

1 VILLAGE OF BOURBONNAIS
2 PLANNING COMMISSION/ZONING BOARD OF APPEALS
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6 REPORT OF PROCEEDINGS had at the
7 hearing of the Village of Bourbonnais Planning
8 Commission/Zoning Board of Appeals, held at 700 Main
9 Street NW, Bourbonnais, Illinois, on the 25th day of
10 February, A.D., 2016, commencing at 6:30 p.m.
11

12 PRESENT:

13 MR. ED HAYES, Chairman

14 MS. LAURIE WIMBERLY, Community Development
15 Director

16 MR. RALPH HUNTLEY, Member

17 MS. JOAN PIERCE, Member

18 MR. MARK ARGYELAN, Member

19 MR. MIKE MAGRUDER, Member

20 MS. LISA LILLIS, Member

21 MS. VICKI SENESAC, Building Commissioner

22 MR. PATRICK DUNN, Village Attorney
23
24

1 MR. HAYES: I'd like to call the
2 Planning Commission and Zoning Board of Appeals
3 meeting to order and ask the secretary to please
4 call roll.

5 MS. SENESAC: Joan Pierce.

6 MS. PIERCE: Here.

7 MS. SENESAC: Mike Magruder.

8 MR. MAGRUDER: Here.

9 MS. SENESAC: Lisa Lillis.

10 MS. LILLIS: Here.

11 MS. SENESAC: Ralph Huntley.

12 MR. HUNTLEY: Here.

13 MS. SENESAC: Paul Cavitt.

14 Mark Argylean.

15 MR. ARGYLEAN: Here.

16 MS. SENESAC: Chairman Hayes.

17 MR. HAYES: Here.

18 MS. SENESAC: You have a quorum.

19 MR. HAYES: You have in your packets the
20 approval of request for the minutes of October 22nd.
21 The chair will entertain a motion to approve as
22 presented or approve any changes that you wish to
23 make.

24 MR. ARGYELAN: Mr. Chairman, I'll make a

1 motion that we approve the minutes as presented.

2 MR. HAYES: Is there a second?

3 MR. HUNTLEY: I'll second.

4 MR. HAYES: All in favor say aye.

5 (WHEREUPON, all Board Members
6 responded aye.)

7 MR. HAYES: Well, I'd like to welcome
8 all of you here. Just to brief you, what's going to
9 happen during the meeting, the presenter is going to
10 present whatever they want to present at today's
11 meeting.

12 After they've presented, the members of
13 the planning commission will have any questions or
14 need further information from the developer or the
15 presenter, then that will happen at that time.

16 After that, I will open it up to anybody
17 in the audience that may have a question or comment.
18 The only thing I ask is that give your name and
19 address.

20 And one other thing I would ask during
21 the presentations, please listen to what is
22 presented and it may in the presentation itself
23 answer your questions. But we do want to make sure
24 everybody is heard that wants to be heard and

1 whatever questions you have we'll answer them to the
2 best of our ability, so thank you very much for your
3 cooperation and thank you for being here.

4 First case on the agenda is 16-Z-001.
5 This is a request to remove the sign regulations
6 from the zoning ordinance and putting the language
7 for the sign regulations in a separate chapter.

8 Petitioner is the village of Bourbonnais
9 and the representative is our attorney, Mr. Patrick
10 Dunn.

11 Pat, would you like to explain to the
12 planning commission --

13 MR. DUNN: Sure. Currently all of our
14 regulations regarding signing are in part of the
15 zoning code. The village would like to remove those
16 and place them in their own chapter. Just a
17 separate chapter. Because it's in the zoning code,
18 of course, we need to bring it before you guys first.

19 So we're asking for a recommendation
20 that we be allowed to do that. That will allow --
21 as you probably know, there's lots and lots of cases
22 these days about signs and that. It will allow us
23 to be able to amend that ordinance more quickly to
24 match changes in the laws as they occur.

