

VILLAGE OF BRADLEY

RESOLUTION NO. R-01-26-01

A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
(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 January, 2026

RESOLUTION NO. R-01-26-01

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
(1604 N. State RTE 50, Bourbonnais, IL 60914)**

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, Core Bradley LLC (the “Owner”), is the owner of certain property that is legally described and depicted on the Final Plat of Subdivision, attached hereto as Exhibit A and fully incorporated herein (the “Plat of Subdivision”); and

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

WHEREAS, on Tuesday, January 6, 2026, 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 Plat of Subdivision; 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 Plat of Subdivision 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, 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 Plat of Subdivision 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 Plat of Subdivision, 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 Plat of Subdivision 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.

[Intentionally Blank]

PASSED by the Board of Trustees on a roll call vote on the 12th day of January, 2026.

TRUSTEES:

RYAN LEBRAN	Aye - <u>4</u>	Nay - <u> </u>	Absent - <u> </u>
BRIAN BILLINGSLEY	Aye - <u> </u>	Nay - <u> </u>	Absent - <u>1</u>
DARREN WESTPHAL	Aye - <u>1</u>	Nay - <u> </u>	Absent - <u> </u>
BRIAN TIERI	Aye - <u>1</u>	Nay - <u> </u>	Absent - <u> </u>
GRANT D. VANDENHOUT	Aye - <u>1</u>	Nay - <u> </u>	Absent - <u> </u>
GENE JORDAN	Aye - <u>1</u>	Nay - <u> </u>	Absent - <u> </u>

VILLAGE PRESIDENT:

MICHAEL WATSON Aye - Nay - Absent -

TOTALS: Aye - 5 Nay - 0 Absent - 1

ATTEST:



KHAMSEO NELSON, VILLAGE DEPUTY CLERK

APPROVED this 12th day of January, 2026.



MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:

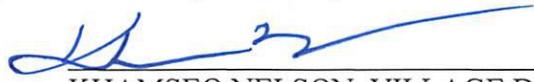


KHAMSEO NELSON, VILLAGE DEPUTY CLERK

STATE OF ILLINOIS)
) §§
COUNTY OF KANKAKEE)

I, Khamseo Nelson, Village 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-01-26-01, "A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION (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

Final Plat of Subdivision



LOCATION MAP
NOT TO SCALE

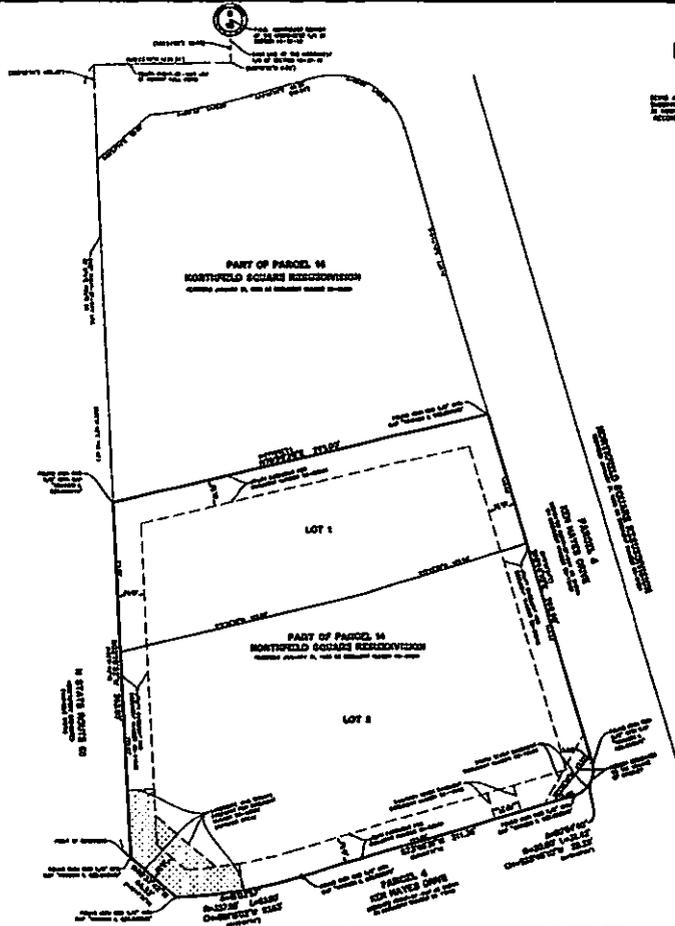
SUBMITTED BY/RETURN TO:
[Name and address information]

SURVEY PREPARED FOR:
[Name and address information]

LAND SURVEYOR:
[Name and address information]

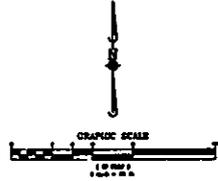
SURVEYOR'S NOTES

1. CONTAINS ALL NOTES OF THIS AND OTHER SURVEYS...
2. THE PROPERTY IS TO BE DIVIDED INTO LOTS...
3. THE SURVEYOR HAS BEEN ADVISED THAT THE...
4. THE SURVEYOR HAS BEEN ADVISED THAT THE...



FINAL PLAT
OF
DUTCH BROS BRADLEY
RESUBDIVISION

THIS IS A REPRESENTATION OF THE SURVEY AS PERMITTED BY THE STATE OF MASSACHUSETTS...
IT IS HEREBY CERTIFIED THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE...
RECORDS OF THE COUNTY OF WORCESTER, MASSACHUSETTS.



BASIS OF BEARINGS
[Text describing the basis of bearings used in the survey]

EXISTING PIN
[Text describing the location of an existing pin]

ADDRESS
[Text describing the address of the property]

EXISTING PROPERTY AREA
[Text describing the existing property area]

PROPOSED PROPERTY AREA
[Text describing the proposed property area]

Manhard CONSULTING
DUTCH BROS BRADLEY RESUBDIVISION
GRADLEY, MASSACHUSETTS
FINAL PLAT OF RESUBDIVISION
1-2