

VILLAGE OF BRADLEY

ORDINANCE NO. O-7-17-1

AN ORDINANCE REZONING (MAP AMENDMENT) LAND LOCATED IN THE VILLAGE
OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(70 KEN HAYES DR.)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 10 DAY OF July, 2017

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this ___ day of _____, 2017

ORDINANCE NO. O-7-17-1

AN ORDINANCE REZONING (MAP AMENDMENT) LAND LOCATED IN THE VILLAGE
OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(70 KEN HAYES DR.)

WHEREAS, pursuant to 65 ILCS 5/11-13-1, *et. seq.*, the Corporate Authorities are authorized to regulate zoning within the Village; and

WHEREAS, an application has been filed with the Village requesting a rezoning (map amendment) of the territory legally described in Section 2 of this Ordinance, *infra*, and depicted on Exhibit A, attached hereto and fully incorporated herein (hereinafter, the territory legally described in Section 2 of this Ordinance, *infra*, and depicted on Exhibit A shall be referred to as the “Subject Property”); and

WHEREAS, on June 20, 2017, a public hearing was held before the Village of Bradley Planning and Zoning Commission to consider the Applicant’s rezoning request, with all notices and certifications having been properly given in accordance with the ordinances of the Village of Bradley; and

WHEREAS, on June 20, 2017, the Village of Bradley Planning and Zoning Commission fully considered the Applicant’s application and made all required findings of fact, in accordance with the ordinances of the Village of Bradley, including but not limited to the findings required Section 60-233(f) of the Village Code; and

WHEREAS, the Village of Bradley Planning and Zoning Commission has presented its findings of fact and recommendation to the Corporate Authorities of the Village of Bradley; and

WHEREAS, the Village of Bradley Planning and Zoning Commission has recommended that the Corporate Authorities of the Village of Bradley approve the Applicant’s request for rezoning; and

WHEREAS, the President and Board of Trustees of the Village of Bradley concur in and adopt the Village of Bradley Planning and Zoning Commission’s findings of fact and recommendation; and

WHEREAS, the President and Board of Trustees of the Village of Bradley have determined that granting the Applicant’s request for rezoning is in the best interests of the citizens of the Village.

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. That the territory legally described in this Section is hereby rezoned from B-3 (Village Center Shopping District) to B-2 (Commercial District). The Legal Description of the Subject Property being as follows:

TRACT 1: A PART OF PARCEL 12 OF NORTHFIELD SQUARE RE-SUBDIVISION, BEING A SUBDIVISION OF A PART OF THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 12; THENCE NORTH 00 DEGREES 55 MINUTES 24 SECONDS WEST, A DISTANCE OF 30.00 FEET TO AN IRON ROD, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 18 MINUTES 24 SECONDS WEST A DISTANCE OF 224.76 FEET TO AN IRON ROD; THENCE NORTH 55 DEGREES 00 MINUTES 27 SECONDS WEST A DISTANCE OF 24.37 FEET TO AN IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF NORTHFIELD MEADOWS BOULEVARD, SAID POINT BEING ON A CURVE HAVING A RADIUS OF 400.00 FEET, A CHORD BEARING OF NORTH 00 DEGREES 22 MINUTES 16 SECONDS EAST AND A CHORD DISTANCE OF 255.93 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 260.51 FEET TO AN IRON ROD AT THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 461.50 FEET, A CHORD BEARING OF NORTH 02 DEGREES 55 MINUTES 18 SECONDS EAST AND A CHORD DISTANCE OF 255.95 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT A DISTANCE OF 259.35 FEET TO AN IRON ROD ON SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 89 DEGREES 04 MINUTES 36 SECONDS EAST A DISTANCE OF 221.55 FEET TO AN IRON ROD ON THE EAST LINE OF SAID PARCEL 12; THENCE SOUTH 00 DEGREES 55 MINUTES 24 SECONDS EAST A DISTANCE OF 526.44 FEET TO THE POINT OF BEGINNING.

Commonly known as 70 Ken Hayes Drive, Bourbonnais Illinois.

Property Index Number: 17-09-16-201-011

SECTION 3. That the Village Clerk is hereby authorized to note the change in zoning, as made by this Ordinance, upon the Official Zoning Map of the Village.

SECTION 4. That the Village Clerk is hereby instructed to record a copy of this ordinance, with all attached exhibits, with the office of the Kankakee County Recorder of Deeds.

SECTION 5. That 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 6. 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 7. That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 8. 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.

PASSED by the Board of Trustees on a roll call vote on the 10 day of July, 2017.

TRUSTEES:

GERALD 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"/>
MICHAEL WATSON	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
DON BARBER	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
JACLYN DUGAN-ROOF	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>

VILLAGE PRESIDENT:

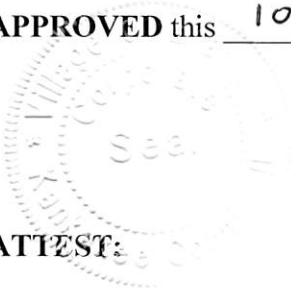
BRUCE ADAMS	Aye - <input type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
-------------	--------------------------------	--------------------------------	-----------------------------------

<u>TOTALS:</u>	Aye - <u>6</u>	Nay - <u>0</u>	Absent - <u>0</u>
-----------------------	----------------	----------------	-------------------

ATTEST:


 MICHAEL J. LAGESSE, VILLAGE CLERK

APPROVED this 10 day of July, 2017.