1 MR. HAYES: For the members of the
2 audience, when we put the zoning ordinances and all
3 the ordinances that control the village of
4 Bourbonnais, some of them are old and don't fit the
5 purposes, so every so often, we have to renew those
6 and at the advice of the attorney bring them up to
7 what is current standard, so that's the purpose of
8 this first thing on the agenda.

9 Do any of the planning commission members
10 have any questions in regard to this petition?

11 MR. MAGRUDER: I have a question. This
12 stays in the zoning ordinance, it's just going to
13 have its own separate chapter.

14 MR. DUNN: No. It will be outside of
15 the zoning ordinance. It will be in a separate
16 chapter.

17 MR. MAGRUDER: So to amend it, you don't
18 need to go before this board anymore.

19 MR. DUNN: That's correct.

20 MS. SENESAC: If they want a special use
21 or variance, they will come to this board.

22 MR. MAGRUDER: Right. But to change the
23 way it reads now, you wouldn't have to go before the
24 board.

1 MR. DUNN: That's correct.

2 MR. HAYES: Any other questions from the
3 planning commission members?

4 Anybody in the audience have a question
5 on this current item for the agenda?

6 If not, the chair will entertain a
7 motion.

8 MR. ARGYELAN: Mr. Chairman, I'll move
9 that we remove the sign ordinance regulation from
10 the zoning ordinance and put the sign regulation
11 into a separate chapter.

12 MR. HAYES: Is there a second?

13 MR. MAGRUDER: I'll second it.

14 MR. HAYES: Okay. Motion has been made
15 and seconded that we go by the advice of our
16 attorney and move the current regulations in regard
17 to the zoning ordinance into a chapter. It would be
18 separate from the current zoning ordinance.

19 Roll call rote.

20 MS. SENESAC: Mrs. Pierce.

21 MS. PIERCE: Yes.

22 MS. SENESAC: Mr. Magruder.

23 MR. MAGRUDER: Yes.

24 MS. SENESAC: Mrs. Lillis.

1 MS. LILLIS: Yes.

2 MS. SENESAC: Mr. Huntley.

3 MR. HUNTLEY: Aye.

4 MS. SENESAC: Mr. Argyelan.

5 MR. ARGYELAN: Aye.

6 MS. SENESAC: Chairman Hayes.

7 MR. HAYES: Aye.

8 MS. SENESAC: Motion carries.

9 MR. HAYES: It will be recommended at
10 the village board at the next regular meeting which
11 will be in March 6th or March 4th. Whoops. Got the
12 wrong calendar. March 7th is the first Monday in
13 March.

14 Next item on the agenda is 16-Z-002.
15 The request to revise the definition of mortuary in
16 the zoning ordinances. This is another issue that
17 the whole mortuary science and mortuary type of
18 vocations and profession needs to be updated
19 periodically. And what the attorney is doing here
20 is providing an update.

21 Mr. Dunn, would you like to explain that
22 one?

23 MR. DUNN: Sure. Our previous
24 definition of what a mortuary is is probably not

1 broad enough for what current uses are going on with
2 mortuary type uses. One of the things that -- one
3 of the reason -- well, there's probably two main
4 reasons why the village classifies something as a
5 mortuary in order to require to have a special use
6 permit.

7 The first is the use of certain
8 chemicals and that in the embalming process that
9 are, you know, hazardous and we want to make sure
10 it's got proper sewer facilities and things like
11 that for safety.

12 But the other issue that the village
13 tries to deal with is a safety issue concerning
14 parking. Clearly when there's services for people
15 whether they have been embalmed or cremated, those
16 services can take up a significant amount of
17 parking. And if there isn't sufficient parking,
18 that can lead to traffic problems and even accidents
19 and things.

20 So in the past mortuaries were always
21 free-standing independent buildings that did all the
22 services in that one building. Not only did they
23 have the ceremonies, but they also what I would
24 refer to as processing the body. They cremated it

1 there. They embalmed it there.

2 The new modern trend is to have services
3 just at separate locations and do the embalming at a
4 central location, so they don't have the chemicals
5 there, but they still can create the parking
6 problem.

