



**Minutes of the  
Village of Bourbonnais  
Planning Commission/Zoning Board of Appeals Meeting  
July 24, 2014**

**1. Call to Order .**

The meeting of the Planning Commission/Zoning Board of Appeals held July 24, 2014 was called to order at 7:30 P.M. by Chairman Ed Hayes. Members present were Ed Hayes, Mark Argyelan, Ralph Huntley, Lisa Lillis, Mike Magruder and Joan Pierce. Also present was Laurie Cyr, Community & Economic Development Director, Patrick Dunn, Attorney for the Village of Bourbonnais and Dave Tyson, Engineer for the Village of Bourbonnais.

**2. Approval of Minutes.**

A motion was made by Mark Argyelan, seconded by Ralph Huntley, to approve the minutes of the April 24, 2014 meeting. All members present (6) voted "Aye". Motion carried.

**3. New Business**

**(Zoning Board of Appeals)**

- A. **Case# ZBA-14-003** Request for a public hearing regarding annexation for a property located at 2829 Chippewa Drive, Bourbonnais, Illinois.

**Petitioner:** Robert G Hoekstra & Peggy A Hoekstra

**Represented by:** Ann Brezinski, Attorney

Chairman Hayes inquired that notifications have been sent, receipts received and that fees have been paid. This was confirmed by Planning Commission Secretary, Denise Hannig.

An explanation was made by the petitioner's representative regarding the annexation request. After discussion between the board members, the petitioners representative and the village attorney, Chairman Hayes asked if there any comments or questions from the attending public. Rose Benson of 2069 2700 N Road, asked why she was sent a notice and was replied to by Laurie Cyr.

A motion was made by Mike Magruder, seconded by Joan Pierce, to recommend to the Village of Bourbonnais Board to enter into an annexation agreement with the petitioner.

Roll Call Vote:

Mark Argyelan – AYE

Mike Magruder – AYE

Ralph Huntley – AYE

Joan Pierce – AYE

Lisa Lillis – AYE

Ed Hayes – AYE

Roll Call Vote indicated all members present (6) voted "AYE"

Motion Carried.

Recommendation will be made to the Village Board at their next meeting on August 4, 2014.

- B. **Planning Commission 14-Z-004** A request for Public Hearing regarding a special use permit allowing construction of a Micro-brewery that produces no more than 75,000 gallons \*(barrels) of beer per year at the property located on Brown Boulevard, Bourbonnais, Illinois.

**Petitioner:** Ted Giannakopoulos, Betty Vasilakis and Helen Giannakopoulos

**Represented by:** George Giannakopoulos

Chairman Hayes inquired that notifications have been sent, receipts received and that fees have been paid. This was confirmed by Planning Commission Secretary, Denise Hannig.

Chairman Hayes asked the representative to explain to the board and the attending public exactly what the plans are for the micro-brewery.

After the explanation, Chairman Hayes made statements regarding the exact location of the entrance of the micro-brewery and the distance to residential homes. Board member Ralph Huntley questioned the amount of beer, 75,000 gallons being produced. The petitioner's representative answered that the original petition contained an error regarding the amount of beer produced. The correct amount should be 75,000 barrels not gallons. Additional questions from the Chairman and board were asked and answered by the petitioner's representative and Dave Tyson, Village of Bourbonnais Engineer.

The Chairman then opened the floor to those attending to ask questions or voice concerns.

Stan Hansen of 314 Steeple Chase, stated he was the representative of the Trotters Chase board and there were concerns regarding the entrance to the site, odors from the manufacturing of the beer, exact square footage of the facility and traffic concerns. All the concerns were addressed by the petitioner's representative.

Susan Kemp of 303 Steeple Chase questioned is there would be a restaurant in the brewery and the petitioner's representative responded that it would just be a brewery.

Clifford Osenga of 201 Steeple Chase asked what the zoning of the property was and Chairman Hayes responded that it was zoned B1 Business district. Mr. Osenga questioned whether this was a business or manufacturing. Chairman Hayes responded this was a business, Mr. Osenga also questioned why they would want to build a brewery on Brown Boulevard and not in an industrial area.

