

VILLAGE OF BRADLEY

ORDINANCE NO. O-5-14-6

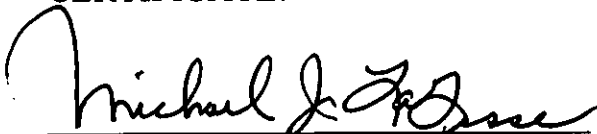
AN ORDINANCE APPROVING A FINAL PLAT  
OF MINOR SUBDIVISION FOR THE JVJ SUBDIVISION

ADOPTED BY THE  
BOARD OF TRUSTEES  
VILLAGE OF BRADLEY

This 12 day of MAY, 2014

Published in pamphlet form by authority of the Board of Trustees of the Village of  
Bradley, Kankakee County, Illinois, this 12 day of MAY,  
2014.

CERTIFICATE:

  
Michael J. LaGesse, Village Clerk

**ORDINANCE NO. O-5-14-6**

**AN ORDINANCE APPROVING A FINAL PLAT  
OF MINOR SUBDIVISION FOR THE JVJ SUBDIVISION**

**WHEREAS**, on May 6, 2014, the Village of Bradley Planning and Zoning Commission (“Plan Commission”) held a public hearing on the application of Oak Park Holdings, LLC (“Petitioner”) seeking approval of a Final Plat of Minor Subdivision for the JVJ Subdivision (“Final Plat”), which Final Plat is incorporated herein by reference as though fully set forth; and

**WHEREAS**, the Plan Commission recommended approval of the Final Plat by a vote of nine (9) in favor and zero (0) opposed; and

**WHEREAS**, the President and Board of Trustees of the Village of Bradley (“Village”) have received the findings of the Plan Commission with respect to the Final Plat; and

**WHEREAS**, the Final Plat must be approved in final form by ordinance pursuant to Section 8, Division 12 (Plan Commissions) of the Illinois Municipal Code, and Section 1, Division 15 (Approval of Maps and Plats) of the Illinois Municipal Code, 65 ILCS 5/11-12-8 (2009) and 65 ILCS 5/11-15-1 (2009) respectively; and

**WHEREAS**, the President and Board of Trustees approve and adopt the findings and recommendation of the Plan Commission with respect to the Final Plat as though set forth in full herein.

**NOW, THEREFORE, BE IT ORDAINED** by the President and the Board of Trustees of the Village of Bradley, Kankakee County, Illinois:

**Section 1. Recitals Incorporated.** The above recitals are incorporated into this Ordinance and shall have the same force and effect as though fully set forth herein.

**Section 2. Subdivision Approval.** The Petitioner’s application for approval of the Final Plat of Minor Subdivision for the Page Subdivision is hereby approved for the property legally described below:

See Exhibit A, Legal Description.

Commonly known as: SW corner of Route 50 and St. George Road in the Village of Bradley, Illinois (hereinafter referred to as “Subject Property”)

**Section 3. Authorization to Record Plat.** The Petitioner is hereby authorized to record the Final Plat with the Recorder of Deeds of Kankakee County at the Petitioner’s expense subject to the conditions set forth in Section 4 below. The Petitioner shall comply with the conditions set forth in Section 4 below prior to the recording of the Final Plat. In addition, the Petitioner shall comply with the correspondence submitted at the public hearing from the Illinois

Department of Natural Resources (“IDNR”) regarding the proposed subdivision and construction in the floodway and any applicable IDNR regulations.

**Section 4. Conditions of Final Plat of Subdivision Approval.** The approvals granted herein are subject to the following conditions and requirements:

1. Prior to the recording of the Final Plat, the Petitioner shall provide an unconditional letter of credit or cash deposit to insure construction of, and guarantee completion of, all improvements shown on the final engineering plans. The total security amount must be approved by the Village. The format and terms of the applicable security must be approved by the Village Attorney.
2. Prior to the recording of the Final Plat, the Petitioner shall revise, delete and add such easements as needed to agree with the approved final engineering plans and specifications prior to recording the final plat.
3. The Petitioner shall provide documentation from the Illinois Department of Natural Resources indicating that the proposed subdivision is in compliance with all floodway and floodplain requirements, if applicable.
4. If applicable, the Petitioner shall submit a demolition plan and schedule for removal of any structures located on the Subject Property. The plan shall include proper abandonment of utility service connections and must be approved by the Village’s Department of Building Standards.
5. The Petitioner shall pay required platting fees prior to recording the final plat.
6. The approvals set forth in this Ordinance are subject to all conditions and requirements set forth in Village’s Code of Ordinances and Village’s Zoning Ordinance, as amended, and to all supporting documents and exhibits contained as a part of the record, except as specifically approved as part of the Final Plat.

