

**Minutes of the  
Village of Bourbonnais  
Planning Commission/Zoning Board of Appeals Meeting  
August 27, 2009**

1. **Call to Order.**

The meeting of the Planning Commission/Zoning Board of Appeals held August 27, 2009 was called to order at 7:30 P.M. by Chairman Ed Hayes. Members present were Ed Hayes, Paul Cavitt, Terry Gund, Ralph Huntley, Mark Argyelan and Joan Pierce. Member absent was Jerry Savoie. Also present were Gary Preston, Building Commissioner and Pat Dunn, Village Attorney.

2. **Approval of Minutes.**

A motion was made by Joan Pierce , seconded by Paul Cavitt , to approve the minutes of the July 23, 2009 meeting as presented with two corrections on page 2, 5<sup>th</sup> paragraph the representative for the petition's name should be Mr. Lynchey and on the second line should read occupied not occupier. Voice vote indicated all members present (6) voted, "Aye." Motion carried.

3. **New Business**

**(Zoning Board of Appeals)**

None

**(Planning Commission)**

- A. **Case# 09-Z-008** Request for a Public Hearing to Consider a Request for Annexation and Annexation Agreement with a R-1 Zoning for Property Generally Located 1516 West 2250 North Road (Oak Street), Bourbonnais, IL 60914.  
Petitioner: Tom & Maureen O'Conner, 1189 Vantage Lane, Bourbonnais, IL 60914.

Mr. Hayes read the request for a public hearing to consider a request for Annexation and Annexation Agreement with a R-1 Zoning for property generally located at 1516 West 2250 North Road (Oak Street). The petitioners are Tom and Maureen O'Conner. It was noted the following requirements had been met: proof of publication in The Herald. The filing fee had been waived. No notification of adjacent property owners is needed for an annexation. The property to be annexed consists of the west half of Lot 11 and all of Lot 12. In answer to a question it was determined the property is contiguous to the Village. The petitioner has given land in order to develop "Oak Street".

Maureen O'Connor questioned why a designated "park" and why the site has not been developed. She was told that's a matter for the Village Board.

A motion was made by Paul Cavitt, seconded by Mark Argyelan that after a public hearing the Planning Commission recommend the Village Board approve the request for Annexation and Annexation Agreement with a R-1 Zoning for property generally located 1516 West 2250 North Road (Oak Street), in the Village of Bourbonnais. Roll call vote results were:

Paul Cavitt	- "Aye"	Ralph Huntley	- "Abstain"
Mark Argyelan	- "Aye"	Joan Pierce	- "Aye"
Terry Gund	- "Aye"	Jerry Savoie	- "Absent"
		Ed Hayes	- "Aye"

5 voted, "Aye", 1 voted "Abstain" Motion carried. Recommendation to be made at the September 8, 2009 Village Board meeting.

#### 4. Old Business

##### (Zoning Board of Appeals)

None

##### (Planning Commission)

- A. Case# 09-Z-007 Request for a Public Hearing to Consider a Request for a Special Use Permit with a B-1 Zoning to allow the proposed Development of an Adult Care Facility Generally located Southeast of 5000N Road and Career Center Road.  
Petitioner: Tricom Development, LLC, 175 Olde Half Day Road, Suite 292, Lincolnshire, IL 60069.

Mr. Hayes read the request for a Public Hearing to consider a request for a Special Use Permit with a B-1 Zoning to allow the proposed development of an adult care facility generally located southeast of 5000N Road and Career Center Road. The petitioner Tricom Development, LLC, 175 Olde Half Day Road, Suite 292, Lincolnshire, IL 60069.

He then noted no action could be taken at the July meeting because adjacent property owners had not been notified. The proof that adjacent property owners have now been notified has been presented, as well as the filing fee paid and publication was in The Herald.

Doug Ellison, representing the petitioner, apologized for not having all requirements for the hearing last month.

Mr. Hayes noted that Merlin Karlock had sent a letter to the Village of Bourbonnais expressing concern about the granting of this Special Use Permit and the residents' safety. (Letter attached and made a part of these minutes). Mr. Ellison responded to all the concerns in the letter.

A motion was made by Ralph Huntley, seconded by Mark Argyelan that the Planning Commission, recommend the Village Board approve the request for a Special Use Permit with a B-1 Zoning to allow the proposed Development of an Adult Care Facility generally located Southwest of 5000N Road and Career Center Road. Roll call vote indicated all members present (6) voted, "Aye." Motion carried. Recommendation to be made at the September 8, 2009 Village Board meeting.

**5. Public Comments.**

Mr. Hayes noted that the September meeting will be held on the 17<sup>th</sup> of September (a week earlier than usual.)

**6. Adjournment.**

A motion was made by Ralph Huntley, seconded by Mark Argyelan, to adjourn the meeting. Voice vote indicated all members present (6) voted, "Aye." Motion carried. Meeting adjourned at 8:50 P.M. Next meeting to be held September 17, 2009.

Respectfully Submitted,

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

Tg/sb