7 This -- what we're seeking to do here is
8 basically broaden the definition so that it's clear
9 that even if you're not actually doing the embalming
10 on site, you still have to apply for and get a
11 special use permit.

12 MR. HAYES: Any questions in regard to
13 what the petitioner is asking us to do?

14 MR. ARGYELAN: Counsel, will the
15 definition clarify -- the definition of a mortuary
16 clarification be consistent with state statutes?

17 MR. DUNN: Yes, it will be.

18 MR. HAYES: Any other questions? Can
19 you hear me all right. I don't like this mike.
20 First time I ever had to use it and I'm allergic to
21 it, I guess.

22 No other questions. I'll entertain a
23 motion.

24 MS. PIERCE: Motion to approve.

1 MR. HAYES: Is there a second?

2 MS. LILLIS: Second.

3 MR. HAYES: Motion made and seconded
4 that we approve the petitioner's request in
5 16-Z-002. Roll call vote.

6 MS. SENESAC: Mrs. Pierce.

7 MS. PIERCE: Yes.

8 MS. SENESAC: Mr. Magruder.

9 MR. MAGRUDER: Yes.

10 MS. SENESAC: Mrs. Lillis.

11 MS. LILLIS: Yes.

12 MS. SENESAC: Mr. Huntley.

13 MR. HUNTLEY: Aye.

14 MS. SENESAC: Mr. Argyelan.

15 MR. ARGYELAN: Aye.

16 MS. SENESAC: Chairman Hayes.

17 MR. HAYES: Aye.

18 MS. SENESAC: Motion carries.

19 MR. HAYES: The next item on the agenda
20 is 16-Z-003, a request for a change in zoning from
21 R-1 to R-5 with a requested special use permit for a
22 planned unit development, a petition for the
23 preliminary plat and variances for the Arbor Grove
24 subdivision, 2nd addition, located on Career Center

1 Road.

2 I also -- I don't know if I said it.
3 Sometimes I forget what I said. One thing I do ask,
4 and I know a lot of you here because you have some
5 particular interest and some of you may have the
6 same interest, so for the sake of redundancy, once
7 it's been brought up once or twice, let's presume
8 everybody understands that position. And we would
9 like to answer every question so you're totally
10 familiar with what we're planning to do today.

11 And who is representing the petitioner
12 here?

13 MR. PIGGUSH: Neil Piggush from Piggush
14 Engineering.

15 MR. HAYES: Okay. One thing -- good
16 thing I got a right hand here. Do we have the
17 notices to all the people in the area?

18 MS. SENESAC: Yes. We have the
19 certificate of publication in the Herald. We also
20 have the certified mailings to all the appropriate
21 adjoining property owners.

22 MR. HAYES: Thank you. One of the
23 prerequisites.

24 MR. PIGGUSH: Okay. Thank you, Chairman

1 Hayes. I'm here tonight to present the Carley Woods
2 planned unit development which is directly west of
3 the existing Arbor Grove development as I'm sure
4 everyone here is aware. The site is roughly 13
5 acres. We're proposing 54 units not dissimilar from
6 what the floor plan in Arbor Grove currently has,
7 maybe a different facade.

8 Tonight we're requesting a rezoning of
9 this property from R-1 to R-5 with a special use for
10 a planned unit development and some miscellaneous
11 variances for setbacks and roadway is one of them.

12 There will be two wet bottom detention
13 ponds on the site. They won't be the same size as
14 the one in the current Arbor Grove development.
15 They will be interconnected, but they will stock
16 fish much like the one in Arbor Grove does.

17 MR. HAYES: Neil, can I interpret you
18 just for a minute?

19 MR. PIGGUSH: Yep. Sorry.

20 MR. HAYES: Now, you submitted a set of
21 plans to the village.

22 MR. PIGGUSH: Correct.

23 MR. HAYES: That set of plans was
24 reviewed. And our engineer told you certain things

1 that needed to be revised in those plans.

