

**Minutes of the
Village of Bourbonnais
Planning Commission/Zoning Board of Appeals Meeting
December 20, 2012**

1. Call to Order

The meeting of the Planning Commission/Zoning Board of Appeals held December 20, 2012 was called to order at 7:30 P.M. by Chairman Ed Hayes. Members present were Ed Hayes, Mark Argyelan, Therese Gund, Ralph Huntley, and Joan Pierce. Members absent were Paul Cavitt and Mike Magruder. Also present were Pat Dunn, Village Attorney and Laurie Cyr, Community Development Coordinator representing Gary Preston, Building Commissioner.

2. Approval of Minutes

A motion was made by Mark Argyelan, seconded by Joan Pierce, to approve the minutes of the September 26, 2012 meeting as presented. Voice vote indicated all members present (5) voted "Aye". Motion carried.

In view of the large number of people in the audience, Mr. Hayes gave the procedure that will be followed in this meeting. The petitioner will give his presentation, commissioners will have the opportunity to ask questions, after that members in the audience will be allowed to ask questions or make comments after they give their name and address.

3. Old Business

(Planning Commission)

A. Case # 12-Z-001

A public hearing to consider a request for the rezoning of various properties to the University Zoning.

Petitioner: Olivet Nazarene University

Doug Perry representing Olivet Nazarene University stated that this is

the type of zoning used by several universities that were contacted. This is the result of the variety of uses needed by the university. It does not change anything different from in the past. The university feels the rezoning will benefit both the university and the village.

Mr. Hayes stated that the U-1 zoning is only for the main body of the campus as shown in the provided map. They are not on the tax rolls. He then noted that any construction to be done by the university must meet all building codes.

The meeting was then opened to the audience for comments or questions.

Mike Lareau, 470 E. Grand Dr. – Concerned about his taxes. Mr. Lareau was told the rezoning would not affect his taxes.

Janet O'Connor, 170 Country Court – Questioned why she was notified as she is not in the part to be rezoned and the effect on her taxes. Ms. O'Connor was told there would be no effect on her taxes. The Planning Commission does not apply taxes.

Tim Burns, 750 Burns Court – Concerned about his taxes. Mr. Burns was told this will not affect his taxes.

Kevin Graveline, 207 Toni – Expressed concern about road work on Rivard St. as well as speeders on the road, he also noted several buildings have been demolished. Mr. Hayes replied that this work is being done in order to help traffic flow and Rivard Street will be extended to the north to connect with River Street for better traffic flow.

Jim Economas, 374 William Latham Drive – Asked if the Master Plan shows all that is labeled to be rezoned U-1. Mr. Economas was told “yes”. Mr. Doug Perry stated that not all the shaded portions on the west side of Main Street is not to be included. That exclusion is not shown on all sketches given to the audience.

Joan Kyrouac, 467 Rivard – Wondered if any of the changes would affect her property. Ms. Kyrouac was told no.

Tim Burns, 750 Burns Court – Noted that some parts of Olivet Nazarene University are not included in the U-1 zoning. Mr. Burns was told that those parcels do not need to be rezoned.

Donna Marcotte, 486 Rivard – Asked if this zoning is only for the sections shown. Ms. Marcotte was told yes.

Joan Kyrrouac, 449 Rivard – Questioned whether the Village destroys property. Ms. Kyrrouac was told that the village does not destroy property.

Mr. Lavoie, 482 Rivard – Asked if the village intends to widen Rivard Street. Mr. Lavoie was told that the village would not.

Greg McGuire, 371 Rivard – Noted that the speed limit signs on Rivard Street have not been replaced yet.

Joan Kyrrouac, 467 Rivard – Questioned if Olivet Nazarene University owned property on Rivard. Mr. Perry stated that they did own one piece of property, but gave it to the village to extend University west to Toni Street.

Mr. Lavoie, 482 S. Rivard Street – Asked if the University intends to purchase property on the west side of Main Street. Mr. Perry said they do not.

Robert Drozda, 271 Toni Street – Did not receive a letter concerning this zoning change.

Joan Kyrrouac, 467 Rivard – Asked about a connection between Toni Street and Main Street. She was told that would be done soon.

There being no further questions or comments, Mr. Hayes thanked all who braved the winter weather to attend this hearing.

There were no further questions from the commission members, so a motion was made by Ralph Huntley, seconded by Mark Argyelan, to approve case 12-Z-001 to grant a request for rezoning various properties to U-1 zoning as requested by Olivet Nazarene University. Roll, call vote indicated all members present (5) voted “Aye”. Request granted. Recommendation will be made at the Village Board meeting on January 7, 2012, at 6:00 p.m.

Approval of the 2013 Schedule

The schedule for 2013 was presented. Roll call vote indicated all members present (5) approved the schedule.

(Zoning Board of Appeals)

None

4. **New Business**

(Planning Commission)

12-Z-004 - Olivet Nazarene University Master Plan review and approval.

Applicant: Olivet Nazarene University.

Mr. Doug Perry, representing Olivet Nazarene University presented a map showing the Vision Plan for the future growth of the university Site.

The only problem the commissioners had with the future development was the location of a “traffic circle” east of the chapel on University Avenue. Mr. Perry said they do not intend to include that in the plans.

A motion was made by Mark Argyelan, seconded by Ralph Huntley. All members present (5) voted “Aye”. Motion carried. The ONU Master Plan will also be presented to the village board at their January 7, 2013 meeting.

(Zoning Board of Appeals)

None

5. **Public Comments**

None

6. **Adjournment**

A motion was made to adjourn the meeting by Mark Argyelan, seconded by Ralph Huntley. Voice vote all members (5) voted "Aye". Meeting adjourned at approximately 8:20 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Therese Gund".

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

Tg/dh