

VILLAGE OF BRADLEY

ORDINANCE NO. O-11-16-3

AN ORDINANCE GRANTING A ZONING MAP AMENDMENT FOR
800 N. KINIZIE AVE., BRADLEY, IL

ADOPTED BY THE BOARD
OF TRUSTEES VILLAGE
OF BRADLEY

This 28 day of NOVEMBER, 2016

Published in pamphlet form by authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois, this 28 day of NOVEMBER, 2016.

CERTIFICATE:



Michael J. LaGesse, Village Clerk

ORDINANCE NO. O-11-16-3

**AN ORDINANCE GRANTING A ZONING MAP AMENDMENT FOR
800 N. KINIZIE AVE., BRADLEY, IL**

WHEREAS, on November 14, 2016, 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, Pommier Construction Co., ("Petitioner"), for a zoning map amendment from B-2 (commercial) District to R-6 (residential) District for the property legally described as follows:

That part of the SW Quarter of Section 21, Township 31 North, Range 12 East of the Third Principal Meridian, Kankakee County, Illinois, described as follows: Commencing at the NE Corner of said SW quarter; thence on an assumed bearing of S 00 degrees 32 minutes 25 seconds east along the east line of said southwest quarter a distance of 664.67 feet; thence south 89 degrees 25 minutes 43 seconds west along the south line of property conveyed by Trustee's Deed dated August 24, 1992 recorded as doc. no. 92-22567 a distance of 518.84 feet to the point of beginning; thence continuing south 89 degrees 25 minutes 43 seconds west along said south line a distance of 147.46 feet; thence north 00 degrees 32 minutes 25 seconds west a distance of 425 feet to the north line of property conveyed by Trustee's Deed dated August 24, 1992 recorded as doc. no. 92-22567; thence north 89 degrees 25 minutes 43 seconds east along said north line a distance of 147.46 feet; then south 00 degrees 32 minutes 25 seconds east 425 feet to the point of beginning, containing 1.44 acres.

Commonly known as: 800 N. Kinzie Ave., Bradley, IL (approx. location, see legal description)

Property Index Nos.: 17-09-21-300-097

WHEREAS, notice of the public hearing was published in the *Daily Journal* on October 27, 2016 and posted at the Subject property in accordance with the Village's Code of Ordinances ("Village Code"); and

WHEREAS, the Plan Commission recommended that the zoning map amendment be granted for the Subject Property by a vote of seven (7) in favor and none (0) against with two (2) absent as reflected in the minutes of the public hearing of November 14, 2016, incorporated herein by reference as though fully set forth; and

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

- (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 President and Board of Trustees have received the Findings and Recommendation of the Plan Commission with respect to the zoning map amendment application for the Subject Property; and

WHEREAS, the zoning map amendment must be approved in final form by ordinance; and

WHEREAS, the President and Board of Trustees of the Village have considered the Findings and Recommendation of the Plan Commission and 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 28 day of NOVEMBER, 2016.

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"/>
Eric Cyr:	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"/>
Michael Watson:	AYE - <input checked="" type="checkbox"/>	NAY - <input type="checkbox"/>	ABSENT - <input type="checkbox"/>

Bruce Adams: AYE - NAY - ABSENT -

TOTALS: AYE - 5 NAY - 0 ABSENT - 1

APPROVED this 28 day of NOVEMBER, 2016



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

ATTEST:



Michael J. Lagesse, Village Clerk