2 MR. PIGGUSH: Correct.

3 MR. HAYES: And I have a copy of the
4 revised plans here. And that's what you are
5 presenting tonight.

6 MR. PIGGUSH: That's correct. Yep. And
7 he also reviewed the preliminary plat and made
8 comments on that as well. And we made the
9 appropriate --

10 MR. HAYES: Just so everybody
11 understands where we're at.

12 MR. PIGGUSH: Yep. And we made the
13 appropriate changes on that as well.

14 Sorry. I feel like no matter where I
15 turn here, I got my back to someone.

16 So that's -- that's pretty much the gist
17 of the project. We're going to be obviously
18 connecting the stub out of Arbor Parkway to Career
19 Center.

20 This circle road to the south will be a
21 private drive. And then the driveways will come off
22 of that. So -- so -- but not dissimilar from what
23 is in Arbor Grove currently.

24 MR. HAYES: One piece of information and

1 maybe many of you know this. In 2006, there was a
2 plan presented to the planning commission here for
3 what he is going to develop now that was going to be
4 developed at that time. And it shows how any future
5 development, where most of you people live, would be
6 interconnected with the road.

7 I don't know if you're familiar with
8 this particular map, but this was planned first but
9 didn't get done and then they planned where you're
10 living now that is now completed.

11 MR. PIGGUSH: The fire department has
12 also done a review of the plan as well and so no
13 objection to the project so...

14 MR. HAYES: Does any of the members of
15 the planning commission now have any questions for
16 the petitioner?

17 As I reviewed it, and I've driven
18 through the subdivision several times, it's really
19 nice. I'd say it one of the nicer little
20 subdivisions that we got. And for those of who you
21 that have not been at planning commission meetings,
22 let me share with you some of the thinking of the
23 planning commission.

24 As the village of Bourbonnais developed,

1 we had two primary roads, 113 and Route 45. Now I
2 know --

3 MS. WIMBERLY: 102.

4 MS. SENESAC: 102.

5 MR. HAYES: Or 102. And I know all of
6 you have driven those roads. And what's the major
7 concern you have on those roads? Traffic. It's a
8 problem we're trying to solve.

9 We've got plans in the future that we
10 think will help alleviate it. But one of the things
11 we took as a position as a planning commission to
12 try and help alleviate some of the traffic on those
13 two roadways is to make sure when things are
14 developed between those roadways and around it that
15 there's interconnecting streets.

16 So if I lived here and I want to visit
17 somebody here, I don't have to go out to 45 now, go
18 out 102 and visit them. We've got interconnecting
19 streets.

20 And it's been the philosophy and the way
21 that the planning commission has been operating that
22 we will have interconnecting streets wherever
23 possible within the village of Bourbonnais to help
24 eliminate some of the traffic on 102 and on 45.

1 So on the development of this property
2 where you're at now, I don't know how many of you
3 are newcomers and how many of you have been there
4 for a while, but from the very first shovel that was
5 taken to develop that property, the roadway had to
6 be improved and make sure that there were exits and
7 entrances from more than one direction.

8 Now, for some of you, I don't remember
9 when this subdivision started, but some of you may
10 have been one of the first people in there. And as
11 other people come in, I don't know if you went to
12 whoever is in charge of that subdivision and had any
13 questions and asked them at that time, but I hope
14 all of you were aware what the plans were for the
15 development of that subdivision.

16 Just -- I'm trying to get everybody up
17 to date so we all know where we're all coming from.

18 Does any of the planning commission
19 members now have any questions in regard to this or
20 any issues you want to make sure are brought up?

21 MS. SENESAC: Neil, could you let
22 everybody know what variances you're asking for of
23 the PUD regulations?

24 MR. PIGGUSH: Yeah. We're asking for a

1 variance for the front yard setback along the public
2 road from 25 to 20 feet which is what was granted in
3 Arbor Grove. So that's keeping that consistent.

4 We're asking for a rear yard setback
5 variance from 25 feet to on two of these units one
6 is at 17 feet and one is at 19 feet.

7 And then we're asking for the landscape
8 no access variance request along Career Center Road
9 to reduce that easement from 30 to 20 feet. And
10 then the private road design variance for the radius
11 from 100 to 75 feet. And then the variance on the
12 private road from 34 feet face to face to 32 face to
13 face.

