



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

**1. Call to Order.**

The meeting of the Planning Commission/Zoning Board of Appeals held April 24, 2014 was called to order at 7:30 P.M. by Chairman Ed Hayes. Members present were Ed Hayes, Mark Argyelan, Ralph Huntley and Joan Pierce. Also present was Gary Preston, Building Commissioner of the Village of Bourbonnais, Patrick Dunn, Village of Bourbonnais Attorney and Dave Tyson, Engineer for the Village of Bourbonnais.

**2. Approval of Minutes.**

A motion was made by Joan Pierce, seconded by Ralph Huntley, to approve the minutes of the December 19, 2013 meeting. All members present (4) voted "Aye". Motion carried.

**3. New Business**

**(Planning Commission)**

A. **Case# 14-Z-001** Application for Annexation for property located at 2797 Chippewa Drive, Bourbonnais, Illinois.

**Petitioner:** Lee Godin, represented by Neil Piggush of Piggush Engineering.

Chairman Hayes made preliminary comments stating that some changes would need to be made and the Planning Commission appreciated the petitioner being at this evening's meeting. The board will answer any and all questions and concerns to the best of their abilities. The village is happy to welcome new residents to the village but, they must meet the same standards as all village residents.

The petitioners' representative Neil Piggush addressed the board and stated that no action was required this evening as a couple of properties within 150' had not been properly notified of the meeting. Chairman Hayes stated that there were some corrections that needed to be addressed to the ownership of the property; Mr. Piggush said that they would be addressed at the next meeting.

Several issues were discussed in regards to municipal wells, village sewer and future water service out to the proposed properties. Also some concerns about a retention pond that is partially located on the property and the hope by Chairman Hayes that all involved parties; Village of Bourbonnais, Kankakee County officials, petitioners and engineers would be able to work together to resolve any and all issues that were being discussed. Commissioner Hayes stated that the pre-annexation agreement would have to adhere to Village of Bourbonnais codes and ordinances.

Commissioner Hayes opened the floor for questions from the public.

Carl Coy of 541 Hollyberry Lane, Bourbonnais, Illinois asked where the existing sewer will be connected at for the property.

Neil Piggush explained that there is an existing manhole on the property and that they would do an internal drop connection from there.

Sue Palmateer of 543 Hollyberry Lane, Bourbonnais, Illinois asked how this will affect the residents in Turnberry Subdivision?

Chairman Hayes responded that if the property is annexed then the residents in Turnberry would be able to annex into the village as well. Ms. Palmateer commented that they like the open spaces in the back of the Turnberry Subdivision.

Peggy Hoekstra of 2829 Chippewa drive, Bourbonnais Illinois stated that she lived next to the property. She asked if it was sold, would it affect her property because she has a well and septic system?

Mr. Piggush stated that it should not affect her property at all.

A motion was made by Mark Argyelan, seconded by Ralph Huntley to postpone any action until the next Planning Commission meeting on May 22, 2014.

Roll call vote indicated all members present (4) voted "AYE".

Motion Carried.

**(Zoning Board of Appeals)**

- A. **Case# ZBA-14-001** A request for an ordinance amending Chapter 36 of the Municipal Code, regarding Special Uses in B2 zoning to allow Microbreweries in B2 zoning district.

**Petitioner:** Village of Bourbonnais, represented by Patrick Dunn, Village Attorney

Patrick Dunn explained what the change in ordinance will entail. This would be specifically for microbreweries. Restrictions will apply to the amount of gallons brewed.

A discussion was held about the location of a proposed microbrewery, the impact on the area in respect to traffic and air quality.

A motion was made by Mark Argyelan, seconded by Joan Pierce to approve the amendment to Chapter 36 of the Municipal Code regarding Special Uses in B2 zoning to allow microbreweries in B2 zoning.

Roll call vote indicated all members present (4) voted "AYE".

Motion Carried.

Recommendation will be made to the Village of Bourbonnais board at their next meeting on May 5, 2014.

4. **Old Business**

**(Zoning Board of Appeals)**

None

**(Planning Commission)**

None

**5. Public Comments.**

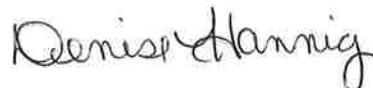
None

**6. Adjournment.**

A motion was made by Ralph Huntley, seconded by Mark Argyelan to adjourn the meeting. Voice vote indicated all members present (4) voted "Aye". Motion carried. Meeting adjourned at 8:05 p.m.

The next meeting is scheduled for May 22, 2014.

Respectfully Submitted,



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

