

**Minutes of the
Village of Bourbonnais
Planning Commission/Zoning Board of Appeals Meeting
April 22, 2010**

1. Call to Order.

The meeting of the Planning Commission/Zoning Board of Appeals held April 22, 2010 was called to order at 7:30 P.M. by Chairman Ed Hayes. Members present were Ed Hayes, Paul Cavitt, Theresa Gund, Ralph Huntley, Mark Argyelan, Joan Pierce and Jerry Savoie. No member was absent. Also present was Gary Preston, Building Commissioner and Pat Dunn, Village Attorney.

2. Approval of Minutes.

A motion was made by Mark Argyelan, seconded by Paul Cavitt, to approve the minutes of the March 25, 2010 meeting as presented. Voice vote indicated all members present (7) voted, "Aye." Motion carried.

3. New Business

(Zoning Board of Appeals)

None

(Planning Commission)

- A. Case# 10-Z-004 Request for a Public Hearing to Consider a Request for Pre-Annexation and Pre-Annexation Agreement with a B-2 Zoning and Special Use Business District for property located 1825-1847 Armour Road, Bourbonnais, IL.
Petitioner: General Development Corporation of Kankakee, 3420 Woodhaven Drive, Bourbonnais, IL 60914.**

Mr. Hayes read the petition requesting a Pre-Annexation and Pre-Annexation Agreement with a B-2 Zoning and Special Use Business District for property located 1825-1847 Armour Road, Bourbonnais, IL.

Mr. Hayes then stated the following requirements had been met: notification published in the Herald, notification of adjacent property owners and filing fee paid.

Greg Deck represented the petitioner General Development Corporation noted that a large portion of the property presently had contained self storage units for some time. They purpose to erect a sale office in front the storage units. They are asking for a pre-annexation agreement for a B-2 Zoning with a Special Use for a sales Office. The office building will be stone faced.

Mr. Hayes said the building will have to be approved by the Code Office.

Comments from the Audience:

Kenneth Lewis, 30 Hilltop was asked by an adjacent property owner to find out what effect this agreement would have on their property.

Mr. Hayes said that as of now there would be no effect.

A motion was made by Ralph Huntley, seconded by Paul Cavitt that after a public hearing for a Pre-Annexation and Pre-Annexation Agreement with a B-2 Zoning and Special Use Business District for property located 1825-1847 Armour Road, Bourbonnais, IL. The Planning Commission recommend the Village Board accept the request.

Roll call vote results were:

Paul Cavitt – “Aye ”
Mark Argyelan – “Aye ”
Terry Gund – “Aye”

Ralph Huntley - “Aye ”
Joan Pierce - “Aye ”
Jerry Savoie - “Aye ”
Ed Hayes - “Aye ”

7 voted, “Aye” None voted, “Nay”. Motion carried. Recommendation to be made at the May 3, 2010 Village Board meeting.

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 Jerry Savoie, to adjourn the meeting. Voice vote indicated all members present (7) voted, "Aye." Motion carried. Meeting adjourned at 7:40 P.M. Next meeting to be held May 27, 2010.

Respectfully Submitted,

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

Tg/sb