14 MR. HAYES: And the road system will be
15 basically the same as what's in Arbor Grove?

16 MR. PIGGUSH: Yes. Basically. Yep.
17 They're keeping that the same.

18 MR. MAGRUDER: I have a question, Ed.
19 They're requesting to change the zoning from R-1 to
20 R-5?

21 MR. HAYES: Right. PUD.

22 MR. MAGRUDER: Now, I may have an old
23 book here, but what I'm looking at is in R-5 the
24 setback in the backyard changes to 15 feet.

1 MR. HAYES: But when you go with a unit
2 development, then that goes in with whatever is
3 presented at that time.

4 MS. SENESAC: PUD requirements are in a
5 separate section.

6 MR. MAGRUDER: Right. I understand
7 that.

8 MS. SENESAC: They're not the R-5.

9 MR. MAGRUDER: Pardon?

10 MS. SENESAC: They're not the R 5
11 requirements.

12 MR. MAGRUDER: Okay. That was my
13 question.

14 MS. SENESAC: Yeah.

15 MR. HAYES: Any other questions or
16 comments from the planning commission?

17 MR. DUNN: I have one question for the
18 record if you don't mind. The private road, who is
19 going to own that and maintain it?

20 MR. PIGGUSH: I believe that's going to
21 be owned and maintained by the association. And
22 that will be written into the covenants of the
23 subdivision.

24 MR. ARGYELAN: So the ponds and the road

1 will not be owned or controlled by the village?

2 MR. PIGGUSH: Correct. Anything outside
3 of the footprint of the buildings is considered
4 public space and easement area of the subdivision
5 and that will be written into the covenants, the
6 maintenance agreement for that I believe.

7 MS. WIMBERLY: But you are granting an
8 easement though on those ponds, so if something were
9 to happen, the village can access them to --

10 MR. GOSELIN: I'm Justin Goselin,
11 G-o-s-e-l-i-n. It will be a blanket easement just
12 like in Arbor Grove where the utility companies all
13 have access everywhere.

14 MR. HAYES: Now, on this plan you got
15 here, there are sidewalks, right?

16 MR. PIGGUSH: Yes. Yep. There are
17 sidewalks along the roads everywhere, I believe on
18 both sides of the public street and then on the
19 outside of the private street. There's also
20 sidewalks going around the ponds so...

21 MR. HAYES: And as far as street
22 parking, is that going to be limited to one side on
23 the loop there?

24 MR. PIGGUSH: Yes. Yep.

1 MR. HAYES: And what about parking on
2 the main entrance road?

3 MR. PIGGUSH: That will be in accordance
4 with the village ordinances and have to be enforced
5 as such so...

6 We do have some parking for the main
7 building and the pool area. There's off street
8 parking there, but as far as parking on the street,
9 that will just be, you know, per the village code.

10 MR. GOSELIN: The parking on -- the
11 private drive will be on the outside of that circle
12 where that five-foot sidewalk carries through the
13 subdivision just like in Arbor Grove.

14 MR. HAYES: So like I said before, this
15 is going to pretty much mirror Arbor Grove?

16 MR. GOSELIN: Yes. The outside facade
17 is going to change. We're going to go to more of a
18 mission style exterior look as opposed to a colonial
19 style so they'll each have their own identity.

20 MR. HAYES: Any other questions or
21 comments or concerns from the planning commission?

22 Okay. At this time I will open it up to
23 any questions from the public. Just give me your
24 name and address and what your concern is. And one

1 point, we want to make this as clear as we can and
2 answer all your questions, but if somebody has a
3 particular feeling, I don't want like a discussion
4 between the developer and you as a private citizen.
5 So we will sort of moderate the questions, make sure
6 we understand it and hope you get the answer that
7 you're looking for.

8 Come on up. Welcome. And I need your
9 name and address, sir.

10 MR. OWENS: Yes. My name is
11 Doyle Owens. I live at 1017 Cos Labory.

12 The first -- I really have two major
13 questions. One, do you feel that the Career Center
14 Road is adequate for this growth as it presently
15 stands?

