

VILLAGE OF BRADLEY

RESOLUTION NO. R-02-24-01

A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR THE VILLAGE
SQUARE SHOPPING CENTER

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 12 DAY OF February, 2024

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 12 day of February, 2024

RESOLUTION NO. R-02-24-01

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR THE
VILLAGE SQUARE SHOPPING CENTER**

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, Langham Creek Partners LP (the “Owner”), is the owner of certain property that is legally described and depicted on the Final Plat of Village Square Shopping Center, 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, January 2, 2024, and Tuesday, February 6, 2024, 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 the Village Square Shopping Center, 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 12 day of February, 2024.

TRUSTEES:	Aye	Nay	Absent
RYAN LEBRAN	<u>✓</u>	_____	_____
BRIAN BILLINGSLEY	<u>✓</u>	_____	_____
DARREN WESTPHAL	<u>✓</u>	_____	_____
BRIAN TIERI	<u>✓</u>	_____	_____
GRANT D. VENDENHOUT	<u>✓</u>	_____	_____
GENE JORDAN	_____	_____	<u>✓</u>

VILLAGE PRESIDENT:

MICHAEL WATSON Aye – _____ Nay – _____ Absent – _____

TOTALS: Aye – 5 Nay – _____ Absent – 1

ATTEST:

Kelli Brza

 KELLI BRZA, VILLAGE CLERK

APPROVED this 12 day of February, 2024.

Michael Watson

 MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:

Kelli Brza

 KELLI BRZA, 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 **R-02-24-01**, "A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR THE VILLAGE SQUARE SHOPPING CENTER," which was adopted by the Village Corporate Authorities at a meeting held on the 12 day of February, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 12 day of February, 2024.



KELLI BRZA, VILLAGE CLERK



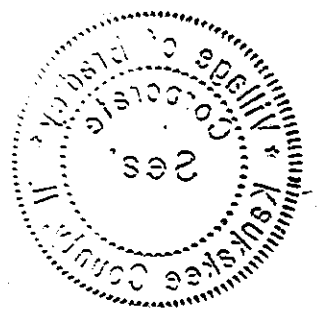


EXHIBIT A
Final Plat of Subdivision
Village Square Subdivision

VILLAGE SQUARE SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS

OWNERSHIP & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANKAKEE)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED IN THIS PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, RECORDED AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

PURSUANT TO THE EIGHT SEVEN, THE UNDERSIGNED STATES THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE ABOVE DESCRIBED SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE BRADLEY SCHOOL DISTRICT #61 AND BRADLEY BOURBONNAIS COMMUNITY HIGH SCHOOL DISTRICT #1ST OF KANKAKEE COUNTY, ILLINOIS.

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANKAKEE)

APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS AT A MEETING HELD ON THIS _____ DAY OF _____ 2023.

BY: _____
PRESIDENT

ATTEST: _____
CLERK

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANKAKEE)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THIS OWNERSHIP & SCHOOL DISTRICT CERTIFICATE ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS SHOWN HEREON AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANKAKEE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS AT A MEETING HELD ON THIS _____ DAY OF _____ 2023.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANKAKEE)

I, DAN HENDRICKSON, COUNTY CLERK OF KANKAKEE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES OF SPECIAL ASSESSMENTS, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANKAKEE)

APPROVED BY THE VILLAGE ENGINEER OF BRADLEY, ILLINOIS, ON THIS _____ DAY OF _____ 2023.

JOEL GREER, ENGINEER
P.E. #02-062541

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANKAKEE)