Norma Bradford of 215 Steeple Chase stated that she too had concerns about the odor and traffic and also about the plans for expansion. The petitioner's representative again answered the concerns.

Chairman Hayes addressed the attending public and informed him that this is the beginning of what they hope will develop into a business area and what that will mean to the Village regarding tax dollars. He also thanked the public for coming and for expressing their concerns.

A motion was made by Mark Argyelan, seconded by Lisa Lillis, to recommend to the Village Board to grant a special use permit to Brickstone Brewery for construction of a micro-brewery that produces no more than 75,000 barrels of beer per year at the property located on Brown Boulevard.

Roll Call Vote:

Mark Argyelan – AYE  
Ralph Huntley – AYE  
Lisa Lillis – AYE

Mike Magruder – AYE  
Joan Pierce – AYE  
Ed Hayes – AYE

Roll Call Vote indicated all members present (6) voted “AYE”

Motion Carried.

Recommendation will be made to the Village Board at their next meeting on August 4, 2014.

- C. **Planning Commission 14-Z-005**      A request for Final Plat review for the Frantz Acres Subdivision located at 2797 Chippewa Drive, Bourbonnais, Illinois.

**Petitioner:** Homestar Bank & Financial Services  
Trust # 1538  
222 N. Industrial Drive  
Bradley, Illinois 60915

**Represented by:** Neil Piggush, Engineer

Chairman Hayes inquired that fees have been paid. This was confirmed by Planning Commission Secretary, Denise Hannig.

Chairman Hayes asked if there were issues that needed to be discussed and the petitioner’s representative stated that there was a minor change made to the plat changing the right of way dedication depth from 12’ to 15’ to conform with Kankakee County requirements. A discussion among the board members and the petitioner’s representative was held regarding the annexation agreement.

Chairman Hayes acknowledged a letter to Laurie Cyr from Tyson Engineering dated July 24, 2014, stating that they have reviewed the Final Subdivision Plat for the project and that they find the Final Subdivision Plat to be in substantial compliance with general engineering practice as well as the Village of Bourbonnais’s standard practices.

A motion was made by Ralph Huntley, seconded by Mark Argyelan, to recommend that the Village board approve the Final Plat for Frantz Acres Subdivision.

Roll Call Vote:

Mark Argyelan – AYE  
Ralph Huntley – AYE  
Lisa Lillis – AYE

Mike Magruder – AYE  
Joan Pierce – AYE  
Ed Hayes – AYE

Roll Call Vote indicated all members present (6) voted “AYE”

Motion Carried.

Recommendation will be made to the Village Board at their next meeting on August 4, 2014.

- D. **Planning Commission 14-Z-006**      A request for Public Hearing regarding a special use permit allowing the construction of a proposed parking facility/ bus drop off to accommodate students residing in Stratford Drive Apartment Complex, Bourbonnais, Illinois.

**Petitioner:** Chicago Title & Trust, Trust # 3637260

**Represented by:** Neil Piggush of Piggush Engineering

Chairman Hayes inquired that notifications have been sent, receipts received and that fees have been paid. This was confirmed by Planning Commission Secretary, Denise Hannig.

Chairman Hayes asked the petitioner’s representative to please explain the project that is being requested. Neil Piggush, explained that the project will be to provide more parking for the building complex that has been purchased by Olivet Nazarene University and will now be used for student housing and the need to provide more parking for students.

Board members Mike Magruder and Mark Argyelan questioned why so many more parking spots were needed. Basically, they would be doubling the current amount of spaces. The response from the petitioner’s representative was that they would need more parking based on the thought of 3-4 students per unit that would require more parking.

Matt Whitis, with Olivet Nazarene University addressed the board that based on the figure of four students per 2 bedroom apartment there would be the need for more parking not only for the students but also to accommodate visitor parking.

Further discussion by the board members regarding lighting, bus stop and turn around for possible future bus service for students.

