

**Minutes of the
Village of Bourbonnais
Planning Commission/Zoning Board of Appeals Meeting
July 23, 2009**

1. Call to Order.

The meeting of the Planning Commission/Zoning Board of Appeals held July 23, 2009 was called to order at 7:30 P.M. by Chairman Ed Hayes. Members present were Ed Hayes, Paul Cavitt, Terry Gund, Ralph Huntley, Dan Kirsch, Joan Pierce and Jerry Savoie. Also present were Gary Preston, Building Commissioner and Pat Dunn, Village Attorney. Mr. Hayes stated this would be Dan Kirsch's last meeting as temporary Commissioner. He then thanked Mr. Kirsch for his 1 year of service. All commissioners were also thanked for all their help these past years.

2. Approval of Minutes.

A motion was made by Paul Cavitt, seconded by Ralph Huntley, to approve the minutes of the June 18, 2009 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# 09-Z-004** Request for a Preliminary/Final Minor Plat of Subdivision Approval for Heritage Meadows Commercial Subdivision at the Southeast Corner of Route 45/52 and East Bethel Drive in the Village of Bourbonnais, IL 60914.

Petitioner: Daley-Mommsen Enterprises, Inc., 19871 Lakeview Way, Mokena IL 60448

Mr. Hayes read the request for a Preliminary/Final Minor Plat of Subdivision approval for Heritage Meadows Commercial Subdivision at the southeast corner of Route 45/52 and East Bethel Drive.

Kendal Lynchey represented the petitioner Daley-Mommsen Enterprises,

Inc

Mr. Hayes stated a letter from Mr. Tyson regarding his review of the request had been received with his approval but thought that the Village Attorney should review the Ingress/Egress easement. Laurie Cyr stated there is an ingress/egress off Convent for the strip building presently to the south and there will be another one off of Bethel Drive which will be clearly marked.

A motion was made by Ralph Huntley, seconded by Jerry Savoie that the Planning Commission recommend the Village Board approve the request for a Preliminary/Final Minor Plat of Subdivision approval for Heritage Meadows Commercial Subdivision at the Southeast Corner of Route 45/52 and East Bethel Drive in the Village of Bourbonnais. Roll call vote indicated all member present (7) voted, "Aye." Motion carried. Recommendation to be made at the August 3, 2009 Village Board meeting.

- B. **Case# 09-Z-005** Request for a Public Hearing to Consider a Request for a Special Use Permit with a B-1 Zoning to allow a Drive Thru Window on Lot 1, Heritage Meadows Commercial Subdivision Located at the Southeast Corner of Route 45/52 and East Bethel Drive in the Village of Bourbonnais, IL 60914.
Petitioner: Daley-Mommsen Enterprises, Inc., 19871 Lakeview Way, Mokena IL 60448.

Mr. Hayes read the request for a Public Hearing to consider a request for a Special Use Permit with a B-1 Zoning to allow a Drive Thru Window on Lot 1, Heritage Meadows Commercial Subdivision located at the southeast corner of Route 45/52 and East Bethel Drive. All requirements had been met: filing fee paid, adjacent property owners had been notified and publication had been published.

Mr. Lynchey represented the petitioner, Daley-Mommsen Enterprises, Inc., said the building on Lot 1 will be owner/occupied will have Dunkin Donut business on the site, the second part of the building will be for retail.

Question from the audience: Mr. Frank Davidson asked what a "Drive Thru" was and wondered why he had been notified about his bearing. Mr. Hayes explained what a drive thru is and that because he is across the road, he is considered an adjacent property owner.

A motion was made by Paul Cavitt, seconded by Joan Pierce that after a

Public Hearing the Planning Commission recommend the Village Board approve the request for a Special Use Permit with a B-1 Zoning to allow a Drive Thru Window on Lot 1, Heritage Meadows Commercial Subdivision Located at the Southeast Corner of Route 45/52 and East Bethel Drive in the Village of Bourbonnais. Roll call vote indicated all member present (7) voted, "Aye." Motion carried. Recommendation to be made at the August 3, 2009 Village Board meeting.

- C. **Case# 09-Z-006** Request for a Public Hearing to Consider an Ordinance Amending Chapter 36, Article XI, Section 2 of the Municipal Code of the Village of Bourbonnais.
Petitioner: Village of Bourbonnais, 700 Main NW, Bourbonnais, IL 60914.

Mr. Hayes read the request for a Public Hearing to consider an ordinance amending Chapter 36, Article XI, Section 2 of the Municipal Code of the Village of Bourbonnais as petitioned by the Village of Bourbonnais. He stated the request is for the addition of the item "XXX" "Nursing Homes" under "Special Use" as Pat Dunn explained.

A motion was made by Ralph Huntley, seconded by Jerry Savoie that after a Public Hearing the Planning Commission recommend the Village Board approve the request for an Ordinance Amending Chapter 36, Article XI, Section 2 of the Municipal Code of the Village of Bourbonnais. Roll call vote indicated all member present (7) voted, "Aye." Motion carried. Recommendation to be made at the August 3, 2009 Village Board meeting.

- D. **Case# 09-Z-007** Request for a Public Hearing to Consider a Request for a Special Use Permit with a B-1 Zoning to allow the proposed Development of an Adult Care Facility Generally located Southeast of 5000N Road and Career Center Road.
Petitioner: Tricom Development, LLC, 175 Olde Half Day Road, Suite 292, Lincolnshire, IL 60069.

Mr. Hayes read the request for a Public Hearing to consider a request for a Special Use Permit with a B-1 Zoning to allow the proposed development of an adult care facility generally located southeast of 5000N Road and Career Center Road. The petitioner Tricom Development, LLC, 175 Olde Half Day Road, Suite 292, Lincolnshire, IL 60069.

Jeff Bennett said he will represent the petitioner. He stated this corner has been set aside as commercial. The developer will be using the southern portion (2.57 acres). The developer will build a facility to specialize in "Memory Care" residents (Alzheimer) . There will be 40 units. These

residents will not require the traditional nursing care. He also stated the development will be privately owned.

The following requirements have been met: filing fee paid and notification published in the Journal. We were told the "Certified Mail Receipts" would be brought in before the Board Meeting on August 3, 2009.

A motion was made by Ralph Huntley, seconded by Jerry Savoie that the Planning Commission, pending receipt of the Certified Mail Receipts, recommend the Village Board approve the request for a Special Use Permit with a B-1 Zoning to allow the proposed Development of an Adult Care Facility generally located Southwest of 5000N Road and Career Center Road. Roll call vote indicated all member present (7) voted, "Aye." Motion carried. Recommendation to be made at the August 3, 2009 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 Jerry Savoie, seconded by Paul Cavitt, to adjourn the meeting. Voice vote indicated all members present (7) voted, "Aye." Motion carried. Meeting adjourned at 8:15 P.M. Next meeting to be held August 27, 2009.

Respectfully Submitted,

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