COMMENCING AT A POINT 243.9 FEET EAST AND 37.0 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANKAKEE COUNTY, ILLINOIS; SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING; THENCE NORTH 9 DEGREES 27 MINUTES 24 SECONDS EAST 375.0 FEET TO POINT; THENCE NORTH 53 DEGREES 44 MINUTES 28 SECONDS EAST 384.8 FEET TO A POINT; THENCE NORTH 9 DEGREES 54 MINUTES 12 SECONDS EAST 181.81 FEET TO A POINT; THENCE SOUTH 89 DEGREES 34 MINUTES 49 SECONDS EAST 328.8 FEET TO A POINT; THENCE SOUTH 11 DEGREES 02 MINUTES 30 SECONDS WEST 152.79 FEET TO A POINT; THENCE SOUTH 88 DEGREES 34 MINUTES 45 SECONDS EAST 229.94 FEET TO A POINT; THENCE SOUTH 90 DEGREES 34 MINUTES 12 SECONDS WEST 417.88 FEET TO A POINT; THENCE NORTH 88 DEGREES 34 MINUTES 45 SECONDS WEST 208.185 FEET TO A POINT; THENCE SOUTH 5 DEGREES 54 MINUTES 12 WEST 209.0 FEET TO A POINT; THENCE NORTH 88 DEGREES 34 MINUTES 45 SECONDS WEST 484.73 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM COMMENCING AT A POINT 243.9 FEET EAST AND 37.0 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANKAKEE COUNTY, ILLINOIS; THENCE NORTH 9 DEGREES 27 MINUTES 24 SECONDS EAST 483 FEET TO A POINT; SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING; THENCE NORTH 5 DEGREES 57 MINUTES 28 SECONDS EAST 324.8 FEET TO A POINT; THENCE NORTH 53 DEGREES 44 MINUTES 28 SECONDS EAST 328.83 FEET TO A POINT; THENCE SOUTH 12 DEGREES 02 MINUTES 30 SECONDS WEST 138.81 FEET TO A POINT; THENCE NORTH 89 DEGREES 34 MINUTES 45 SECONDS WEST 283.9 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANKAKEE COUNTY, ILLINOIS; THE DETAILED DESCRIPTION OF THE TRACT IS AS FOLLOWS COMMENCING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. ROUTE 50; SAID POINT BEING 462 FEET NORTH OF THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANKAKEE COUNTY, ILLINOIS; THENCE NORTH 89 DEGREES 34 MINUTES 45 SECONDS WEST 159.99 FEET TO A POINT; THENCE NORTH 90 DEGREES 42 MINUTES 12 SECONDS EAST 159.99 FEET TO A POINT; THENCE SOUTH 89 DEGREES 34 MINUTES 45 SECONDS EAST 159.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. ROUTE 50; THENCE SOUTH 90 DEGREES 04 MINUTES 12 SECONDS WEST 159.99 FEET TO THE POINT OF BEGINNING.

