

VILLAGE OF BRADLEY

ORDINANCE NO. O-9-16-4

AN ORDINANCE GRANTING A ZONING MAP AMENDMENT FOR
A PARCEL OF PROPERTY WITHIN THE VILLAGE OF BRADLEY
PURSUANT TO A RIGHT-OF-WAY DEDICATION AND ZONING AGREEMENT

ADOPTED BY THE BOARD
OF TRUSTEES VILLAGE
OF BRADLEY

This 26 day of SEPTEMBER, 2016

Published in pamphlet form by authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois, this 26 day of SEPTEMBER, 2016.

CERTIFICATE:



Michael J. LaGesse, Village Clerk

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**AN ORDINANCE GRANTING A ZONING MAP AMENDMENT FOR
A PARCEL OF PROPERTY WITHIN THE VILLAGE OF BRADLEY
PURSUANT TO A RIGHT-OF-WAY DEDICATION AND ZONING AGREEMENT**

WHEREAS, on June 6, 2000, the Village of Bradley Planning and Zoning Commission ("Plan Commission") held a public hearing at a regular meeting of the Plan Commission on the application of the Petitioner, Mazales Properties, Inc., ("Petitioner"), for a zoning map amendment from B-2 (commercial) District to R-6 (Residential) District for the properties legally described as follows:

SEE ATTACHED EXHIBIT A

WHEREAS, pursuant to a *Right of Way Dedication and Zoning Agreement* (attached hereto as Exhibit A) entered into between Mazales Properties and the Village of Bradley, recorded on June 27, 2000, the Village agreed to enact an ordinance rezoning the subject property from B-2 to R-6 upon request by the property owner, as has now been made; and

WHEREAS, the Plan Commission recommended that the zoning map amendment be granted for the Subject Property at the public hearing of June 6, 2000; and

WHEREAS, pursuant to Section 60-233(f)(1)-(5) of the Zoning Chapter of the Village Code:

- (1) the zoning map amendment is compatible with the surrounding land uses and the zoning classifications of property within the general area;
- (2) the Subject Property is suitable for the permitted uses under the new zoning classification;
- (3) the zoning map amendment is consistent with the trend of development in the general area of the Subject Property;
- (4) the zoning map amendment is consistent with the Village's Comprehensive Plan; and
- (5) the zoning map amendment is in the public interest and changing conditions make the proposed amendment necessary.

WHEREAS, the zoning map amendment must be approved in final form by ordinance and pursuant to the *Right of Way Dedication and Zoning Agreement*; and

WHEREAS, the President and Board of Trustees of the Village have considered the all of the facts and circumstances affecting the Application, and the President and Board of Trustees have determined that it is appropriate to grant the zoning map amendment as provided in this Ordinance.

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

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. Zoning Map Amendment Granted. The Petitioner is granted a zoning map amendment from the current zoning of B-2 to R-6 pursuant to §60-233 of the Zoning Chapter of the Village Code for the Subject Property.

Section 3. Zoning Map Amendment to Run with the Land. The zoning map amendment granted pursuant to this Ordinance shall run with the land and shall not expire with the current owners.

Section 4. 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 of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. 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 certifie

PASSED this 26 day of SEPTEMBER, 2016.

TRUSTEES:

Jerry Balthazor:	AYE - <u> </u>	NAY - <u> </u>	ABSENT - <u>✓</u>
Robert Redmond:	AYE - <u>✓</u>	NAY - <u> </u>	ABSENT - <u> </u>
Lori Gadbois:	AYE - <u>✓</u>	NAY - <u> </u>	ABSENT - <u> </u>
Eric Cyr:	AYE - <u> </u>	NAY - <u> </u>	ABSENT - <u>✓</u>
Melissa Carrico:	AYE - <u>✓</u>	NAY - <u> </u>	ABSENT - <u> </u>
Michael Watson:	AYE - <u>✓</u>	NAY - <u> </u>	ABSENT - <u> </u>
Bruce Adams:	AYE - <u> </u>	NAY - <u> </u>	ABSENT - <u> </u>

TOTALS: AYE - 4 NAY - 0 ABSENT - 2

APPROVED this 26 day of SEPTEMBER, 2016



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

ATTEST:

Michael J. Lagesse
Michael J. Lagesse, Village Clerk

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