16 I know they did some additional work on
17 it this past year, but with the additional cars and
18 transportation, is that road adequate for that. And
19 as well as -- even I look at Bethel Drive and that
20 drainage problem. Will the two ponds that you're
21 putting in, will that take care of where that's not
22 an additional problem for that drainage area.

23 If you can answer those two, I would
24 appreciate it.

1 MR. PIGGUSH: Well, the issue of Bethel
2 Drive is actually a separate basin area. If you
3 look at this north line, everything kind of drains
4 to where our ponds are going, so this is actually
5 going to be tributary to the current Arbor Grove
6 pond. So we really won't be shedding -- we're
7 actually shedding less water to the north --

8 MR. OWENS: Actually will stop some of
9 that movement.

10 MR. PIGGUSH: We're shedding less water
11 than what was current draining north.

12 As far as your answer to whether Career
13 Center Road can handle the traffic, you know, I
14 realize we're adding livable units here but, you
15 know, I don't feel like we're adding any trips that
16 aren't already happening onto Career Center. You
17 know, a lot of people are using Career Center to go
18 in a lot of different places.

19 MR. OWENS: Amen.

20 MR. PIGGUSH: So it's hard to measure
21 whether we're adding much of a load. We may be
22 taking some of the load off depending on where
23 people are already coming from. So, you know, it's
24 hard to quantify that.

1 MR. OWENS: Will that allow additional
2 -- let's say, they need to one day change that to
3 four lanes, will this stop them from being able to
4 do so?

5 I know there by the parking lot for the
6 softball diamonds, there would be some room. I
7 don't know how much they could acquire. I'm right
8 across on the other side. How much additional room.
9 Just good questions to have now before they would
10 venture into this knowing that --

11 MR. PIGGUSH: Correct.

12 MR. OWENS: -- how much land and space
13 would be necessary to allow that transition.

14 MR. PIGGUSH: Yeah. And that was the
15 reason the village had the no access easement along
16 Career Center Road and then they're also requiring,
17 I believe, 40 feet of right of way, so they're going
18 to have over 80 feet of area to put a new road in.

19 MR. OWENS: See, I'm relatively new in
20 the area. This is just my second or third year.

21 MR. PIGGUSH: You know, even if you're
22 looking at -- to me, a three-lane road on Career
23 Center would be a huge undertaking let alone more
24 than that. So I think, you know, you're talking

1 about 36 to 48 feet of roadway in an 80-foot right
2 of way, I think there's plenty of space for that
3 so...

4 MR. HAYES: Any other questions?

5 Yes, sir.

6 MR. SCHULTZ: Hi. I'm Warren Schultz,
7 S-c-h-u-l-t-z. I live at 1032 Latour. I'm also
8 president of the board of the homeowners
9 association.

10 Our concerns mainly are the traffic and,
11 yes, I understand it may not be any more in terms of
12 cars, but when you have an intersection at that
13 point, I think with the busses and stuff during peak
14 times and the traffic in the evening, it's going to
15 make it a very congested and potentially unsafe
16 situation there at that intersection.

17 I think that's our -- you know, one of
18 our certainly biggest concerns is the car -- the
19 volume of cars is one thing, but when you have --
20 people have to stop -- you're going to have a
21 four-way stop there. You're going to be trying to
22 now just not worry about the people going north and
23 south but somebody on the other side of the
24 intersection. So, you know, our first choice would

1 be, geeze, let's not have an entrance there, let's
2 put it on the other side. But I heard your comments
3 Chairman Hayes, and I understand what you're doing,
4 but from that standpoint, I would prefer and I think
5 our group would prefer not to move the problem from
6 102 over to Career Center Road because Career Center
7 Road is a smaller road. It really needs a third
8 lane. And it's already partially there. You
9 wouldn't have to take it the whole way up north.
10 Just to where the intersection would be. So that's
11 my request.

12 MR. HAYES: I don't have any documented
13 evidence, but I heard a lot of conversation about
14 improving Career Center Road and making it a pretty
15 good north-south fairway for us. We need that.

