

Minutes of the  
Village of Bourbonnais  
Planning Commission/Zoning Board of Appeals Meeting  
February 28, 2008

1. Call to Order.

The meeting of the Planning Commission/Zoning Board of Appeals held February 28, 2008 was called to order at 7:30 P.M. by Chairman pro tem Jerry Savoie. Members present were Paul Cavitt, Terry Gund, Ralph Huntley, Joan Pierce and Jerry Savoie. Members absent were Ed Hayes and Darren Zinanni. Also present were Gary Preston, Building Commissioner and Pat Dunn, Village Attorney.

2. Approval of Minutes.

A motion was made by Ralph Huntley, seconded by Joan Pierce, to approve the minutes of the January 24, 2008 meeting as presented. Voice vote indicated all members present (5) voted, "Aye." Motion carried.

3. New Business

(Zoning Board of Appeals)

None

Planning Commission)

- A. Case# 08-Z-001 Request for a Public Hearing requesting a vacation of a Road, Street and/or Right-of-Way near Brown Boulevard in the Village of Bourbonnais, IL 60914  
Petitioner: Village of Bourbonnais, 700 Main NW, Bourbonnais, IL, 60914

Mr. Dunn stated the site requesting to vacate a road , street and/or right-of-way was platted when that area was annexed to allow access to the west from Brown Boulevard along Sunflowers Medical Center. The Village no longer sees any need for this roadway site. This site is adjacent to the proposed Business complex being developed by Carlson Brothers.

It was noted that the following requirements had been met: proof of publication in the Herald and proof of notification of adjacent property owners. No filing fee was needed.

A motion was made by Paul Cavitt, seconded by Joan Pierce, that after a Public Hearing the Planning Commission recommends the Village Board approve the request for a vacation of a road, street and/or right-of-way near Brown Boulevard in the Village of Bourbonnais. Roll call vote indicated all members present (5) voted, "Aye." Motion carried. Recommendation to be made at the March 3, 2008 Village Board meeting.

- B. **Case# 08-Z-002** Request for a Minor Plat of Subdivision Approval for Culvers Subdivision at the Southwest Corner of Bethel Road and Route 45/52 in Bourbonnais, IL 60914.

Petitioner: Terry Smith, 12 Cedar Marsh Retreat, Savannah, GA 31411

Joel Mingus, representing the petitioner, Jerry Smith, located the site on the map. There are three lots on the southwest corner of Bethel Road and Route 45/52 with a house on one lot. The petitioner wants to divide the site into two large lots. The site is zoned B-2.

It was noted the following requirements had been met: proof of publication in the Herald , proof of notification of adjacent property owners and filing fee paid.

The utility easement across the three lots will be relocated to the west edge of these lots. There will be an ingress/egress at the northwest corner off of Bethel Road and one off of Route 45/52 at the northeast corner of lot 2.

The reviewing engineer, James Brooks, of Tyson Engineering approved the plat.

There was no response from the audience.

A motion was made by Paul Cavitt, seconded by Ralph Huntley, that the Planning Commission recommends the Village Board approve the request for a minor plat subdivision for Culvers Subdivision at the southwest corner of Bethel Road and Route 45/52. Roll call vote indicated all members present (5) voted, "Aye." Motion carried. Recommendation to be made at the March 3, 2008 Village Board meeting.

- C. **Case# 08-Z-003** Request for a Public Hearing for Proposed Ordinance Amending Chapter 36, Article X of the Municipal Code of the Village of Bourbonnais, Illinois Concerning Minimum Dwelling Sizes.  
Petitioner: Village of Bourbonnais, 700 Main NW, Bourbonnais, IL. 60914

It was noted that the Public Notice had been published in the Herald. No other requirement needed to be met.

Mr. Dunn, stated that although the Village Board had adopted a minimum size for residential dwelling in a R-1 zone should be 1,350 square feet of livable floor area, exclusive of garages and area below grade.

There was no response from the audience.

A motion was made by Ralph Huntley, seconded by Paul Cavitt, that after a Public Hearing the Planning Commission recommends the Village Board adopt an ordinance amending Chapter 36, Article X of the Municipal Code of the Village of Bourbonnais concerning minimum dwelling sizes in a R-1 District. Roll call vote indicated all members present (5) voted, "Aye." Motion carried. Recommendation to be made at the March 3, 2008 Village Board meeting.

#### 4. **Old Business**

##### **(Zoning Board of Appeals)**

None

##### **(Planning Commission)**

- A. **Case# 07-Z-036** Request for a Preliminary Plat for Bourbonnais Professional Center, Brown Blvd. for Property Located on the Northwest side of Brown Blvd, between Route 102 and William Latham Drive in Bourbonnais, IL 60914.  
Petitioner: Tyson Engineering, Inc., % James Brooks; 367 South Schuyler Avenue, Kankakee, IL 60901.

A representative from Tyson stated the drainage of storm water still has not been solved. A postponement of the case was requested.

A motion was made by Ralph Huntley, seconded by Paul Cavitt, that the request for a Preliminary Plat for Bourbonnais Professional Center, Brown Blvd, for property located on the northwest side of Brown Blvd. between Route 102 and William Latham Drive be postponed until the next meeting. Voice vote indicated all members present (5) voted, "Aye." Motion carried.

5. **Public Comments.**

None

6. **Adjournment.**

A motion was made by Ralph Huntley, seconded by Joan Pierce, to adjourn the meeting. Voice vote indicated all members present (5) voted, "Aye." Motion carried. Meeting adjourned at 7:50 P.M. Next meeting to be held March 27, 2008.

Respectfully Submitted,



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

Tg/sb