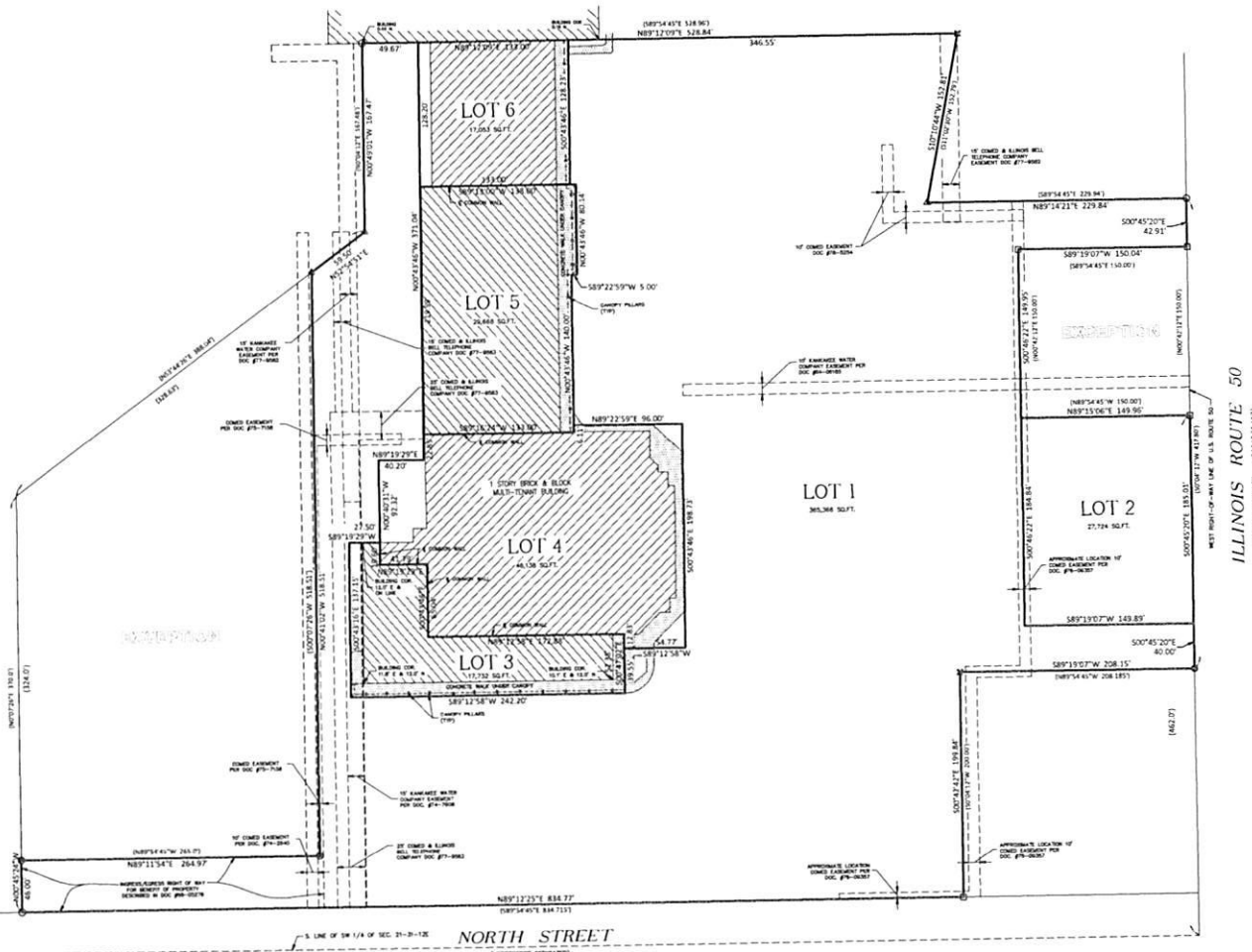
I DO FURTHER CERTIFY THAT

- NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 17062C012E, DATED 09-26-2016.
- ALL LOT CORNERS HAVE BEEN STAKED WITH 5/8 INCH BY 24 INCH IRON RODS, OR MONUMENTS ACCORDING TO THE PLAT ACT AS MENTIONED.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.
- THIS SUBDIVISION CONTAINS 11.36 ACRES.
- THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS.

DATED THIS 16th DAY OF NOVEMBER, A.D. 2023.



MARK A. SCHEMPHYLZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-03115 LICENSE EXPIRES NOVEMBER 30, 2024



- ### LEGEND
- FOUND OUT CROSS
 - FOUND IRON PIPE
 - FOUND IRON ROD
 - FOUND IRON NAIL
 - SET AND BAIL
 - SET IRON ROD
 - MEASURED DATA
 - RECORDED DATA

MGA CIVIL ENGINEERING SURVEYING

M GINGERSCH GEREALX & ASSOCIATES
Professional Design Firm License # 104 001508
P. 815-939-8821 www.mga.com F. 815-939-8810
240 N. INDUSTRIAL DRIVE | BRADLEY, IL 62015

JOB NUMBER: 23-118 DR BY: CAL SHEET: 1 OF 1



Agenda Cover Memorandum

Meeting Date: February 12th, 2024

Fiscal Year: 2023-2024

Agenda Item: Planning and Zoning recommendation to approve a final plat of subdivision

Item Type: Ordinance Resolution Other

Action Requested: Approval First Reading For Discussion Informational

Staff Contact: Name: Bruce Page - Community Development Director

Phone: 815-936-5100 ext. 1111

Email: bepage@bradleyil.org

Internal Review
Initials
Date

Summary: On February 6th, 2024 the Planning and Zoning commission held a regular meeting and is recommending to the Village Board an approval of the final plat of subdivision for the Village Square shopping center.

Is this a budgeted item? Yes No Requires Budget Amendment

Line Item: Title: MFT

Amount Budgeted:



147 South Michigan Avenue ♦ Bradley Illinois 60915
Phone 815.936.5100 ♦ Fax: 815.933.9196 ♦ www.bradleyil.org

Agenda
Planning and Zoning Commission

Regular Meeting 147 SOUTH MICHIGAN, Bradley, Il.

February 6th, 2024

6:30 p.m.

Chairman: Ryland Gagnon

Secretary: Charlene Eads

Members: James Guiss, Rick White, Bill Bodemer, Michael Williams, Robert Redmond

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: Regular Meeting Minutes January 2nd, 2024
5. Public Comment
6. New Business:
7. Unfinished Old Business
 - a. Final Plat of Subdivision, Village Square shopping center
8. Announcements
 - Chairman
 - Commission Members
 - Staff

Posted February 2nd, 2024.

