

VILLAGE OF BRADLEY

ORDINANCE NO. O-9-16-5

AN ORDINANCE GRANTING A FINAL PLAT OF MINOR
SUBDIVISION FOR SUMMERFIELD OF BRADLEY NORTH UNIT 2
PIN NO. 17-09-10-400-006

ADOPTED BY THE
BOARD OF TRUSTEES
VILLAGE OF BRADLEY

This 10 day of OCTOBER, 2016

Published in pamphlet form by authority of the Board of Trustees of the Village of
Bradley, Kankakee County, Illinois, this 10 day of OCTOBER,
2016.

CERTIFICATE:



Michael J. LaGesse, Village Clerk

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**AN ORDINANCE GRANTING A FINAL PLAT OF MINOR
SUBDIVISION FOR SUMMERFIELD OF BRADLEY NORTH UNIT 2
PIN NO. 17-09-10-400-006**

WHEREAS, on September 20, 2016, the Village of Bradley Planning and Zoning Commission (“Plan Commission”) held a public hearing on the application of Curwick XI LLC (“Petitioner”) seeking approval of a Final Plat of Minor Subdivision for Summerfield of Bradley North Unit 2, PIN NO. 17-09-10-400-006 (“Final Plat”), which Final Plat is incorporated herein by reference as though fully set forth; and

WHEREAS, the Plan Commission recommended approval of the Final Plat by a vote of seven (7) in favor and one (1) opposed with one (1) absent; and

WHEREAS, the President and Board of Trustees of the Village of Bradley (“Village”) have received the findings of the Plan Commission with respect to the Final Plat; and

WHEREAS, the Final Plat must be approved in final form by ordinance pursuant to Section 8, Division 12 (Plan Commissions) of the Illinois Municipal Code, and Section 1, Division 15 (Approval of Maps and Plats) of the Illinois Municipal Code, 65 ILCS 5/11-12-8 (2009) and 65 ILCS 5/11-15-1 (2009) respectively; and

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendation of the Plan Commission with respect to the Final Plat as though set forth in full herein.

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

Section 1. Recitals Incorporated. The above recitals are incorporated into this Ordinance and shall have the same force and effect as though fully set forth herein.

Section 2. Subdivision Approval. The Petitioner’s application for approval of the Final Plat of Minor Subdivision for Summerfield of Bradley North Unit 2, PIN NO. 17-09-10-400-006 is hereby approved for the property legally described below:

SWQ & N PT SEQ 10-31-12E

PIN NO. 17-09-10-400-006

Section 3. Authorization to Record Plat. The Petitioner is hereby authorized to record the Final Plat with the Recorder of Deeds of Kankakee County at the Petitioner’s expense subject to the conditions set forth in Section 4 below. The Petitioner shall comply with the conditions set forth in Section 4 below prior to the recording of the Final Plat.

Section 4. Conditions of Final Plat of Subdivision Approval. The approvals granted herein are subject to the following conditions and requirements:

1. Prior to the recording of the Final Plat, the Petitioner shall provide an unconditional letter of credit or cash deposit to guarantee construction of, and guarantee completion of, all improvements shown on the final engineering plans. The total security amount must be approved by the Village Engineer. The format and terms of the applicable security must be approved by the Village Attorney.
2. Prior to the recording of the Final Plat, the Petitioner shall revise, delete and add such easements as needed to agree with the approved final engineering plans and specifications prior to recording the final plat.
3. The Petitioner shall provide documentation from the Illinois Department of Natural Resources indicating that the proposed subdivision is in compliance with all floodway and floodplain requirements, if applicable.
4. If applicable, the Petitioner shall submit a demolition plan and schedule for removal of any structures located on the Subject Property. The plan shall include proper abandonment of utility service connections and must be approved by the Village's Department of Building Standards.
5. The Petitioner shall pay required platting fees prior to recording the final plat.
6. Petitioner shall make use of 4500N Rd. onto Crescent, Monarch and/or Swallowtail as the construction entrance and exit into the subdivision for this development. The Petitioner agreed to this condition at the September 20, 2016 meeting of the Planning & Zoning Commission.
7. The approvals set forth in this Ordinance are subject to all conditions and requirements set forth in Village's Code of Ordinances and Village's Zoning Ordinance, as amended, and to all supporting documents and exhibits contained as a part of the record, except as specifically approved as part of the Final Plat.

Section 5. 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 other provisions of this Ordinance. All existing ordinances of the Village of Bradley are hereby repealed insofar as they may be inconsistent with the provisions of this Ordinance.

Section 6. 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 10 day of OCTOBER, 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 checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input 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 - 6 NAY - 0 ABSENT - 0

APPROVED this 10 day of OCTOBER, 2016


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-9-16-5**


By: _____

Date: 10/11/16, 2016

Title: