

**Minutes of the
Village of Bourbonnais
Planning Commission/Zoning Board of Appeals Meeting
May 28, 2009**

1. Call to Order.

The meeting of the Planning Commission/Zoning Board of Appeals held May 28, 2009 was called to order at 6:30 P.M. by Chairman Ed Hayes. Members present were Ed Hayes, Paul Cavitt, Terry Gund, Ralph Huntley, Dan Kirsch, Joan Pierce, Jerry Savoie. No member was absent. Also present were Pat Dunn, Village Attorney, Laurie Cyr, Community Development Coordinator and Paul Schore, Village President.

2. Approval of Minutes.

A motion was made by Joan Pierce, seconded by Jerry Savoie, to approve the minutes of the February 26, 2009 meeting as presented. Voice vote indicated all members present (7) voted, "Aye." Motion carried.

Mr. Hayes thanked members for arranging their schedules in order to attend at an earlier time than the usual one.

3. New Business

(Zoning Board of Appeals)

None

(Planning Commission)

None

Old Business

(Zoning Board of Appeals)

None

(Planning Commission)

None

5. Public Comments.

- A. Presentation of the Tri-Village Development Regulations by Mike Van Mill.

Mr. Hayes said this is a revised plan that was the result of several concerns he and other commissioners had concerning the prior presentation.

Mr. Van Mill briefed the reason for this set of regulations for future development for the three Villages of Bourbonnais, Bradley and Manteno. The area addressed in the regulations is bordered on the south by the Burns Road, on the east by Cardinal Drive, on the north by 6000 North Road, on the west line is ½ mile west of Routes 45/52. Ninety percent of the enclosed area lies within the Village of Bourbonnais. Most of the remaining ten percent lies in the Village of Bradley, a smaller portion in the Village of Manteno, and a very small portion is in unincorporated Kankakee County.

Mr. Van Mill said that when the 6000 North Road/ I-57 interchange is completed it will provide for a gateway for new market potential. This plan then shows the need for comprehensive guidelines for all municipalities.

It was noted that for the most part the Village ordinance will be included, with the addition of some types of business/manufacturing that were not included in the present ordinance.

Mr. Schore stated the Village is very interested in this project.

Mr. Hayes said that these regulations would not compromise our Village Ordinances.

In answer to a question concerning whether present owners of these properties will be informed of these regulations. The answer was they have been made aware of these and that most owners are in agreement.

Another question expressed concern about how these regulations would tie into present ordinances: Mr. Dunn said it would be an addendum to the present code.

A question was raised as to the wording of “Kankakee County”. It was determined that the wording would be placed after the listing of the three municipalities.

The next part of the procedure is to inform the Village Board that the Planning

Commission concurs with the plan. This would be followed by a Public Hearing for presentation as a legal document.

Mr. Van Mill will rewrite the plan with any changes voiced before its presentation at the Village Board meeting on June 1, 2009.

6. **Adjournment.**

Because of the Friendship Festival, our next meeting will be held June 18, 2009 at 7:30 P.M. as stated in the yearly schedule. A motion was made by Paul Cavitt, seconded by Ralph Huntley, to adjourn the meeting. Voice vote indicated all members present (7) voted, "Aye." Motion carried. Meeting adjourned at 7:10 P.M.

Respectfully Submitted,

Theresa Gund, Secretary
Village of Bourbonnais
Plan Commission/Zoning Board of Appeals

Tg/sb