Mayor
Michael M. Watson

Clerk
Kelli Brza

Board of Trustees
Ryan LeBran Brian Tieri
Darren Westphal Grant VandenHout
Brian Billingsley Gene Jordan

Village of Bradley Planning and Zoning Commission Meeting Minutes for January

2nd 2024 at 147 S Michigan Ave., Bradley, IL 60915

Members:

Chairman: Ryland Gagnon

Secretary: Charlene Eads

Members: James Guiss, Rick White, Michael Williams,

Robert Redmond, Bill Bodemer, Charlene Eads and Ryland Gagnon

Call to Order:

Chairman Ryland Gagnon called meeting to order at 6:30pm

Pledge of Allegiance:

The Pledge of Allegiance was recited by all

Roll Call:

Secretary Charlene Eads Called the roll. All members of the PZC were present except Mr. Bodemer. Secretary Eads indicated a quorum. Chairman Gagnon reminded all that the meeting is being recorded

Approval of Minutes:

Approval of Minutes Regular Meeting Minutes- November 7th, 2023:

Chairman Gagnon asked for a motion to approve the Minutes. Mr. Guiss motioned to approve the minutes and Mr. Williams second the motion. Ms Eads called the roll and all members present of the PZC approved the minutes except Mr. White who abstained. The motion passed and minutes was approved.

Approval of Minutes for the Special Meeting on November 14th, 2023 Special Meeting:

Chairman Gagnon asked for a motion to approve the Minutes. Motion was made and Ms Eads called the roll and all members present of the PZC approved the minutes for the Special Meeting on November 14th 2023.

Public Comment:

There were no comments

New Business:

- a. Proposed amendment of sec.60 Article 1. Sec 60-4 definition "homeless shelter"**
- b. Final Plat of Subdivision, Village Square Shopping Center**
- c. Final Plat of Subdivision, 315 Tif Unit 1**
- d. Final Plat of Subdivision, 315 Tif Unit 2**
- e. Final Plat of Subdivision, 315 Tif Unit 3**
- f. Final Plat of Subdivision, 315 Tif Unit 4**
- g. Final Plat of Subdivision, 315 Tif Unit 5**
- h. Final Plat of Subdivision, 315 Tif Unit 6**

Mr. Gagnon made a motion to open up a discussion for the Proposed amendment of sec.60 Article 1. Sec 60-4 definition "homeless shelter". Mr. Guiss made the motion to open the meeting and Mr. Redmond second the motion. Ms. Eads called the roll and all members of the PZC present approved the motion. The motion Passed.

Mr Bruce Page gave clarification on the proposed amendment and He gave the meaning of a homeless shelter which included that families or homeless individuals are provided with congregate style lodging either with or without meals and ancillary services on the premises. For the purpose of this definition the word "lodging" s intended and shall be construed to include, without limitation, both the provision of daytime shelter and /or services, and / or the provision of overnight sleeping accommodations, regardless of whether daytime and overnight time accommodations are provided on the same property

or within the same facility. The definition of “homeless shelter” set forth herein is not intended to include any permanent residences.

Mr. Gagnon asked if there was any request or questions from the Public. There was none.

Mr. Gagnon asked for a motion to approve. Mr. Williams motioned and Ms. Eads second the motion.

Mr. Gagnon asked if there needs to be finding and facts read for the item. Mr Page asked to recess the motion for now to obtain the finding and facts to be read for the item. The item was put on hold.

Mr. Gagnon asked for motion to recess. Motion was second by Guiss and the motion passed.

Mr. Gagnon asked for a motion to open up the discussion for the second item on the agenda. The Final Plat of Subdivision, Village Square Shopping Center. Mr. Guiss made the motion and Mr. Redmond second the motion. Secretary Eads called the roll and all members present at the PZC approved the motion. Mr. Page asked for a motion to table this discussion for the item and turn back to the attorneys to review a contract language issue. Mr Gagnon asked for a motion. Mr. Guiss made a motion. Mr. Williams second the motion. Ms Eads called the roll and all members present agreed to table the meeting.

