VILLAGE OF BRADLEY

ORDINANCE NO. O-06-24-03

AN ORDINANCE GRANTING FRONT AND SIDE YARD VARIANCE REQUESTS FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(142 N. Fulton Ave. Bradley, IL 60914)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 10th DAY OF June, 2024

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley, Kankakee County, Illinois this 10th day of June, 2024

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(142 N. Fulton Ave. Bradley, IL 60914)

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 142 N. Fulton Ave. Bradley, IL 60914 and bearing the current PIN: 17-09-29-217-009 (the "Subject Property"), is located within the corporate boundaries of the Village; and

WHEREAS, the Subject Property is presently zoned R-4 (Single Family Residence); and

WHEREAS, the Subject Property is presently owned by Page Properties of IL 2, LLC (the "Applicant"); and

WHEREAS, the Applicant previously filed an application with the Village seeking the following front and side yard variances for the Subject property in order to make the existing conditions of the Subject Property legal conforming under the Villages zoning ordinance:

- Reduce the required front yard to 10.5 feet.
- Reduce the required combined side yard to 5.2 feet with each side yard being 2.6 feet (collectively the "Variances").

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 May 7, 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 and grant the Variances, as set forth in the Plan Commission's 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 granting the Variances 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 grant the following Variances on the Subject Property for the purposes of rendering it legal conforming under its current configuration and conditions:

- Reduce the required front yard to 10.5 feet.
- Reduce the required combined side yard to 5.2 feet with each side yard being 2.6 feet.

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 10th day of June, 2024.

TRUSTEES:

RYAN LEBRAN	Aye – ✓	Nay – ____	Absent – ____
BRIAN BILLINGSLEY	Aye – ✓	Nay – ____	Absent – ____
DARREN WESTPHAL	Aye – ✓	Nay – ____	Absent – ____
BRIAN TIERI	Aye – ✓	Nay – ____	Absent – ____
GRANT D. VANDENHOUT	Aye – ____	Nay – ____	Absent – ✓
GENE JORDAN	Aye – ✓	Nay – ____	Absent – ____

VILLAGE PRESIDENT:

MICHAEL WATSON	Aye – ____	Nay – ____	Absent – ____
TOTALS:	**Aye –** 5	**Nay –** Ø	**Absent –** 1

ATTEST:

KELLI BRZA, VILLAGE CLERK

APPROVED this 10th day of June, 2024.

MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:

KELLI BRZA, VILLAGE CLERK
CLERK

Kaukauna Public Library
Kaukauna, Wisconsin

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 O-0624-03 "AN ORDINANCE GRANTING FRONT AND SIDE YARD VARIANCE REQUESTS FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (142 N. Fulton Ave. Bradley, IL 60914)," which was adopted by the Village Corporate Authorities at a meeting held on the 10th day of June, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 10th day of June, 2024.

KELLI BRZA, VILLAGE CLERK

(SEAL)

EXHIBIT 1

Plan Commission Findings of Fact and Recommendation of Approval

FINDINGS OF FACT AND RECOMMENDATION OF APPROVAL FOR PROPOSED FRONT AND SIDE YARD VARIANCE REQUESTS IN THE VILLAGE OF BRADLEY, ILLINOIS.

On Tuesday, June 4, 2024, at 6:30 p.m., at the Bradley Village Hall, 147 S. Michigan Avenue, Bradley, Illinois 60915, the Village of Bradley Planning and Zoning Commission conducted a public hearing, with public notice having been duly given for the same. At that hearing, the Planning and Zoning Commission considered whether to recommend approval or denial of the following front and side yard variances for the property commonly known as 142 N. Fulton Ave. Bradley, IL 60914, which variances would make the existing conditions of said property legal conforming under the Villages zoning ordinance:

- Reduce the required front yard to 10.5 feet.
- Reduce the required combined side yard to 5.2 feet with each side yard being 2.6 feet.

Having heard and considered all of the evidence presented at the hearing and being fully advised in the premises, the Planning and Zoning Commission hereby finds that the request is appropriate, consistent with the Village's comprehensive plan, and in the best interests of the Village. The Planning and Zoning Commission hereby recommends that the Corporate Authorities of the Village approve the request as presented.

PASSED this 4th day of June, 2024, by roll call vote.

	Aye	Nay	Absent
Ryland Gagnon (Chairman)	X		
Charlene Eads (Secretary)	X		
James Guiss	X		
Rick White	X		
Bill Bodemer	X		
Michael Williams	X		
Robert Redmond	X		