

VILLAGE OF BRADLEY

ORDINANCE NO. O-10-15-1

**AN ORDINANCE GRANTING A VARIANCE
FOR BUILDING SETBACK LINES FOR THE PROPERTY
LOCATED AT 424 EDGEBROOK DRIVE**

ADOPTED BY THE
BOARD OF TRUSTEES
VILLAGE OF BRADLEY

This _____ day of _____, 2015

Published in pamphlet form by authority of the Board of Trustees of the Village of
Bradley, Kankakee County, Illinois, this ____ day of _____, 2015.

CERTIFICATE:

Michael J. LaGesse, Village Clerk

ORDINANCE NO. O-10-15-1

**AN ORDINANCE GRANTING A VARIANCE
FOR BUILDING SETBACK LINES FOR THE PROPERTY
LOCATED AT 424 EDGEBROOK DRIVE**

WHEREAS, on October 6, 2015, at a meeting of the Village of Bradley Planning and Zoning Commission (hereinafter the "Plan Commission"), the Plan Commission held a public hearing on the application of the Petitioner, Pommier Construction (hereinafter the "Petitioner"), for a building setback variance that varies from the allowed twenty-five feet (25') as set forth in §10-7(b) of the Village of Bradley's Code of Ordinances (hereinafter "Village Code") for the following legally described property:

EDGEBROOK PHASE 1 LT 4 22-31-12E

Commonly known as: **424 Edgebrook Drive, Bourbonnais, IL 60914**

P.I.N.: 17-09-22-301-004

WHEREAS, notice of public hearing was published in the *Daily Journal* on September 16, 2015; and

WHEREAS, variances for building setback lines are authorized pursuant to §60, Division 6, *et seq.*, of the Village Code; and

WHEREAS, the Plan Commission recommended that the height and size variances be granted by a vote of eight (8) in favor and none (0) against, with one (1) absent, as reflected in the minutes of the public hearing of October 6, 2015, incorporated herein by reference as though fully set forth; and

WHEREAS, the President & 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 variance 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. VARIANCE GRANTED. The application of the Petitioner for a building setback variance of less than one foot (1') as evidenced on Exh. A attached hereto, that varies from the allowed twenty-five feet (25') as set forth in §10-7(b) of the Village Code is granted for the Subject Property, subject to the conditions set forth in §§3 and 4 of this Ordinance. The variance granted herein is authorized pursuant to §60, Division 6, *et seq.*, of the Village Code.

Section 3. VARIANCE STANDARDS. The variance granted by this Ordinance is in strict accordance with the application of the petition on file and the testimony and evidence presented at the Public Hearing. The variance shall run with the land and not expire with the current owner.

Section 4. EXECUTION OF ORDINANCE. This Ordinance shall be signed by the Petitioner to signify its agreement to the terms hereof.

Section 5. VIOLATION OF CONDITION OR CODE. Any violation of (i) any term or condition set forth in this Ordinance or (ii) any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals granted pursuant to this Ordinance.

Section 6. SEVERABILITY & 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 existing ordinances of the Village are hereby repealed insofar as they may be inconsistent with the provisions of this Ordinance.

Section 7. 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 certified.

PASSED this ___ day of _____, 2015

TRUSTEES:

Jerry Balthazor:	Aye - ___	Nay - ___	Absent - ___
Robert Redmond:	Aye - ___	Nay - ___	Absent - ___
Lori Gadbois:	Aye - ___	Nay - ___	Absent - ___
Eric Cyr:	Aye - ___	Nay - ___	Absent - ___
Melissa Carrico:	Aye - ___	Nay - ___	Absent - ___
Michael Watson:	Aye - ___	Nay - ___	Absent - ___

Bruce Adams:	Aye - ___	Nay - ___	Absent - ___
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TOTALS:	AYE - ___	NAY - ___	ABSENT - ___
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APPROVED this ___ day of _____, 2015

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

ATTEST:

 Michael J. LaGesse, Village Clerk

**ACKNOWLEDGEMENT AND AGREEMENT BY THE PETITIONER TO THE
CONDITIONS OF THIS ORDINANCE NO. O-10-15-1**

_____ **Date:** _____, 2015
By:

o/b/o: Pommier Construction

Title:

EXHIBIT A

PLAT OF SURVEY

LOT 4, EDGEBROOK PHASE ONE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS.



LEGEND

- FOUND IRON ROD
- 7.77 MEASURED DATA
- (7.77) RECORDED DATA
- P.U.E PUBLIC UTILITY EASEMENT
- T/F TOP OF FOUNDATION
- B.S.L. BUILDING SETBACK LINE

SITE ADDRESS

424 EDGEBROOK DRIVE
BRADLEY, IL 60915

BENCHMARK

CUT CROSS ON TOP OF CURB IN FRONT OF FIRE HYDRANT NEAR INTERSECTION OF LOTS 45 & 46
ELEVATION=636.25



I, MARK J. SCHERHOLZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 25th DAY OF AUGUST, A.D. 2015.



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3105
LICENSE EXPIRES NOVEMBER 30, 2016

M. GINGERICH, GEREAOX & ASSOCIATES ENGINEERING • PLANNING		BRADLEY OFFICE DESIGN FILE NO. 154-201503	
Bradley Office 240 N. Industrial Drive Bradley, Illinois 60915 PH. 815-939-4921 FX. 815-939-9010 www.mg2a.com		Manhattan Office 25620 S. Gough Rd Manhattan, Illinois 62452 PH. 815-478-9600 FX. 815-478-9685	
ORDERED BY: POMMIER	DR BY: MLZ	JOB NUMBER: 15-310	FIELD WORK COMPLETED: 8-24-2015
SB: 106		PG: 146	