Mr. Gagnon asked for a motion to open the Final Plat of Subdivision, 315 Tif Unit 1. Mr. Guiss motion and Mr. White second the motion. Ms. Eads called the roll and all members present agreed to the motion.

Mr. Bruce read the background of the proposal. The applicant who is the Village of Bradley has purchased the plot and is requesting a final plat of subdivision of newly acquired property named 315 TiF Unit 1

Mr Page said that these are all properties that the Village of Bradley has purchased and that there are future plans and developments and improvements to enhance the quality and character to the village of Bradley. Mr Page said it has to be partialized, giving a lot and a name in order to be in the TIF district. The naming of the lot will allow it to be included in the TIF funds.

Mr. Gagnon asked for a motion to open up TIF # 2. Williams made the motion and Mr. Guiss second the motion. Ms. Eads called the roll and motion passed.

Mr Gagnon asked for a motion to close TIF # 2 meeting Mr. Guiss motions. Williams second. Ms Eads called the roll and all members present approved the motion to close.

Mr. Gagnon asked for a motion to approve. Mr. Guiss motion to approve. Ms Eads second the motion and called the roll. All members present approved. Motion passed.

Mr. Gagnon asked for a motion to open up the discussion for Tif #3 Mr. White made the motion and Mr. Redmond second. Ms Eads called the roll and motion passed.

Mr. Gagnon asked if there were questions. There was none.

Gagnon asked for a motion to close the meeting after PZC reviewed the page for TIF 3.

Mr. Williams made the motion and Mr. Guiss second. Motion to approve was made by Mr. Redmond and Mr. White second the motion. Motion passed by all members present.

Mr Gagnon asked for a motion to open up the discussion for Tif 4. Mr. Williams made a motion to close Tif 4 Mr. Redmond second the motion. Ms. Eads called the roll and motion passed. Mr. Guiss made the motion to approve Tif 4 and Ms. Eads second the motion. There was no discussion and all members of the PZC motion approved.

Mr. White motion to open Tif # 5 and Mr. White made the motion and Mr. Redmond 2nd the motion. Motion passed. Mr. Gagnon asked for a motion to approve after PZC had reviewed it and Mr. Page gave a background. Mr. Gagnon asked for a motion to close the meeting. Mr. White made a motion to close the meeting. Mr. Guiss second the motion. Ms. Eads called the roll and all members present approved the motion.

Mr. Gagnon asked for a motion to approve or disapprove. Mr. White made a motion to approve. Mr. Guiss second the motion. All members present approved and motion passed.

Mr. Gagnon asked for a motion to open up Tif 6 request. Mr. William made the motion and Mr. Redmond second the motion. Ms Eads called the roll and all members present passed the motion. Mr. Bruce read the background. Mr. Gagnon asked for a motion to close the meeting for Tif 6. Mr. Redmond made the motion. Mr. Guiss second the motion and the motion passed. Mr. Gagnon asked for motion to approve or disapprove Mr. White motion to approve . Mr. Guiss second the motion. All members present approved the motion.

Mr Gagnon asked for a motion to open up the discussion that was tabled. Proposed amendment of sec.60 Article 1. Sec 60-4 definition “homeless shelter”. Mr. William made a motion to reopen the discussion that was originally table. Mr. Guiss second the motion and the motion passed. Ms. Eads called the roll and all members present approved the motion. Mr. Gagnon asked for the finding and facts. Mr. Page read the findings and facts of the proposal. Mr. Gagnon asked for a motion to approve or disapprove to change the definition of a homeless shelter. Mr. Redmond motion to approve and Mr. Gagnon second the motion. Ms. Eads called the roll and all members present approved the motion.**Unfinished/Old Business**

There was none

Announcements:

There was none

Adjournment:

Mr. Gagnon asked for a motion to adjourn. Mr. Guiss made the roll and Mr Gagnon second the motion and all members of the PZC approved.

Meeting was adjourned at 7:18pm



Village of Bradley
Community Development Department

111 N Michigan • Bradley, IL 60915 • 815-936-5100 • Fax 815-933-5068
www.bradleyil.org • E-mail: communitydevelopment@bradleyil.org

**PLANNING AND ZONING COMMISSION
STAFF MEMORANDUM**

TO: Planning and Zoning Commission
FROM: Bruce Page, Community Development Director
DATE: February 6th, 2024
SUBJECT: Final plat of subdivision.

