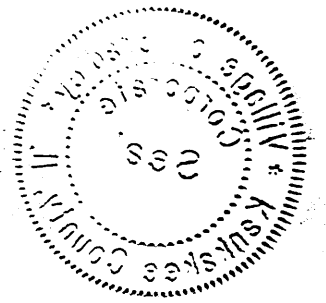


EXHIBIT A

IRREVOCABLE LETTER OF CREDIT

Village of Bradley
147 S. Michigan
Bradley, IL 60915

Amount: \$178,710.00
Issue Date: August 9, 2021
Issuer: Municipal Trust & Savings Bank
Letter of Credit No. XXXX
Customer: Curwick II, LLC
Subdivision: Summerfield of Bradley Unit 3

To whom it may concern:

We hereby establish and issue this irrevocable letter of credit in favor of the Village of Bradley (the "Village") in the aggregate amount of One Hundred Seventy-Eight Thousand Seven Hundred Ten Dollars and 00/100 (\$178,710.00) at the request of Curwick II, LLC (the "Customer").

This Letter of Credit is issued to secure the completion and installation of the following public improvements: streets, storm sewer, sanitary sewer, and backfill curb for the development of the Summerfield of Bradley Unit 3 Subdivision ("Subdivision") in accordance with the improvement plans and final plat for said Subdivision.

The funds secured by this letter of credit shall be available at the Bank, to be drawn upon by the Village at sight, without notice to, or the consent of, the Customer. All drafts so drawn must be marked drawn under our Letter of Credit No. XXXX. We confirm credit and hereby undertake that all drafts drawn and presented will be duly honored by us.

This letter of credit shall be valid and honored until the later of August 9, 2022 (the "Expiry Date") or thirty (30) days after the Village receives prior written notice of its expiration by certified mail, return receipt requested. This letter of credit shall not be cancelled prior to its Expiration Date without the expressed written consent of the Village, which shall be conditioned upon the Village's acceptance of all improvements secured hereby.

This letter of credit, prior to final acceptance by the Village of all improvements secured hereby, may be reduced by an amount equal to the value of such improvements completed, as certified by the Village Engineer, provided that the amount of the letter of credit shall not be reduced to an amount less than 25% of the costs of all improvements secured hereby. Notwithstanding the above, this letter of credit shall not be reduced in the event that, at any time, the funds remaining are insufficient to complete the improvements, as determined by the Village Engineer's estimate, taking into account such increased costs, if any, applicable to the work. All reductions to this letter of credit shall be approved by the Village, in writing.

This letter of credit is not transferable.

Yours truly,

Municipal Trust & Savings Bank

Catherine R. Boicken, President

Summerfield of Bradley Unit 3
Bradley, IL
Engineers Opinion of Cost for Letter of Credit



NO. ITEM	UNIT	QUANTITY	UNIT COST	COST
Streets				
* 1 Hot Mix Asphalt Surface Course, 1.5"	Sq Yd	7430	\$ -	\$ -
2 Remove and Replace Damaged Curb	Foot	20	\$ 40.00	\$800.00
3 Street Lights	Each	6	\$ 7,000.00	\$42,000.00
4 Street Name Signs/Stop Signs	L Sum	1	\$ 2,500.00	\$2,500.00
			Sub Total	\$45,300.00
Storm Sewer				
1 Clean Existing Structures and Pipe	L Sum	1	\$ 2,500.00	\$2,500.00
2 Grading and Shaping Ditches	Foot	2800	\$ 5.00	\$14,000.00
3 RCP Flared End Section, Ty. 1 - 12	each	2	\$ 1,400.00	\$2,800.00
4 RCP Storm Sewer, Ty. 1 - 12"	In.ft.	16	\$ 50.00	\$800.00
			Sub Total	\$20,100.00
Sanitary Sewer				
1 Duplex Ginder Basin Pump Station Package	Each	1	\$ 25,000.00	\$25,000.00
2 3" PVCForce Main	Foot	600	\$ 30.00	\$18,000.00
3 Testing Existing Sanitary Main and Manholes	L Sum	1	\$ 3,000.00	\$3,000.00
			Sub Total	\$46,000.00
Micellaneous				
1 Remove North Aggregate Access & Install Berm	L Sum	1	\$ 5,000.00	\$5,000.00
2 Backfill Curb	L Sum	1	\$ 5,000.00	\$5,000.00
3 ROW Frontage Trees	Each	100	\$ 300.00	\$30,000.00
4 Perimeter Silt Fence	Foot	2000	\$ 2.00	\$4,000.00
			Sub Total	\$44,000.00
* Work Completed				
Total Estimated Cost				\$155,400.00
Letter of Credit Amount (115%)				\$178,710.00



Table on 8-9-2021
Back on the Agenda
11-8-2021

Agenda Cover Memorandum

Meeting Date: August 9th, 2021

Fiscal Year: 2021

Agenda Item: Approval for the final plat of subdivision known as Summerfield of Bradley Unit 3

Item Type: Ordinance Resolution Other

Action Requested: Approval First Reading For Discussion Informational

Staff Contact: Name: Bruce Page
Phone: 815-936-5100 ext. 1111
Email: bepage@bradleyil.org

Internal Review
Initials
Date

Brief Summary: The applicant Curwick XI LLC is requesting approval of the final plat in the Summerfield subdivision of Bradley Unit 3. This plat follows the lot layout of the original preliminary plat of Summerfield approved in 2005. Most of the improvements are installed and MG2A has compiled a punch list for improvements that will be required to be installed prior to approval of the final plat. In lieu of the improvements being completed, the Village of Bradley will require an unconditional letter of credit by the developer to complete the needed improvements. The letter of credit in the amount of \$178,710 which is 115% of MG2A engineers' opinion of cost, has been submitted 8/9/21. The Planning and Zoning commission met on Aug. 3rd, 2021 and has passed a recommendation for approval of : 7 yay and 0 nays.

Approval of Ordinance

Supporting Documents: The packet presented to the Planning and Zoning commission

Financial (if applicable)

Is this a budgeted item? Yes No Requires Budget Amendment

Line Item: Title:

Amount Budgeted: