

Minutes of the  
Village of Bourbonnais  
Planning Commission/Zoning Board of Appeals Meeting  
April 24, 2008

1. Call to Order.

The meeting of the Planning Commission/Zoning Board of Appeals held April 24, 2008 was called to order at 7:30 P.M. by Chairman Ed Hayes. Members present were Ed Hayes, Paul Cavitt, Terry Gund, Ralph Huntley, Joan Pierce, and Jerry Savoie. 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 Paul Cavitt, to approve the minutes of the March 27, 2008 meeting as presented. Voice vote indicated all members present (6 ) voted, "Aye." Motion carried.

3. New Business

(Zoning Board of Appeals)

None

Planning Commission)

- A. Case# 08-Z-006 Request for a Preliminary/Final Plat Approval for James Bernard Professional Park, First Addition, Located Generally at 397 Larry Power Road in the Village of Bourbonnais, IL 60914.  
Petitioner: MJP Development, 502 South East Ave, Kankakee, IL 60901

Mr. Hayes read the request for a Preliminary/Final Plat approval for James Bernard Professional Park, First Addition, located at 397 Larry Power Road.

James Brooks, represented the petitioner, MJP Development. He noted this addition is located on the east side of the original plat.

The area was originally designated Lot 2. This addition will house one building divided into two parts, Lots 1a and Lot 2. Each partition will be individually owned. He then noted that the Fire Protection District is concerned that one could be less than 5,000 square foot and therefore would not need a sprinkler system. He was told the requirement would need to have sprinkler systems for both parts regardless of their size.

Mr. Hayes asked about a water drainage easement. He was told there is a pond to the west and extending to the north edge. Mr. Hayes said there is no language on the plat concerning the easement and its regulation. This needs to be added to the plat.

Mr. Robinson, consulting engineer, said they have no concerns about the plat.

A motion was made by Jerry Savoie, seconded by Paul Cavitt that the Planning Commission recommend the Village Board approve the request for a Preliminary/Final Plat approval for James Bernard Professional Park, First Addition, located generally at 397 Larry Power Road in the Village of Bourbonnais and that both units have sprinkler systems and that language regarding the limitations for storm drainage systems be added to the plat.

Roll call vote indicated all members present (6 ) voted, "Aye." Motion carried. Recommendation to be made at the May 5, 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.

Mr. Hayes read the request for Preliminary Plat approval for Bourbonnais Professional Center, Brown Blvd. located on the northwest side of Brown Blvd, between Route 102 and William Latham Drive

Mr. Brooks of Tyson Engineering, said that providing for storm water drainage was the reason it has taken awhile to finalize the Preliminary Plat. In the past it flowed toward Trotters Chase Subdivision, but with the development of the site there would be too much water to go that way. The water drainage will now be directed to the north near Taco Bell and then extend to the present large detention area. Work now is being done on this project.

A motion was made by Jerry Savoie, seconded by Ralph Huntley, that the Planning Commission recommend the Village Board approve the request for a Preliminary Plat approval for Bourbonnais Professional Center, located on the northwest side of Brown Blvd. between Route 102 and William Latham Drive providing the drainage easement is added to the plat.

Voice vote indicated all members present (6) voted, "Aye." Motion carried. . Recommendation to be made at the May 5, 2008 Village Board meeting.

- B. **Case# 08-Z-005** Request for a Public Hearing to Consider a Request for Annexation, an Annexation Agreement for Property Located North of 6000 North Road and East of Career Center Road, Bourbonnais, IL 60914.  
Petitioner: Wabick Family Limited Partnership, 9802 Wild Cherry Lane, Palos Park, IL 60464.

Mr. Hayes read the request for a public hearing to consider a request for annexation, an annexation agreement for property located north of 6000 North Road and east of Career Center Road. It was determined that the following requirements have been met: publication in the Herald, notification of adjacent property owners and filing fee paid.

Kenneth Sullivan, representing the petitioner, gave a brief history of the ownership/developer of the property. The plan for the additional development of the site has been abandoned by the developer. This land is leased by the Village of Bourbonnais, owned by Indeck/ NRG. He said the six baseball diamonds will remain as they are.

Mr. Sullivan also stated there have been many talks with all entities concerned and the rough draft for Annexation Agreement is nearly complete including a B-1 Zoning.

There were no public comments.

A motion was made by Joan Pierce, seconded by Paul Cavitt that after a public hearing, the Planning Commission recommends that the Village Board approve the request for annexation with a B-1 Zoning for property located north of 6000 North Road and east of Career Center Road and that the Village Board enter into an annexation agreement with the petitioner.

Voice vote indicated all members present (6) voted, "Aye." Motion carried. Recommendation to be made at the May 5, 2008 Village Board meeting.

5. **Public Comments.**

None

6. **Adjournment.**

A motion was made by Jerry Savoie, seconded by Ralph Huntley, to adjourn the meeting. Voice vote indicated all members present (6) voted, "Aye." Motion carried. Meeting adjourned at 7:50 P.M. Next meeting to be held May 22, 2008.

Respectfully Submitted,

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

Tg/sb