

VILLAGE OF BRADLEY

ORDINANCE NO. O-12-24-01

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(458 N. Kennedy Dr. Bradley, IL 60915)

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

ORDINANCE NO. 0-12-2401

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(458 N. Kennedy Dr. Bradley, IL 60915)**

WHEREAS, the President and Board of Trustees of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the health, safety, and welfare of its citizens; and

WHEREAS, the land commonly known as 458 N. Kennedy Dr. Bradley, IL 60915 (the "Subject Property"), is located within the corporate boundaries of the Village; and

WHEREAS, the Subject Property is presently zoned B-2 (Commercial); and

WHEREAS, Tarek Hijab, (the "Applicant"), filed an application seeking a special use permit to allow for the operation of Used Car Sales on the Subject Property (the "Special Use Permit"); 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, December 17, 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 approve the Applicant's request for a Special Use Permit, the findings of fact and recommendation 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 as set forth in Exhibit 1; and

WHEREAS, the President and Board of Trustees of the Village have determined that amending and restating the Original Ordinance to amend the conditions on the Special Use Permit, as requested by the Applicant, is in the best interest of the Village and its citizens.

NOW THEREFORE, BE IT ORDAINED 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 Ordinance 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 approve and adopt the applicant's request for a Special Use Permit for Used Car Sales, subject to the following conditions and restrictions:

1. The subject property will need to comply with all other applicable requirements of the B-2 District.
2. The hours of operation will be Monday – Saturday 9:00 AM to 6:00 PM.
3. There will be no repairs done on site with the exception of changing a vehicle's starting battery.
4. There will be one (1) full-time employee, with an additional employee to be added if sales warrant the need.
5. A final asphalt layer will be installed by the applicant to be completed by July 31, 2025.

SECTION 3. That the Village Clerk is hereby instructed to record a certified copy of this ordinance with the office of the Kankakee County Recorder of Deeds.

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

SECTION 5. That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 6. That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 7. That this Ordinance 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 23rd day of December, 2024.

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:


KELLI BRZA, VILLAGE CLERK

APPROVED this 23rd day of December, 2024.


MICHAEL WATSON, VILLAGE PRESIDENT

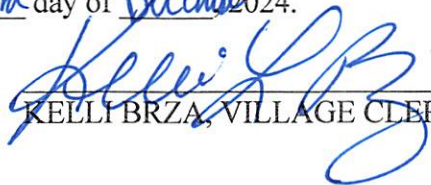
ATTEST:


KELLI BRZA, VILLAGE CLERK
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 Ordinance number 0-12-24-01, "An Ordinance Approving a Special Use Permit for Certain Property Within the Village of Bradley, Kankakee County, Illinois (458 N. Kennedy Dr. Bradley, IL 60915)," 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 1

**Plan Commission Findings of Fact and
Recommendation of Approval**