

Village of Bradley Planning and Zoning Commission Meeting Minutes for August 1st,

2023. Held at 147 S Michigan Ave., Bradley, IL 60915

Members:

Chairman: Ryland Gagnon

Secretary: Charlene Eads

Members: James Guiss, Rick White, Michael Williams,

Robert Redmond, Bill Bodemer, Charlene Eads and Ryland Gagnon



Call to Order:

Chairman Ryland Gagnon called meeting to order at 6:30pm

Pledge of Allegiance:

The Pledge of Allegiance was recited by all

Roll Call:

Secretary Charlene Eads Called the roll. All members were present. Secretary Eads indicated a quorum. Chairman Gagnon reminded all that the meeting is being recorded.

Approval of minutes

Motion was made by Mr. Guiss to approve the Meeting Minutes for the 07/05/2023 PZC meeting and second by Mr. White. There was no discussion. Roll Call was made by Ms. Eads and all members of the PZC present approved Meeting Minutes for the 7/05/2023 PZC meeting except for Mr. Redmond who abstained. Motion was passed and Meeting Minutes for 7/05/2023 was approved.

Public Comment:

There were no comments

New Business

Mr Gagnon asked for a motion to open up a discussion for the Proposed amendment to the Bradley Zoning Ordinance to

(i) Define the term solar farm

(ii) To authorize commercial solar farms as a special use in the Village's M1- (Industrial) district, and

(iii) To Modify Section 60-21 of the Bradley Zoning Ordinance.

Mr. William made the motion to open up the discussion and Mr. White second the motion. Ms. Eads called the roll and all members of the PZC approved the motion.

There was no discussion.

Mr. Bruce Page gave an overview and background of the proposed amendment to the Bradley Zoning Ordinance. This included to allow for a better design plan for the character and development of the Village's zoning districts as well as the adhering to the overall design and comprehensive plan of the village.

The first one was to define the term solar farm Mr. Page said. Mr. Page said that a solar farm means a solar panel or array composed of multiple solar panels on ground-mounted rack or poles which are one of the primary use(s) for the parcel of land on which it is located, or any solar energy system that has a primary purpose for the wholesale or retail sales of generated electricity.

Mr. Page said that the definition is to create a pathway to allow a solar farm in the village.

Mr. Page went on to give a background on the second item was to authorize a commercial solar farm for special use in the villages and industrial district which again is section 60-179 which inserts that Special use following uses may be allowed by special use permit in accordance with the provision of article VIII of this chapter which then list a commercial solar farms.

Mr. Page went on to give a background of the third item which included modifying section 60-21 of the Planning Zoning ordinance. Mr Page said that the amendment to this ordinance is that "when a use is not specifically listed in

sections devoted to permitted uses, it shall be assumed that such uses are hereby expressly prohibited.....” The rest of the language in this particular sentence is struck from the section. The strike language in that sentence continues with: “unless by a written recommendation of the planning and zoning commission and approved by the village board it is determined that said use is similar to and not more objectionable than uses listed. Such uses may then be permitted. Mr. Page said that by striking that it sets the tone that it is not permitted. Mr. Page said that by this we can define what the use is and then you can make a special use or permitted use. This is the thought process behind that.

Mr. Gagnon asked if anyone had questions or thoughts about the solar panels?.

Mr. Gagnon said that these are the solar panels we see out in fields. Mr. Page said That there are a few on route 45. It's usually a 25 year program.

Mr. Gagnon asked if anyone else had anything to say. Noone did.

Mr. Gagnon asked for a motion to close the meeting. Mr. Guiss motioned and Mr. Williams second the motions. Ms. Eads called the roll and all members of the PZC Approved the motion and the motion passed. There was no discussion.

We did not have any finding or facts because there was no condition to the motion.

Mr. Gagnon asked for a motion to approve or deny and Mr. Redmond motioned to approve. Ms Eads second the motion. Eads called the roll and all members of the PZC motion to approve. The motion was passed.

The Lawyer for the Village of Bradley clarified that there are finding and facts sent to the Village Board. There are just no conditions.

Unfinished Old Business: There was none

Announcements: There was none

Adjournment: Mr. Gagnon asked for a motion to adjourn the meeting. Mr. Redmond motioned and Ms Eads second the motion. Motion passed. Meeting was adjourned at about 7:00pm

Respectfully Submitted by:

Charlene Eads (PZC Secretary)