VILLAGE OF BRADLEY

ORDINANCE NO. O-5-18-1

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
(266 N. Kinzie Avenue)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 14 DAY OF MAY, 2018

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley, Kankakee County, Illinois this 14 day of MAY, 2018

ORDINANCE NO. O-5-18-1

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (266 N. Kinzie Avenue)

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 public health, safety, and welfare of its citizens; and

WHEREAS, the land described in Section 2 of this Ordinance (the "Subject Property"), *infra*, is located within the corporate boundaries of the Village; and

WHEREAS, the Subject Property is presently zoned B-2 (Commercial District); and

WHEREAS, on February 27, 2018, Kevin Phipps d/b/a Ultimate Touch Barber College (the "Applicant") submitted an application to the Village requesting that the Village grant the Applicant a special use permit authorizing the operation of a barber college (*i.e.* a commercial or trade school) on the Subject Property (the "Special Use Permit"); and

WHEREAS, the operation of a commercial or trade school is a permissible special use for a B-2 Commercial District pursuant to Section 60-153(2)(k) of the Village of Bradley Code of Ordinances (the "Village Code"); and

WHEREAS, the Subject Property is owned by Nadal Management, LLC (the "Owner"); and

WHEREAS, the Owner has authorized the Applicant to apply for the Special Use Permit; and

WHEREAS, on March 28, 2018, the Applicant supplemented his application by providing the Village with existing and proposed site plans and existing and proposed floor plans (copies of the plans submitted by the Applicant on March 28, 2018, are attached hereto as Group Exhibit A and fully incorporated herein (hereinafter referred to collectively as the "Plan Submission")); and

WHEREAS, the Village Department of Building Standards reviewed the Plan Submission and determined that the proposed layout of the Subject Property (including but not limited to parking facilities) was acceptable; and

WHEREAS, the Applicant's application, along with all necessary documentation and supporting data, including but not limited to the Plan Submission (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 1, 2018, 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 Application and pass this Ordinance granting the Applicant's request; and

WHEREAS, the Plan Commission has supported its recommendation by setting forth its findings of fact in accordance with the requirements of the Village Code; and

WHEREAS, the President and Board of Trustees of the Village hereby approve and adopt the Plan Commission's findings of fact; and

WHEREAS, the President and Board of Trustees of the Village have determined that the Special Use Permit (and the barber college proposed to be operated thereunder) granted by this Ordinance:

(1) Is necessary for the public convenience at the location of the Subject Property; and

(2) Is designated, located, and proposed to be operated in a fashion that will protect the public health, safety, and welfare; and

(3) Will not cause substantial injury to the value of other properties in the surrounding neighborhood; and

(4) Conforms to the applicable regulations of the B-2 Commercial District in which the Subject Property is located.

WHEREAS, the President and Board of Trustees of the Village hereby find that it is in the best interest of the citizens of the Village to grant the Applicant a special use permit authorizing the Applicant to operate a barber college on the Subject Property.

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 President and Board of Trustees of the Village hereby accept the recommendations of the Plan Commission and grant and approve a special use permit for the purpose of operating a barber college (*i.e.* a commercial or trade school) pursuant to Section 60-153(2)(k) of the Village Code over and upon the land legally described in this Section (hereinafter the "Subject Property"). The Subject Property is zoned B-2 (Commercial District) and is legally described as follows:

LOT 5 IN BLOCK 92, IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS.

Commonly known as: 266 N. Kinzie Avenue, Bradley, Illinois 60915

Bearing the current Property Index Number: 17-09-28-104-004

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.

PASSED by the Board of Trustees on a roll call vote on the 14 day of May, 2018.

TRUSTEES:

GERALD BALTHAZOR	Aye – ✓	Nay – ____	Absent – ____
ROBERT REDMOND	Aye – ✓	Nay – ____	Absent – ____
LORI GADBOIS	Aye – ✓	Nay – ____	Absent – ____
MICHAEL WATSON	Aye – ✓	Nay – ____	Absent – ____
DON BARBER	Aye – ✓	Nay – ____	Absent – ____
NICK ALLEN	Aye – ✓	Nay – ____	Absent – ____

VILLAGE PRESIDENT:

BRUCE ADAMS	Aye – ____	Nay – ____	Absent – ____
TOTALS:	Aye – 6	Nay – 0	Absent – 0

ATTEST:

Michael J. LaGesse

MICHAEL J. LAGESSE, VILLAGE CLERK

APPROVED this 14 day of MAY, 2018.

MPT

BRUCE ADAMS, VILLAGE PRESIDENT

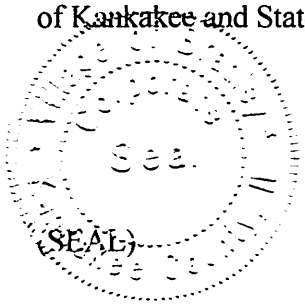
ATTEST:

MICHAEL J. LAGESSE, VILLAGE CLERK

STATE OF ILLINOIS)
) §§
COUNTY OF KANKAKEE)

I, Michael J. LaGesse, 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-5-18-1, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS (266 N. Kinzie Avenue)," which was adopted by the Village President and Board of Trustees at a meeting held on the 14 day of MAY, 2018.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 14 day of MAY, 2018.

