

**Minutes of the
Village of Bourbonnais
Planning Commission/Zoning Board of Appeals Meeting
March 27, 2008**

1. Call to Order.

The meeting of the Planning Commission/Zoning Board of Appeals held March 27, 2008 was called to order at 7:35 P.M. by Chairman Ed Hayes. Members present were Ed Hayes, Paul Cavitt, Terry Gund, Ralph Huntley, and Jerry Savoie. Members absent were Joan Pierce and Darren Zinanni. Also present was Pat Dunn, Village Attorney.

2. Approval of Minutes.

A motion was made by Jerry Savoie, seconded by Paul Cavitt, to approve the minutes of the February 28, 2008 meeting as presented. Voice vote indicated all members present (5) voted, "Aye." Motion carried.

3. New Business

(Zoning Board of Appeals)

None

Planning Commission)

- A. **Case# 08-Z-004** Request for a Preliminary Plat Approval for Ridgeview Manor Subdivision, Located ¼ mile West of Route 45/52 and North of 6000 North Road in the Village of Bourbonnais, IL 60914.
Petitioner: Stephens & Hayes, P. O Box 849, Tinley Park, IL, 60477.

Mr. Hayes read the request for a Preliminary Plat Approval for Ridgeview Manor Subdivision, located ¼ mile west of Route 45/52 and north of 6000 North Road.

The petitioner, Lewis Stephens of Stephens & Hayes, presented enlarged

copies of the Preliminary Plat for Ridgeview Manor Subdivision. Dave Tyson of Tyson Engineering, reviewing engineer stated they had no objections to the Preliminary Plat.

A motion was made by Jerry Savoie to recommend the Village Board approve the Preliminary Plat for Ridgeview Manor Subdivision, located ¼ mile west of Route 45/52 and north of 6000 North Road as presented. Ralph Huntley asked for a definition for “Compensatory Storage Area” as located on the east side of the subdivision. Mr. Stephens said it is for water detention. Even though flood plain maps do not designate this area as such, it is in fact, such an area.

A second to the motion, made by Jerry Savoie was made by Paul Cavitt. Roll call vote indicated all members present (5) voted, “Aye.” Motion carried. Recommendation to be made at the April 7, 2008 Village Board meeting.

- B. **Case# 08-Z-005** Request for a Public Hearing to Consider a Request for Annexation, an Annexation Agreement for Property Located North of 6000 North Road and East of Career Center Road, Bourbonnais, IL 60914.
Petitioner: Wabick Family Limited Partnership, 9802 Wild Cherry Lane, Palos Park, IL 60464.

Pat Dunn requested that the Planning Commission postpone until the April 24, 2008 action on the request for a public hearing to consider a request for annexation, an annexation agreement for property located north of 6000 North Road and east of Career Center Road.

Mr. Hayes noted that since this is an official hearing and that if anyone in the audience was interested in this case, there will not be another published notice.

A motion was made by Ralph Huntley, seconded by Jerry Savoie, that action on the request for a public hearing to consider a request for annexation, an annexation agreement for property located north of 6000 North Road and east of Career Center Road be postponed until the April 24, 2008 meeting. Voice vote indicated all members present (5) voted, “Aye.” Motion carried.

4. **Old Business**

(Zoning Board of Appeals)

None

(Planning Commission)

- A. **Case# 07-Z-036** Request for a Preliminary Plat for Bourbonnais Professional Center, Brown Blvd. for Property Located on the Northwest side of Brown Blvd, between Route 102 and William Latham Drive in Bourbonnais, IL 60914.
Petitioner: Tyson Engineering, Inc., % James Brooks; 367 South Schuyler Avenue, Kankakee, IL 60901.

Dave Tyson of Tyson Engineering requested that the request for Preliminary Plat approval for Bourbonnais Professional Center, Brown Blvd. located on the northwest side of Brown Blvd, between Route 102 and William Latham Drive be postponed until the April 24, 2008 meeting. They are still working on a route to get storm water to the large detention area to the east.

A motion was made by Jerry Savoie, seconded by Ralph Huntley, to postpone until April 24, 2008 meeting action on the request for a Preliminary Plat approval for Bourbonnais Professional Center, located on the northwest side of Brown Blvd. between Route 102 and William Latham Drive. Voice vote indicated all members present (5) voted, "Aye." Motion carried.

- B. **Case# 07-Z-007** Request for a Preliminary Plat Approval for Don Daly Residential Subdivision, Career Center Road and north of 6000 North Road, Bourbonnais, IL 60914.
Petitioner: Daly & Sullivan Construction Co., 25800 South Bristol Lane, Monee, IL 60449.

Mr. Hayes pointed out that the ordinance requires that a Preliminary Plat approval is in effect of only one year. It has been one year since the original Preliminary Plat was approved but no further action has been taken since that time. As a result, the petitioner, Daly & Sullivan Construction is asking for re-approval of the expired Preliminary Plat. Mr. Daly state there have been no changes in the Preliminary Plat.

A motion was made by Paul Cavitt, seconded by Ralph Huntley, that the

Village Board approve the request for a Preliminary Plat approval for Don Daly Residential Subdivision, Career Center Road and north of 6000 North Road. Roll call vote indicated all members present (5) voted, "Aye." Motion carried. Recommendation to be made at the April 7, 2008 Village Board meeting.

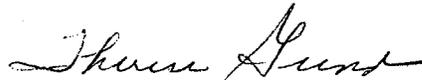
5. **Public Comments.**

None

6. **Adjournment.**

A motion was made by Ralph Huntley, seconded by Jerry Savoie, to adjourn the meeting. Voice vote indicated all members present (5) voted, "Aye." Motion carried. Meeting adjourned at 7:50 P.M. Next meeting to be held April 24, 2008.

Respectfully Submitted,



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

Tg/sb