



**Village of Bourbonnais  
ANNEXATION, BUILDING, and ZONING COMMITTEE MINUTES**

September 29, 2015

Trustee Fischer at the regular board meeting held on September 21, 2015 scheduled an annexation, building, and zoning committee meeting to take place on September 29, 2015 at 3:30 p.m.

**1. ROLL CALL**

Trustee Fischer called the annexation, building, and zoning committee meeting to order. Present was Village President Shore, Trustee Amiano, Trustee Greenlee, Trustee Fischer, Trustee King, Trustee Keast, Trustee Littrell, Village Treasurer Riebe, Finance Director Wolf, and Economic and Development Director Wimberly.

**2. APPROVAL OF MINUTES: June 10, 2015**

A motion was made by Trustee Amiano and seconded by Trustee Keast to approve the minutes as presented. Motion passed on a voice vote of 6-0

**3. IM STEEL ANNEXATION AGREEMENT**

Trustee Fischer explained that the planning and zoning board of appeals turned down the amended annexation agreement for IM Steel. Trustee Fischer has a few questions about the bailer and sheer. Trustee Fischer asked Attorney Ken Carlson if the current bailer and sheer will be moved or if new ones would be purchased. Village President Shore "Mayor" stated the committee should only discuss the part of the property located in the Village of Bourbonnais, not the parcel in Bradley.

Trustee King stated that they do have an inside bailer. In the first agreement, the bailer is inside, however the amended one states the bailer is on the outside of the property.

Trustee Fischer discussed the storm water drainage that goes along the railroad tracks and Shell station. Trustee Fischer asked if there is a detention pond or if extra water will run off per a citizen's complaint. Attorney Ken Carlson stated they will not reduce the amount of water from the facility but the water

will be less based on the downstream flow. Attorney Ken Carlson stated he can try and improve the downstream flow.

Trustee Fischer said there was another complaint from Target regarding the noise and 5 foot berm of trees to reduce the noise. Mayor asked how long it would take for the vegetation to grow to thirteen (13) feet. Trustee King asked about the landscaping plan. Mayor stated he does not have the landscaping with him.

Trustee Fischer asked Marc Pozan about the two day event of smoke regarding cutting a piece of steel and the possibility of looking into a ventilation system. Marc Pozan stated they were cutting a thicker piece of product which caused the yellow smoke. Trustee Fischer reiterated that the pieces being cut would fit into the sheer.

Trustee Fischer asked about the truck traffic. Trustee King said he visited IM Steel. Trustee King said he saw two semi-trucks, but did not have a problem getting through. Also, he stated the train going by was louder than the bailer.

Mayor asked about the air clarification system and whether it will be in the new amended agreement. Mayor believes it should be a part of the amended agreement since it is being presented. Attorney Ken Carlson stated it would be added.

Village Attorney Dunn arrived.

Trustee Greenlee stated the air clarification system should make the EPA happy. Marc Pozan stated testing is done every three (3) months. Marc Pozan stated the piece of equipment ordered is a step up in order to avoid neighbor nuisance.

Trustee King asked about the 2008 EPA violation. Attorney Ken Carlson explained.

Mayor stated the committee needs to recommend back to the Village Board what their findings are to determine whether the project will or will not proceed. Mayor suggested that Attorney Ken Carlson add the language regarding the air cleaner into the amended annexation agreement so that a draft can be looked at for the board to review. Trustee Fischer said he would like to see that added. Trustee King asked if they can operate at two sites. Mayor said the other site is not in the village. Mayor stated Village Attorney Dunn will need to prepare a finding of facts based on what the trustees decide. Attorney Ken Carlson stated he will be happy to provide a revised annexation agreement. All trustees agreed that IM Steel needs to add the language regarding the air clarification system into the agreement for the committee's review.

A citizen asked if this issue goes back to zoning board of appeals. Mayor stated no it does not.

4. **TRUSTEE'S VILLAGE EMAILS**

Mayor discussed new village emails for the trustees. Economic and Development Director Wimberly "Wimberly" stated that pursuant to IML, in the event a trustee's email is FOIA'd that trustee would have to produce all of their personal emails. Village Attorney Dunn suggested all trustees have Village of Bourbonnais email addresses for FOIA purposes. Wimberly explained the process to the trustees regarding their new email addresses and how the emails will be on the Village's server. Wimberly stated there will be a terminal available for the trustees to access their emails if needed. Wimberly stated new business cards will be ordered with the new email addresses.

5. **OTHER**

None

6. **NEW BUSINESS**

None

7. **OLD BUSINESS**

None

8. **PUBLIC COMMENTS**

See above.

9. **ADJOURNMENT AND TIME**

A motion was made by Trustee Amiano and seconded by Trustee Littrell to adjourn the committee meeting. Motion passed on a voice vote of 6-0 and the meeting adjourned at 4:15 p.m.

***Respectfully Submitted by:***



**Trustee Rick Fischer,  
Chair of Annexation, Building and Zoning Committee**

Committee Meeting: 9-29-15 (A/B/Z)

Date: 3:30 p.m.

Name	Signature
Mayor Paul Schore	✓
Vera Amiano	✓
Bruce Greenlee	✓
Rick Fischer	✓
Randy King	✓
Jeff Keast	✓
Jack Littrell	✓
Ron Riebe	✓
Mike Wolf	✓
Pat Dunn	✓
Chief Phelps	
Laurie Cyr	✓
Mike Chamness	
Victoria Senesac	