16 Anybody have any concerns or anything to
17 add? Thank you, sir.

18 Yes, sir.

19 MR. GANCI: Leo Ganci, G-a-n-c-i. One
20 of the residents of Arbor Grove. I guess we don't
21 have a concern with the actual complex. It's more
22 the road coming through, I think, to create people
23 using it for a bypass. So it doesn't -- it sounds
24 like it's kind of a done deal as far as the road

1 being in and out there.

2 My question would be could it not be
3 opened up totally until the construction is done.
4 That way we wouldn't be a parking place for another
5 ten years of continuous construction. And could
6 there be a stop sign or a speed bump put there to
7 slow down people from using that as a bypass.

8 MR. HAYES: I don't know. That would be
9 the developers.

10 MR. GOSELIN: Well, that's not really
11 our call. That's an enforcement issue. I can't
12 arbitrarily say we would put a stop sign there.
13 That would be -- that would be --

14 MS. WIMBERLY: The police department
15 will determine where the stop sign --

16 (WHEREUPON, there was a short
17 interruption.)

18 MS. WIMBERLY: The police will determine
19 where the stop sign should go and they'll review
20 whether or not there should be a stop sign placed at
21 probably Grove Way and Arbor Way.

22 So as part of the planning when the
23 subdivision is getting developed, the police chief
24 will look into that and recommend where stop signs

1 should be place.

2 MR. HAYES: I had one question. Maybe
3 some of you can answer it. When you were buying a
4 parcel of property in that subdivision, were you
5 made aware of the whole layout of the subdivision
6 and the roadway system?

7 MR. GANCI: Yeah. I think we do but, I
8 guess you just kind of like hope it never comes.
9 Didn't stop up from buying there obviously.

10 MR. HAYES: My concern is that you knew
11 about it and some --

12 MR. GANCI: I think the major of the
13 people did.

14 MR. HAYES: We had a petition earlier
15 that it didn't develop where somebody wanted to
16 develop that other side but never did. And it was
17 common knowledge that the road was there and the
18 road is going in and everybody knew it. So it
19 bothers me a little bit if you bought something and
20 didn't know.

21 MR. GANCI: Well, going back to the one
22 question, will it be a first part of the phase as
23 far as the road coming through or will that be an
24 ending phase or, you know, have you guys thought

1 about that.

2 MR. PIGGUSH: Well, the road has to be
3 completed and accepted by the village for them to
4 accept the final plat and for Justin to be able to
5 start selling lots. So all the public improvements
6 have to be constructed, inspected and accepted by
7 the village before they approve and record the final
8 plat and they can start selling lots.

9 MR. GANCI: Then my next question would
10 be the construction where could it come in from
11 Career Center Road and not go through Arbor Grove
12 area. So that way once we're done with
13 construction --

14 MR. PIGGUSH: I think you would prefer
15 that.

16 MR. GOSELIN: Yeah. We would prefer
17 that. We'll have the construction entrance on the
18 Career Center Road side. We'll be required to have
19 a construction load with its -- we'll be -- we'll be
20 forced by the village to have an actual construction
21 entrance to come in -- into the development.

22 MR. GANCI: I think that would pacify a
23 lot of people especially the ones on the west side
24 right now.

1 MR. HAYES: Wait a minute. We're
2 getting some discussion. Anybody else have a
3 particular question or comment?

4 Yes, sir.

5 MR. BARMANN: Good evening, Glen Barmann,
6 711 C Arbor Parkway. The concerns that we've heard
7 about -- there's a lot of e-mails going back and
8 forth in the community. We have a lot of elderly,
9 people myself included, not my wife. But, you know,
10 it's safety and traffic is a big consideration. And
11 we're concerned.

12 You've all driven down Career Center. I
13 don't have to tell anyone here what that traffic is
14 like. And it's increasing. And we're going to put
15 another, you know, space in there, here comes more
16 traffic. We're very concerned, and I think a lot of
17 people here are, that we're going to see people
18 coming down Career Center towards 102 and cutting
19 right in through this new nice Carley Woods right
20 through Arbor Grove to get around the stoplights and
21 102 and all that traffic.