**Section 5. Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provisions of this Ordinance. All existing ordinances of the Village of Bradley are hereby repealed insofar as they may be inconsistent with the provisions of this Ordinance.

**Section 6. Effective Date.** The Clerk of the Village of Bradley shall certify to the adoption of this Ordinance and shall cause it to be published in pamphlet form and this Ordinance shall take effect upon its approval and publication in pamphlet form as so certified.

PASSED this 12 day of MAY, 2014.


TRUSTEES:

Jerry Balthazor:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Robert Redmond:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Lori Gadbois:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
George Golwitzer:	Aye - <input type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input checked="" type="checkbox"/>
Melissa Carrico:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Eric Cyr:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>

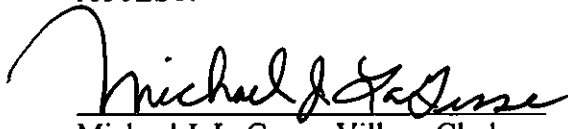
Bruce Adams: Aye -  Nay -  Absent -

TOTALS: AYE - 5 NAY - 0 ABSENT - 01

APPROVED this 12 day of MAY, 2014

  
Bruce Adams, President of the Board of  
Trustees of the Village of Bradley

ATTEST:

  
Michael J. LaGesse, Village Clerk

## EXHIBIT A

### LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE ON A RECORD BEARING OF SOUTH 89 DEGREES 07 MINUTES 10 SECONDS WEST 3935.46 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 9; THENCE NORTH 02 DEGREES 06 MINUTES 21 SECONDS WEST 1325.72 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 50 PER DOCUMENT NUMBER 2001-20684 THE FOLLOWING 5 COURSES AND DISTANCES: THENCE NORTH 87 DEGREES 37 MINUTES 11 SECONDS EAST 148.27 FEET; THENCE NORTH 15 DEGREES 45 MINUTES 54 SECONDS EAST 383.61 FEET; THENCE NORTHEASTERLY ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 7330.00 FEET, AN ARC DISTANCE OF 610.56 FEET AND A CHORD BEARING OF NORTH 13 DEGREES 22 MINUTES 43 SECONDS EAST; THENCE NORTH 04 DEGREES 38 MINUTES 10 SECONDS EAST 135.43 FEET; THENCE NORTH 02 DEGREES 23 MINUTES 09 SECONDS WEST 181.16 FEET TO THE SOUTH LINE OF St. GEORGE ROAD AS DEDICATED BY DOCUMENT 2001-20685; THENCE SOUTH 89 DEGREES 01 MINUTES 49 SECONDS WEST 314.98 FEET TO THE EAST LINE OF PARCEL 3EB0004 AS DESCRIBED IN CONDEMNATION CASE 87-ED-5; THENCE SOUTH 32 DEGREES 36 MINUTES 17 SECONDS WEST, 7.89 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 3EB0004, BEING ALSO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF S.B.I. ROUTE 49 (ILLINOIS ROUTE 50); THENCE SOUTH 7 DEGREES 52 MINUTES 47 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 284.93 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED AS PARCEL 3 IN THE RELEASE OF HIGHWAY DEDICATION CERTIFICATE, RECORDED AS DOCUMENT NUMBER 2006-19167; THENCE NORTH 82 DEGREES 05 MINUTES 22 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL 3 AND THE NORTH LINE OF PARCEL 2 AS DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER 2006-03594, 90.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2, BEING ALSO A POINT ON THE EAST RIGHT-OF-WAY OF THE CANADIAN NATIONAL RAILWAY (FORMERLY THE ILLINOIS CENTRAL RAILROAD); THENCE SOUTH 7 DEGREES 54 MINUTES 38 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CANADIAN NATIONAL RAILWAY, 39.14 FEET; THENCE SOUTH 07 DEGREES 52 MINUTES 38 SECONDS WEST, 584.49 FEET ALONG THE EAST RIGHT OF WAY LINE OF THE SAID CANADIAN NATIONAL RAILWAY TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 2; THENCE SOUTH 81 DEGREES 59 MINUTES 07 SECONDS EAST 50.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 2, BEING ALSO A POINT ON THE WEST LINE OF SAID PARCEL 3; THENCE SOUTH 07 DEGREES 52 MINUTES 38 SECONDS WEST 89.05 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 01 DEGREES 08 MINUTES 22 SECONDS EAST 121.22 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 02 DEGREES 05 MINUTES 22 SECONDS EAST 171.16 FEET ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 87 DEGREES 54 MINUTES 38 SECONDS EAST 90.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 02 DEGREES 06 MINUTES 21 SECONDS EAST 1.44 FEET TO THE POINT OF BEGINNING IN KANKAKEE COUNTY, ILLINOIS.