



**Minutes of the
Village of Bourbonnais
Planning Commission/Zoning Board of Appeals Meeting
June 19, 2014**

1. Call to Order

The meeting of the Planning Commission/Zoning Board of Appeals held June 19, 2014 was called to order at 7:30 P.M. by Chairman Ed Hayes. Members present were Ed Hayes, Mark Argyelan, Paul Cavitt, Ralph Huntley, Lisa Lillis and Mike Magruder. Also present was Laurie Cyr Village of Bourbonnais Community and Economic Development Director, Patrick Dunn, Village of Bourbonnais Attorney and Dave Tyson, Engineer for the Village of Bourbonnais.

2. Approval of Minutes

A motion was made by Paul Cavitt, seconded by Mark Argyelan, to approve the minutes of the May 22, 2014 meeting. All members present (6) voted "Aye". Motion carried.

3. New Business

After approval of the minutes, Chairman Ed Hayes addressed the board members and the public regarding a change to the agenda. There were to be two cases before the board for the Planned Unit Development for Courtyards of Cobblestone. The two cases will be heard as one case and addressed as follows:

Planning Commission Case 14-Z-002: Request for a special use for Planned Unit Development with all legally described properties within the PUD be rezoned R-5 and preliminary plat for Planned Unit Development for Courtyards of Cobblestone located at 6000 N Road and Stonebridge Boulevard, Bourbonnais, Illinois.

Motion to approve the change in agenda regarding Planning Commission Case 14-Z-002 was made by Ralph Huntley, seconded by Paul Cavitt. All members present (6) voted "AYE".

Motion carried.

(Planning Commission)

Case# 14-Z-002 Request for a special use for Planned Unit Development with all legally described properties within the PUD be rezoned R-5 and preliminary plat for Planned Unit Development for Courtyards of Cobblestone located at 6000 N Road and Stonebridge Boulevard, Bourbonnais, Illinois.

Petitioner: Curwick XI, LLC

Chairman Hayes read from a letter dated June 10, 2014 to Laurie Cyr from Dave Tyson of Tyson Engineering that stated "after reviewing the Preliminary Plat Plans for the "Courtyards of Cobblestone a Planned Unit Development" prepared by M. Gingerich, Gereaux & Associates that Tyson Engineering finds them to be in substantial compliance with general engineering practice as well as the Village of Bourbonnais's standard practices. Also noted was that the review was only for Preliminary Plat Requirements and that a full set of detailed engineering plans and supporting calculations will still need to be submitted for review.

Also presented was a letter from Joanne Gricius, an adjoined land owner to the proposed project. Mr. & Mrs. Gricius were supportive of the project and their only concern was a 16" drainage tile that runs under 6000 N Road. After reading the letter Chairman Hayes inquired if the drain tile was common knowledge and Mike Gingerich stated that it was not common knowledge, but that it will be addressed in future plans.

An overview of the project was presented to the board and the public in attendance by Mike Gingerich. After the presentation, Chairman Hayes asked the board members if there were any questions or concerns regarding the project.

The concerns from board members were in regard to questions about the Home Owners Association, responsibilities of maintaining the property before, during and after construction, the "private drive" shown on the plans and who will be responsible for maintaining the road and the retention pond on the property.

All questions and concerns were satisfactorily addressed by Jerry Curwick, Ken Carlson (attorney for the developer) or Mike Gingerich.

A motion was made by Mike Magruder, seconded by Lisa Lillis that the Planned Unit Development as presented be approved by the Village of Bourbonnais Board at their next meeting on July 7, 2014.

Roll Call vote as follows:

Mark Argyelan – ABSTAIN	Paul Cavitt – AYE
Ralph Huntley – ABSTAIN	Lisa Lillis – AYE
Mike Magruder – AYE	Ed Hayes – “AYE”

Roll Call Vote Results: 4 – AYE – 2 – ABSTAIN
Motion Carried.

Recommendation to approve the Special Use for the Planned Unit Development with all legally described properties within the PUD be rezoned R5, and approve the preliminary plat for Planned Unit Development for Courtyards of Cobblestone, will be made to the Village of Bourbonnais Board at their next meeting on July 7, 2014.

4. Old Business

(Zoning Board of Appeals)

None

(Planning Commission)

None

5. Public Comments.

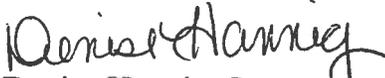
None

6. Adjournment.

A motion was made by Paul Cavitt, seconded by Mark Argyelan to adjourn the meeting. Voice vote indicated all members present (6) voted “Aye”. Motion carried. Meeting adjourned at 8:04 p.m.

The next meeting is scheduled for July 24, 2014.

Respectfully Submitted,


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

