

Village of Bradley Planning and Zoning Commission Special Meeting Minutes for

August 11th, 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

*except Bodemer*  
*Secretary 9/15/23*

Eads indicated a quorum. Chairman Gagnon reminded all that the meeting is being recorded.

Public Comment:

There were no comments

New Business

Mr Gagnon asked for a motion to open a discussion on the agenda which was:

1. To Amend certain text in the Bradley Zoning Ordinance regarding ER Estate Residence District.
2. To make any changes related to this proposed matter identified during the public hearing or at such other time during this process.

Mr. White made the motion and Mr. Williams second the motion. Ms. Eads called the roll and all members of the PZC approved the motion.

**Mr. Page gave a background of the request. Text amendment Section 8 chapter 18. He said the background included the Bourbonnais Township Park District features Perry Farm Park ("Perry Farm"). Mr. Page gave a description of Perry Farm and stated that Perry Farm is a fully functioning farm that contains poultry and livestock including goats George and Dirka Dirka, potbelly pig Bobo, and sheep Shawn and Bozo. He gave an in depth description and said that the Bourbonnais Township Park District , to increase funding opportunities, enhance existing synergies, and increase intergovernmental efficiencies has petitioned to annex into the Village of Bradley ("Bradley"). BTPD and Bradley agree that as a part of the annexation process it must be certain that the animals habitats at Perry Farm are legal and Perry Farm is permitted to operate in the manner as it has been by BTPD. Special Counsel drafted the attached ordinance clarifying the points made above. This will take place as part of the annexation process. There is no need to dispatch mail notices or post notices at the Perry Farm location so there is no need for mailing or posting notice. Based on these facts the support and approval of the attached ordinance by the Village's Corporate Authorities is needed.**

**Mr. Page said the sections in question which is section 8-18 does not allow for live snakes, large cates, swine, pigs, cattle, goats poultry, fowl, or livestock in the village. So the amendment of that is to allow it with section 60-115. Also Section 60-18 does not allow propaganda or culture of pigeons, poultry or livestock.**

**Mr. Page went on to read section 60-118 of the amendment and section 60-115 to add the Park to allow for these amendments. This includes 1b that any Parks or recreational area that is publicly owned and operated and consists of at least 100 acres may also keep live swine, pigs, horses, cattle, sheep, goat, (poultry) any domesticated bird raised for show, breeding rabbits or livestock. It shall be**

**allowed to build maintenance buildings, or structures needing to preserve, enhance, educate and provide recreational opportunities for Perry Farm without any minimum requirement allowed. It shall be permitted to sell retail items, agriculture, crafts including but not limited to Farmers Markets, food trucks, or similar such uses. It shall be permitted to sell alcohol in accordance with all other applicable laws. It shall be permitted to construct and therefore operate a Splash Pad or other water structures as permitted by park district code.**

**Mr. Gagnon asked for a discussion if there should be a sale of alcohol at Perry Farm?**

**A representative of the Park District said that he will direct some of this to the park district and he will say that there are already alcohol sales out there alcohol will be sold in accordance with State Law. He said that he is sure that the Park district will terminate their contract with an outside vendor should there be any problems that may occur. He also said that just because it is permitted in a use does not necessarily mean that it is licensed and that they still have to go through applicable licenses which will be stricter because they are now in the Village.**

**Mr. Redmond said that alcohol was not allowed and now it will be with the annexation so what does that tell our residence.**

**The representative said that the Park District does not sell alcohol but they do allow renters to purchase the liquor license and they have to obtain insurance and if they have problems they call the county and as of today they have not had any problems. Past practices have allowed for alcohol although the BPTD does not sell it.**

**The representative said that there will be a certificate of insurance if they allow it and it will be covered by insurance and there will be more protection on alcohol if allowed.**

**Mayor Watson said that the Park District ownership already has facilities in the village of Bradley like the recreational Center. The Park District Property already allows alcohol for people to bring their own alcohol for weddings etc so this is just a continuation and annexation of the property.**

**Public Comment: Mr. Gagnon asked for a public comment. There was none**

**Mr Gagnon asked for a motion to close the meeting. Mr. Redmond made the motion and Mr. White second the motion. Ms. Eads called the roll and the motion was passed.**

**Mr. Gagnon asked for a motion to approve the request. Ms Eads motioned to approve and Mr. William second the motion. Ms. Eads called the roll. All member of the PZC approved the motion except for Mr. Redmond who passed on the vote.**

**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 Mr White second the motion. Motion passed. Meeting was adjourned at about 7:00 pm**

**Respectfully Submitted by:**

**Charlene Eads (PZC Secretary)**