BACKGROUND

The applicant Langham Creek Partners LP is requesting a final plat of subdivision for the property know as Village Square Shopping Center.

Surrounding Zoning & Land Use of adjacent property includes:

- North: Bourbonnais Township
- South: B-1, B-2 and R-3
- East: B-2 Business District
- West: B-2 amd M-1 District

Summary

The applicants are requesting a final plat of subdivision to allow for easier availability to procure a sale of different parts of the subdivision/shopping center. The Village and it's attorneys have reviewed and have on file a copy of the contracts that spell out the major owner will always be responsible for the common maintenance of the whole facility. This will ensure that the property will continue to be maintained and kept in good condition therefore ensuring the quality and character of the development.

ATTACHMENTS

1. Legal Description
2. Plat of Survey
3. Zoning Map
4. Site Layout

VILLAGE OF BRADLEY – PLANNING & ZONING APPLICATION
Community Development Department
111 N. Michigan Ave., Bradley IL 60915

Date: 11/28/23

APPLICATION REQUEST FOR (check all that apply):

- Annexation: Residential (single lot) Residential (multiple lots) Non-residential
 Zoning Upon Annexation (explain) _____
 Change of Zoning (explain) _____
 Special Use Permit (explain) _____
 Planned Development: Residential Non-residential
 Preliminary Development Plan: Residential Non-residential
 Final Development Plan: Residential Non-residential
 Preliminary Plat of Subdivision: Residential Non-residential
 Final Plat of Subdivision: Residential Non-residential
 Variance Request (explain) _____
 Appeals: Residential (single lot) Residential (multiple lots) Non-residential

APPLICANT INFORMATION

Applicant: Langham Creek Partners LP
 Individual Partnership Corporation

Street Address: 2660 Townsgate Rd Suite 130

City: Westlake Village State: CA Zip Code: 91361

Contact Name: Stuart Schneider Position: Partner

Telephone: 805 409-4856 Email: Schneider@ssicinc.com

Relationship to Subject Property: Owner Authorized Agent*

*Affidavit establishing authorized agent must be attached and owner information included below.

OWNERSHIP INFORMATION

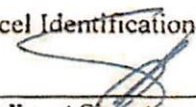
Owner: Same As Applicant Phone: _____ Email: _____

Address: _____ City: _____ State: _____ Zip: _____

SITE INFORMATION

Site Address: 101 - 113 Village Sq. Current Zoning: B-3

Parcel Identification Number (PIN): 17 - 09 - 21 - 300 - 105,038,075,078,106 & 080