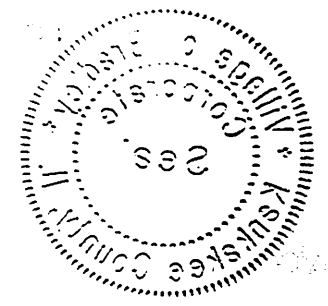

 BRUCE ADAMS, VILLAGE PRESIDENT

ATTEST:


 MICHAEL J. LAGESSE, VILLAGE CLERK

1400 01

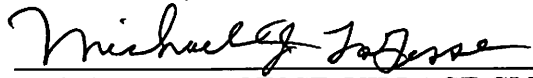
That value is 1400



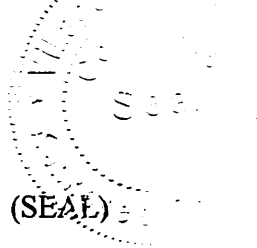
STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE) §§

I, Michael J. LaGessee, 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-7-17-1, "AN ORDINANCE REZONING (MAP AMENDMENT) LAND LOCATED IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (70 KEN HAYES DR.)" which was adopted by the Village President and Board of Trustees at a meeting held on the 10 day of July, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 10 day of July, 2017.



MICHAEL J. LAGESSE, VILLAGE CLERK



Faint, illegible text, possibly a signature or header.

Faint, illegible text, possibly a date or reference number.

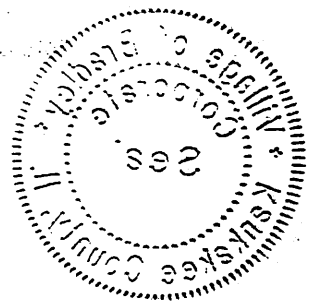
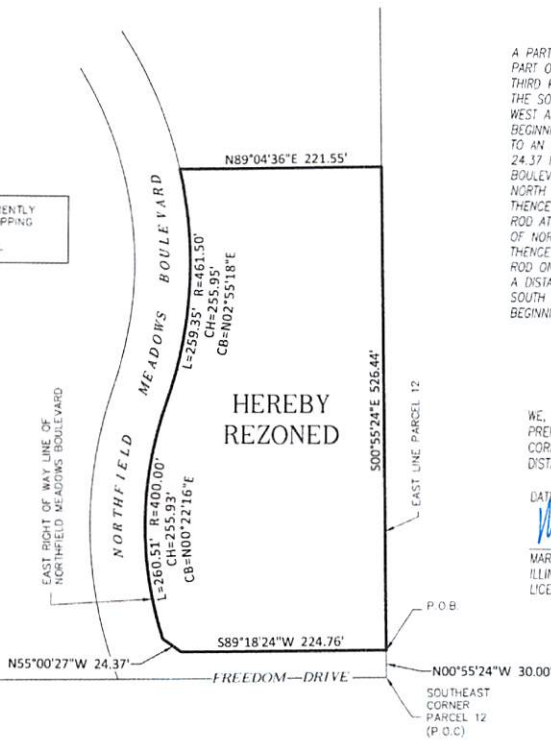


EXHIBIT A

PLAT OF ZONING AMENDMENT TO THE VILLAGE OF BRADLEY

PARCEL DESCRIBED HEREON CURRENTLY
ZONED B-3 VILLAGE CENTER SHOPPING
TO BE REZONED B-2 COMMERCIAL



LAND DESCRIPTION

A PART OF PARCEL 12 OF THE NORTHFIELD SQUARE RE-SUBDIVISION BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 12; THENCE NORTH 00 DEGREES 55 MINUTES 24 SECONDS WEST A DISTANCE OF 30.00 FEET TO AN IRON ROD, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 18 MINUTES 24 SECONDS WEST A DISTANCE OF 224.76 FEET TO AN IRON ROD; THENCE NORTH 55 DEGREES 00 MINUTES 27 SECONDS WEST A DISTANCE OF 24.37 FEET TO AN IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF NORTHFIELD MEADOWS BOULEVARD SAID POINT BEING ON A CURVE HAVING A RADIUS OF 400.00 FEET A CHORD BEARING OF NORTH 0 DEGREES 22 MINUTES 18 SECONDS EAST AND A CHORD DISTANCE OF 255.93 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 260.91 FEET TO AN IRON ROD AT THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 461.50 FEET A CHORD BEARING OF NORTH 02 DEGREES 55 MINUTES 18 SECONDS EAST AND A CHORD DISTANCE OF 255.95 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT A DISTANCE OF 259.35 FEET TO AN IRON ROD ON SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 89 DEGREES 04 MINUTES 36 SECONDS EAST A DISTANCE OF 221.55 FEET TO AN IRON ROD ON THE EAST LINE OF SAID PARCEL 12; THENCE SOUTH 00 DEGREES 55 MINUTES 24 SECONDS EAST A DISTANCE OF 526.44 FEET TO THE POINT OF BEGINNING.

WE, M. GINGERICH, GEREUX AND ASSOCIATES DO HEREBY CERTIFY THAT WE PREPARED THIS PLAT OF ZONING AMENDMENT AND THAT IS A TRUE AND CORRECT REPRESENTATION OF SAME BASED ON OFFICIAL PLATS AND RECORDS. DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.

DATED THIS 17th DAY OF MAY, A.D. 2017.

MARK J. SCHIERHOLZ
ILLINOIS PROFESSIONAL LAND SURVEYOR #035-003105
LICENSE EXPIRES NOVEMBER 30, 2018



M. GINGERICH, GEREUX & ASSOCIATES ENGINEERING • PLANNING Survey Office 2407N Industrial Drive Bradley, Illinois 62215 PH: 815-839-8811 FX: 815-839-9810 www.mgic.com	BRADLEY ENGINEERING Survey Office 2407N Industrial Drive Bradley, Illinois 62215 PH: 815-839-8811 FX: 815-839-9810 www.mgic.com
--	---