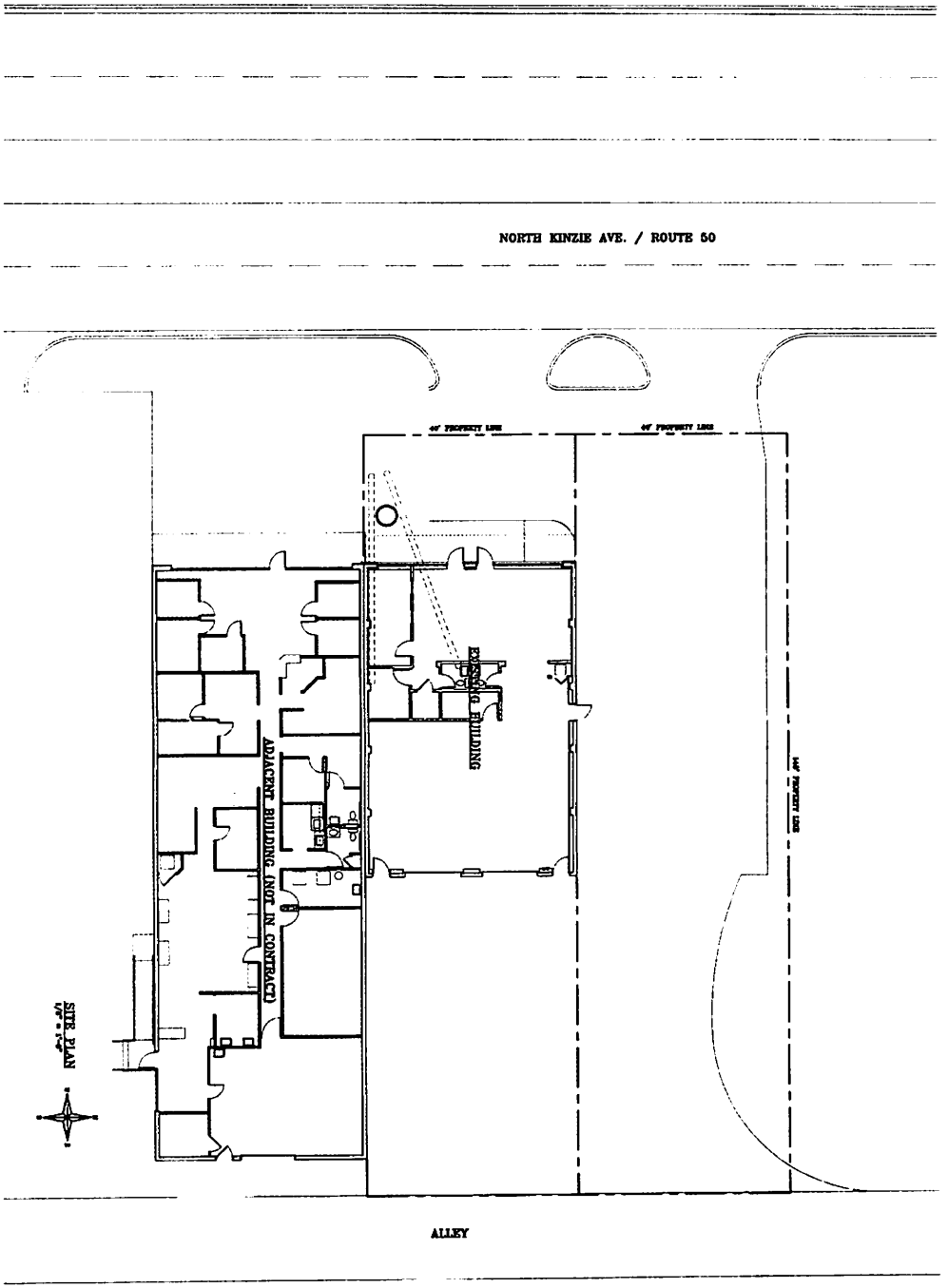


(SEAL)

Michael J. LaGesse

MICHAEL J. LAGESSE, VILLAGE CLERK

GROUP EXHIBIT A



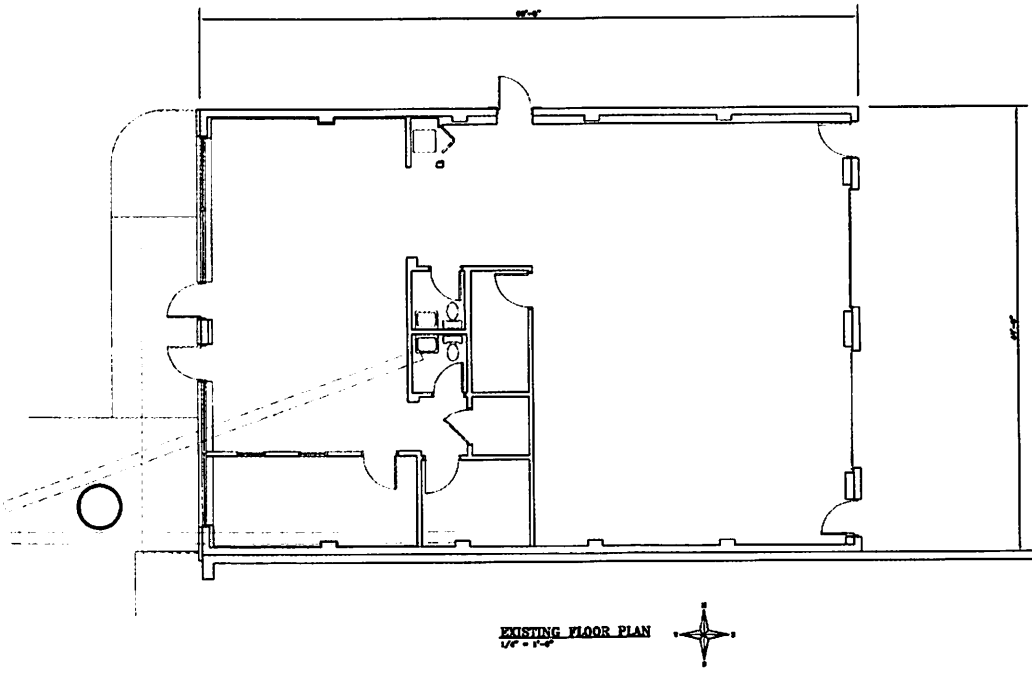
A-2	EXISTING SITE PLAN		ULTIMATE TOUCH BARBER COLLEGE INTERIOR REMODEL 266 North Kinzie Ave. Bradley, Illinois	JEFF JARVIS Architect 2983 River Road Kankakee, Illinois