Applicant Signature

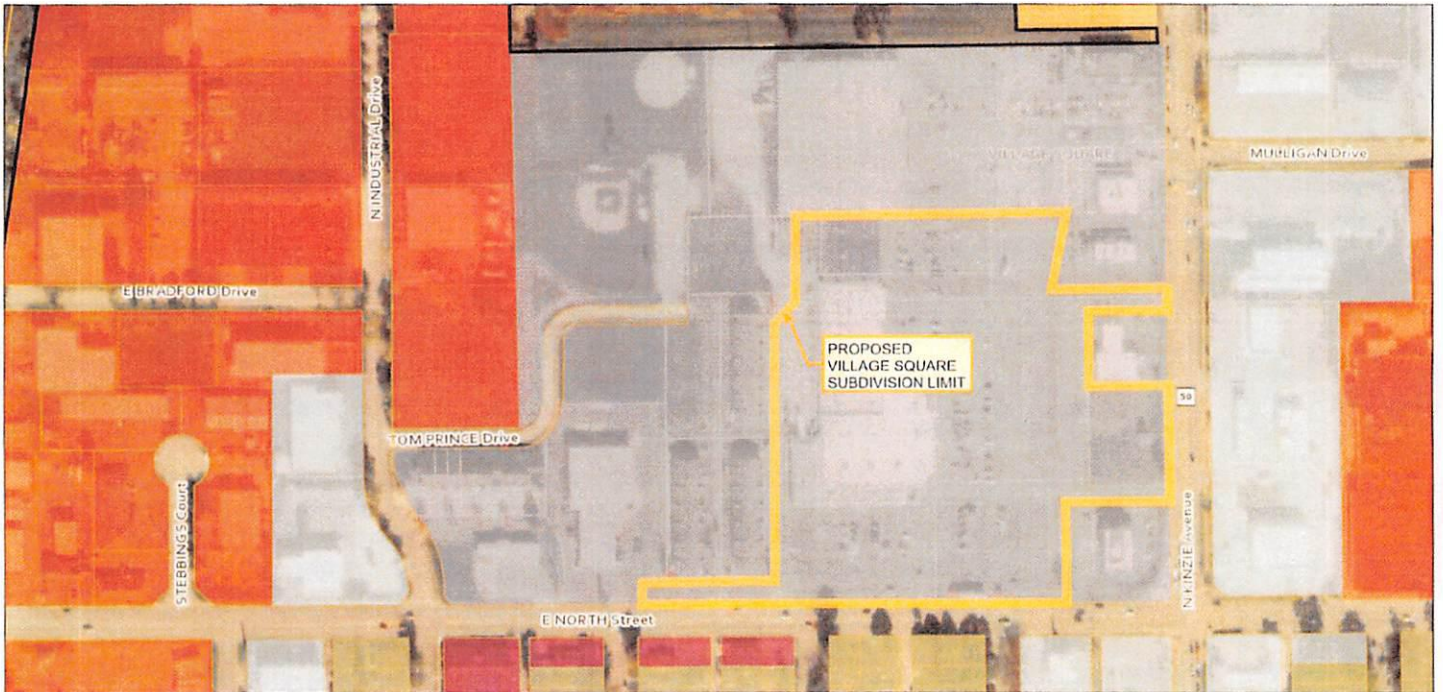
BRADLEY PLANNING & ZONING REVIEW FEES

	ACTION REQUESTED	FEE	TOTAL DUE
	Annexation – Application Fee	Residential (single lot): \$50 plus Annexation fee*; Residential (multiple lots): \$150 plus \$25 per acre & Annexation fee; Non-residential: \$250 plus \$25 per acre & Annexation fee	
	Annexation Fee	Residential (single lot): \$100; Residential (multiple lots): \$350 per acre; Non-residential: \$350 per acre	
	Zoning Upon Annexation	\$700, plus the cost of newspaper publication (TBD)**	
	Variance	\$700, plus the cost of newspaper publication (TBD)**	
	Special Use Permit	\$700, plus the cost of newspaper publication (TBD)**	
	Change of Zoning	\$700, plus the cost of newspaper publication (TBD)**	
	Preliminary or Final Development Plan Review	25 acres or less: \$250 Between 26 & 50 acres: \$400 51 acres & greater: \$600 Plus the cost of 3 rd party review fees (TBD)***	
	Planned Development (Residential, Commercial or Industrial)	\$700, plus the cost of newspaper publication (TBD)** Plus the cost of 3 rd party review fees	
	Preliminary or Final Plat of Subdivision	5 acres or less: \$500 6 acres or greater: \$100 per acre Plus the cost of 3 rd party review fees (TBD)***	11.56 ACRES X \$100 \$1,156
		Total Fees Paid	

- *Fee waived if residence is already receiving Village sewer or water services, for residential single lot only
- **Actual charge for publication will be calculated by newspaper company and forwarded to applicant by the Village. Applicant shall pay these costs to the Village no less than seven (7) days prior to hearing date.
- ***All plans that require a 3rd party review will need to execute a signed escrow agreement with the Village of Bradley for the appropriate amount of review services needed.

SUBMITTAL REQUIREMENTS ARE PROVIDED BELOW

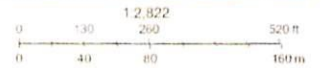
Village of Bradley Zoning Map



12/5/2023, 11:03:37 AM

Village of Bradley Zoning

- | | |
|---|---|
| ER ESTATE RESIDENCE | B-3 VILLAGE CENTER SHOPPING |
| R-4 SINGLE FAMILY RESIDENCE-6,000 SQ. FT. | M INDUSTRIAL |
| B-1 LOCAL BUSINESS | |
| B-2 COMMERCIAL | |



KINGS - Morse, Missouri, Kansas County GIS

M02A
Morse, Missouri, Kansas County GIS (KINGS)

DATE OF RECORDING: _____

THIS CERTIFICATE IS TO BE FILED WITH THE DEPARTMENT OF REVENUE AND FINANCE, STATE OF ILLINOIS, IN CONNECTION WITH THE RECORDING OF THIS INSTRUMENT. IT IS HEREBY CERTIFIED THAT THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED WITH THE DEPARTMENT OF REVENUE AND FINANCE, STATE OF ILLINOIS, AND THAT THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED WITH THE DEPARTMENT OF REVENUE AND FINANCE, STATE OF ILLINOIS.

