



**Minutes of the
Village of Bourbonnais
Planning Commission/Zoning Board of Appeals Meeting
May 22, 2014**

1. Call to Order.

The meeting of the Planning Commission/Zoning Board of Appeals held May 22, 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, Mike Magruder and Joan Pierce. Also present was Gary Preston, Building Commissioner of the Village of Bourbonnais, Laurie Cyr, Community & Economic Development Director and Dave Tyson, Engineer for the Village of Bourbonnais.

A correction to the agenda for tonight's meeting was made by the Planning Commission secretary, the case before the Zoning Board of Appeals is listed on the agenda as 14-Z-002. The correct case number is ZBA-14-002.

2. Approval of Minutes.

A motion was made by Mark Argyelan, seconded by Joan Pierce, to approve the minutes of the April 24, 2014 meeting. All members present (7) voted "Aye". Motion carried.

3. New Business

(Zoning Board of Appeals)

- A. **Case# ZBA-14-002** Request for a variance allowing for a reduction in the required building setback of the front yard to allow an extension of the front porch for property located at 695 Kathy Drive, Bourbonnais, Illinois.

Petitioner: Jenelle Meloun Grant

Chairman Hayes inquired that notifications have been sent, receipts received and that fees have been paid. This was confirmed by Building Commissioner Gary Preston.

Chairman Hayes made preliminary comments to the board members regarding paperwork received from the petitioner, including a note from her physician regarding her diagnosis of Multiple Sclerosis, which causes her to have issues with her balance. Also, included in their packet were black and white photos of the current front porch and a one dimensional copy of the front of her home with notations of what changes to the porch the petitioner is requesting.

Chairman Hayes asked the petitioner to please explain to the board members exactly what changes she would like to make to the front porch of her home.

The petitioner explained that she had submitted an application to the Village of Bourbonnais building department to add on to her front porch and the application was denied due to the 25' front setback of her home. The petitioner feels the front porch of her home is too small and is limiting entry into her home. Chairman Hayes explained that the Building and Code Department have to enforce the codes regarding the setback lines.

Board members then questioned the petitioner to specifically explain what changes she was looking to make regarding the size of the front stoop. Petitioner answered the questions to the best of her abilities. Questions were also asked to and answered by Building Commissioner Gary Preston.

Board members then made suggestions to the petitioner that by removing some of the items on her front porch, i.e.: benches, planters and assorted decorative items, she would have more room to maneuver on the porch.

The petitioner then questioned why homes in older subdivisions have larger porches that are closer to the street. Chairman Hayes responded without reference to any specific property, that when another home was

built in the past it would have had to be built in compliance to the codes at that time.

The petitioner questioned the house being built next door and its proximity to her home. Gary Preston responded that the home being built complies with all set back requirements.

A motion was made by Ralph Huntley, Seconded by Joan Pierce, to deny the request for a variance allowing for a reduction in the required building setback of the front yard to allow an extension of the front porch.

Roll Call Vote:

Mark Argyelan – PRESENT
Paul Cavitt – AYE
Ralph Huntley – AYE
Lisa Lillis – AYE
Mike Magruder – PRESENT
Joan Pierce – AYE
Ed Hayes – AYE

Chairman Ed Hayes informed the petitioner that the roll call vote was 5 votes to 2 votes against the request for the variance; he also stated that the Zoning Board of Appeals action is final; the only challenge to the Zoning Board of Appeals would be to take court action.

The petitioner asked how to get in touch with the Mayor, and who was above the Zoning Board of Appeals. Chairman Hayes replied that the Village of Bourbonnais Board and then the Mayor would be above the Planning Commission Board. He then thanked the petitioner for coming before the Zoning Board of Appeals.

4. Old Business

(Zoning Board of Appeals)

None

(Planning Commission)

- A. **Case # 14-Z-001** Request for a pre-annexation agreement and subdivision review for the property located at 2797 Chippewa Drive, Bourbonnais, Illinois.

Requested by: Homestar Bank & Financial Services Trust #1538.

Represented by: Neil Piggush, Piggush Engineering

Chairman Hayes stated that this petition was postponed from action until tonight's meeting because additional people needed to be notified of the request. He then confirmed with Mr. Piggush that all parties have been notified and all return receipts have been received and will be given to Gary Preston, Building Commissioner for the Village of Bourbonnais.

Mr. Hayes then read from a letter to Laurie Cyr, Community & Economic Development Director from Dave Tyson of Tyson Engineering, dated May 22, 2014 regarding the Frantz Acres Subdivision, Subdivision Improvement Plans, TEI job number 14-T250. The letter states that Tyson Engineering, Inc. has reviewed the revised improvement plans, for the referenced project, for conformance with compliance with their previous review comments. All items in the previous review letters have been adequately addressed in the revisions submitted to their office. Tyson Engineering has no objection to the approval of the improvement plans for Frantz Acres Subdivision.

Mr. Piggush gave a general overview of what action the petitioner seeks for the benefit of Planning Commission board members who were unable to attend the April 24, 2014 Planning Commission meeting. He further explained the changes that have been made on the revised plan.

A motion was made by Mark Argyelan, seconded by Ralph Huntley, to accept the petitioner's preliminary plat for Frantz Acres subdivision and recommend the Village Board to enter into a pre-annexation agreement.

Roll Call Vote indicated all members present (7) voted "AYE"

Motion Carried.

Recommendation will be made to the Village Board at their next meeting on June 2, 2014.

5. **Public Comments.**

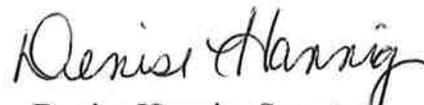
None

6. **Adjournment.**

A motion was made by Paul Cavitt, seconded by Mark Argyelan to adjourn the meeting. Voice vote indicated all members present (7) voted "Aye". Motion carried. Meeting adjourned at 8:12 p.m.

The next meeting is scheduled for June 19, 2014.

Respectfully Submitted,



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