A-3

PROPOSED SITE PLAN

ULTIMATE TOUCH BARBER COLLEGE
INTERIOR REMODEL
266 North Kinzie Ave.
Bradley, Illinois

JEFF JARVIS
Architect
2983 River Road
Kankakee, Illinois



EXISTING FLOOR PLAN
1/4" = 1'-0"

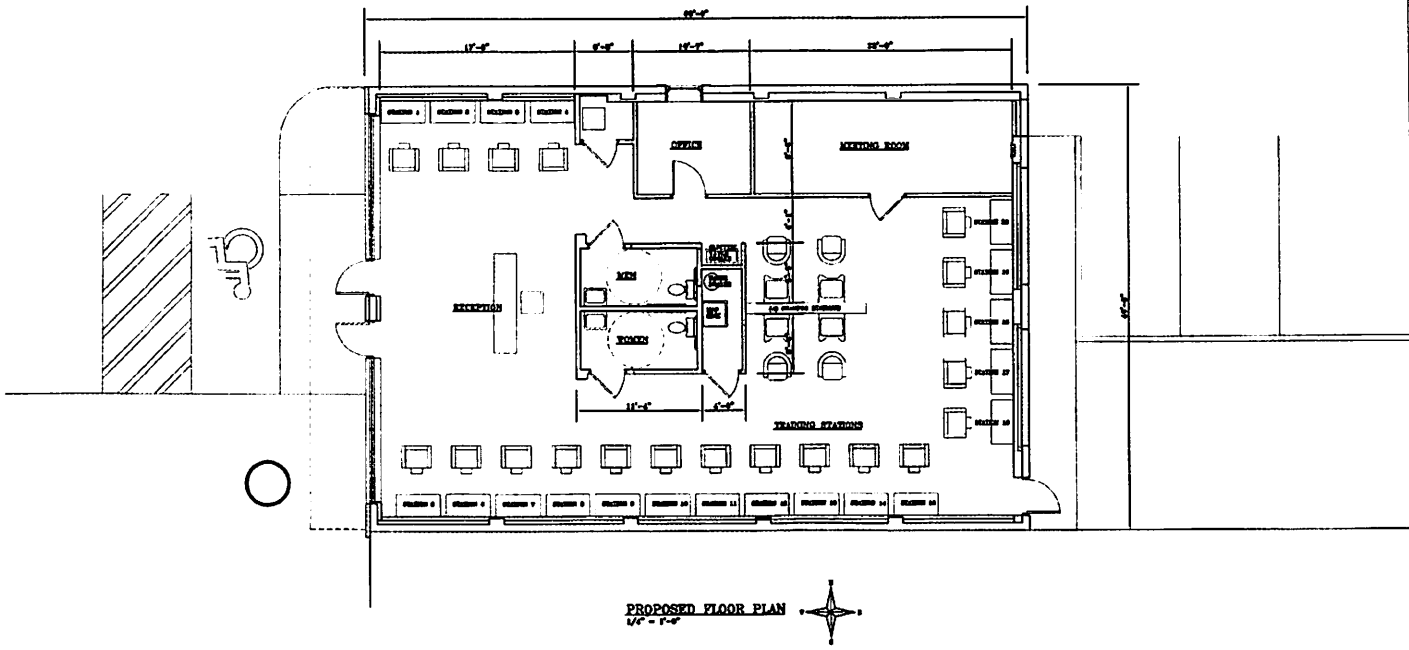
JEFF JARVIS
Architect
2303 River Road
Kankakee, Illinois

ULTIMATE TOUCH BARBER COLLEGE
INTERIOR REMODEL
286 North Kinzie Ave.
Bradley, Illinois

DATE	REMARKS
8/01/03	PERMIT SET

EXISTING
FLOOR PLAN

A-4



PROPOSED FLOOR PLAN
1/4" = 1'-0"

JEFF JARVIS
Architect
2903 River Road
Kankakee, Illinois

ULTIMATE TOUCH BARBER COLLEGE
INTERIOR REMODEL
256 North Kinzie Ave.
Bradley, Illinois

PROPOSED
FLOOR PLAN

A-5