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VILLAGE SQUARE SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANKAKEE COUNTY, ILLINOIS

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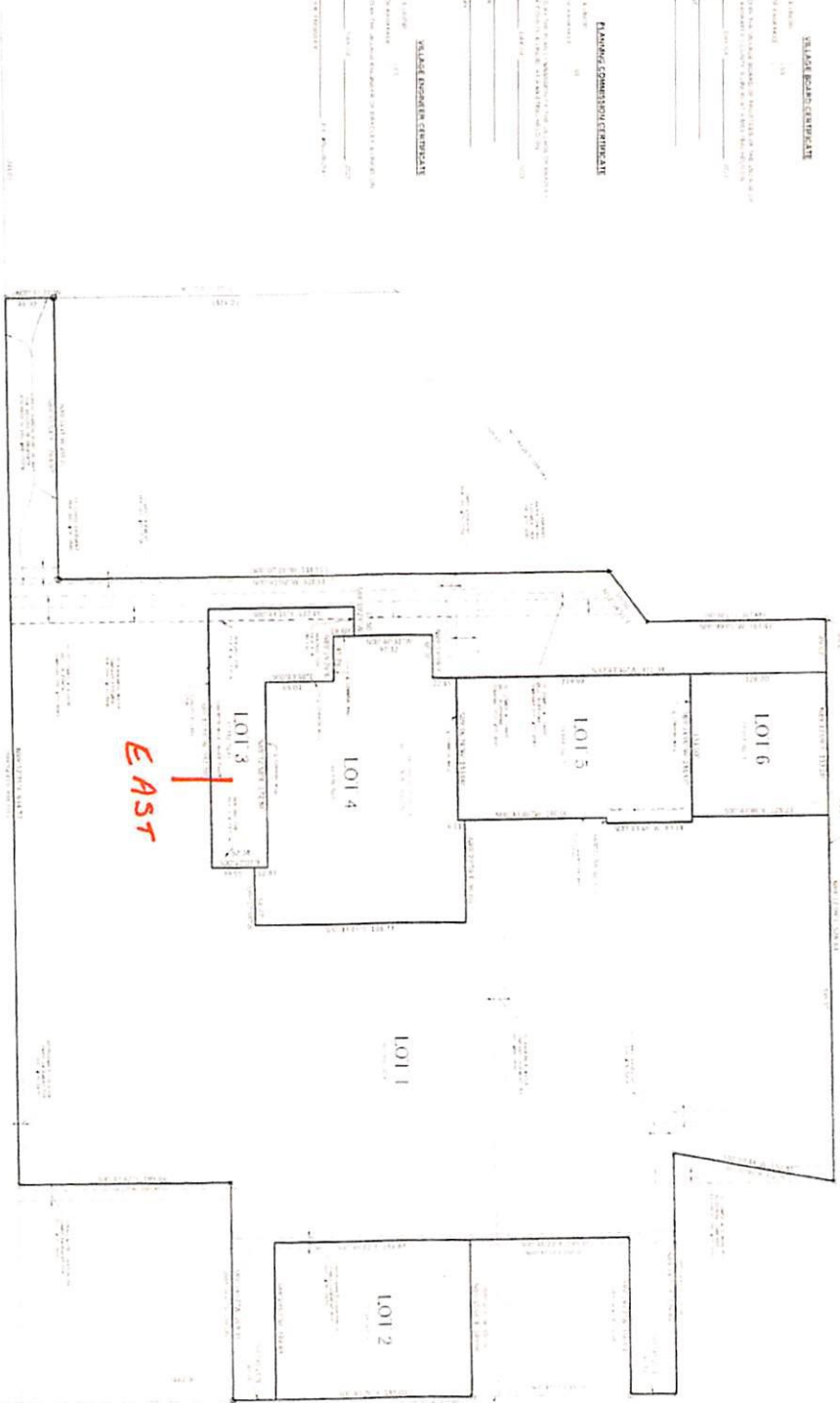
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