Charles Witt of 3 Ravinia was questioning the current amount of parking spots and the future number of spots, and the possibility of maybe only doing a smaller parking area and about the trees that will have to be removed and the concern of flooding when the green space is converted to concrete and where the water will run off. The petitioner's representative answered the concerns and said that the drainage problems will be addressed when the plans go out for review.

Russ Lamore of 235 N. Blaine, Bradley, Illinois maintains the property for the professional buildings on William Latham Drive had questions regarding the retention pond and the possible flooding issues to neighboring properties, concerns that the water would be diverted towards the professional center instead of away. His concerns were addressed by the petitioner's representative but he still had concerns and in his opinion this would not be the way to divert the water.

Chairman Hayes commented that before the project could begin there would be engineers that will design and review the project plans to make sure there will be no drainage issues. This was further confirmed by Dave Tyson, engineer for the village and Neil Piggush, engineer for the project.

Chairman Hayes also stated that all previous projects done by Olivet Nazarene University have always been done to the highest standards.

Ann Brezinski of 3247 Woodhaven Drive, Bourbonnais, Illinois, stated although she is not a resident in the Village of Bourbonnais, she and her husband have an office in the Professional building, and she also has concerns about the drainage and potential for flooding in the building. Also she has concerns about the woods and the potential of losing all the older growth that may be lost due to the construction.

Neil Piggush, petitioner's representative and project engineer stated that this is a conceptual drawing and that all will be done to save as much of the wooded area as possible.

A motion was made by Mike Magruder, seconded by Lisa Lillis, to recommend to the Village Board to grant a special use permit allowing the construction of the proposed parking facility/bus drop off to accommodate students residing in Stratford Drive Apartment Complex, Bourbonnais, Illinois.

Roll Call Vote:

Mark Argyelan – NAY  
Ralph Huntley – AYE  
Lisa Lillis – AYE

Mike Magruder – AYE  
Joan Pierce – AYE  
Ed Hayes – AYE

Roll Call Vote indicated 5 AYE, 1 NAY

Motion Carried.

Recommendation will be made to the Village Board at their next meeting on August 4, 2014.

- E. **Planning Commission 14-Z-007**      A request for Preliminary/Final Plat review for Brown Boulevard Business Park located on Brown Boulevard, Bourbonnais, Illinois.

**Petitioner:** Village of Bourbonnais

**Represented by:** Dave Tyson, Village of Bourbonnais Engineer.

Chairman Hayes inquired that fees have been paid. This was confirmed by Planning Commission Secretary, Denise Hannig.

Chairman Hayes acknowledged a letter to Laurie Cyr from Tyson Engineering dated July 24, 2014, stating that they have reviewed the Final Plat titled “Brown Boulevard Business Park, and to the best of their knowledge, the subdivision plat is in general conformance with the Village of Bourbonnais Code with recommended modifications.

The project was explained to the board members by Dave Tyson, and answered questions from board members.

A motion was made by Mark Argyelan, seconded by Ralph Huntley, to recommend to the Village Board to approve the Brown Boulevard Business Park Preliminary/Final Plat as presented.

Roll Call Vote:

Mark Argyelan – AYE  
Ralph Huntley – AYE  
Lisa Lillis – AYE

Mike Magruder – AYE  
Joan Pierce – AYE  
Ed Hayes – AYE

Roll Call Vote indicated all members present (6) voted AYE.

UG

Motion Carried.

Recommendation will be made to the Village Board at their next meeting on August 4, 2014.

4. **Old Business**

**(Zoning Board of Appeals)**

None

**(Planning Commission)**

None

5. **Public Comments.**

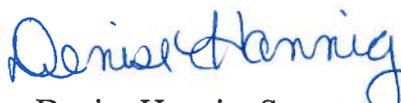
None

6. **Adjournment.**

A motion was made by Ralph Huntley, seconded by Joan Pierce to adjourn the meeting. Voice vote indicated all members present (6) voted "Aye". Motion carried. Meeting adjourned at 8:43 p.m.

The next meeting is scheduled for August 28, 2014.

Respectfully Submitted,



Denise Hannig, Secretary  
Village of Bourbonnais  
Planning Commission  
Zoning Board of Appeals