22 No one's happy about that. Safety.
23 Traffic. Big considerations, gentlemen, ladies.
24 Big considerations. Why do we have to have a

1 continuation into what is now Arbor Grove. Let's
2 put up a barrier here.

3 MR. HAYES: I tried to explain that --

4 MR. BARMANN: Then there's going to be
5 nobody coming through.

6 MR. HAYES: -- when I first introduced
7 why. Arbor Grove would not have been put in if they
8 didn't have that road.

9 MR. BARMANN: But it is in.

10 MR. HAYES: I know. And the road is
11 there.

12 MR. BARMANN: Yeah. We've got our
13 access. We don't need -- I don't know if anybody in
14 Arbor Grove wants to go out to Career Center.

15 MR. HAYES: The road going out west is
16 there. It was there before Arbor Grove got
17 approved. Arbor Grove would not have been approved
18 without that road going west.

19 MR. BARMANN: But it stops right here
20 before this new -- there's no road to Career Center
21 now, correct?

22 MR. HAYES: No. But would you like to
23 look at this map?

24 MR. BARMANN: No. I understand that may

1 have been planned long ago. We're now talking about
2 a new petition to rezone. I don't care what was --
3 and no one here cares what was proposed 10 years
4 ago. This is a new petition to rezone. Okay.
5 That's what you're going to vote on. It says we're
6 going to have this new road. This stops right here.
7 I walk my dog there every day. There's no road
8 there going to Career Center. There's a bunch of
9 weeds in which two nice coyotes live, by the way,
10 one very large one.

11 Anyway, why does that have to connect
12 up. Why can't we put a stop there if in fact the
13 residents of Arbor Grove have a legitimate concern
14 with traffic and safety.

15 And, remember, we've got a lot of
16 elderly people, a lot of people walking in that nice
17 little loop that is now Arbor Grove. We do not want
18 to see a lot more traffic coming off of Career
19 Center Road. And I think that's a legitimate
20 concern that you need to think about. It does not
21 have to connect through to Arbor Grove. Carley
22 Woods can be its own little subdivision. And they
23 can have their access to Career Center Road. No one
24 in Arbor Grove needs that. That's all we're asking

1 is that you think about the traffic that you're
2 going to be putting through because I think a lot of
3 people are going to be cutting that corner and going
4 right through Arbor Grove. It is now a nice quiet
5 peaceful subdivision, one of the reasons we located
6 there. I think it's a reason a lot of the people
7 located there. Again some elderly people. Don't
8 need a lot more traffic. Don't want any more
9 traffic. We'd like to keep it the way it is. Is
10 there a real reason that we have to connect up to
11 that road?

12 MR. HAYES: Yes.

13 MR. BARMANN: And what is that?

14 MR. HAYES: I told you that earlier.

15 MR. BARMANN: That you have to go
16 through to Career Center?

17 MR. HAYES: Right.

18 MR. BARMANN: But it hasn't happened for
19 10 years. And now it has to happen?

20 MR. HAYES: I'll ask the engineer.

21 MR. PIGGUSH: Your point is safety. To
22 me, I don't see the shortcut where people are going
23 to be using this. Where are they going to?

24 MR. BARMANN: To get around this corner

1 here. Not going through -- cut right --

2 MR. PIGGUSH: Why wouldn't they go to
3 Bethel Drive?

4 MR. HAYES: We're not going to get into
5 an argumentative type of situation. I understand
6 everybody's concern. We will listen to your
7 concern. And if it's a valid concern that really
8 was not anticipated by the village, we'll address
9 it. So thank you for your comment.

10 MR. BARMANN: All right. My last point
11 is again there's been no connection to Career Center
12 Road for 10 years. We do not need to be connected.
13 Arbor Grove doesn't need to be connected now.

14 MR. HAYES: Thank you.

15 MR. BARMANN: That's our point. Thank
16 you.

17 MR. DUNN: Mr. Chairman, I think the
18 engineer would like to make a statement.

19 MR. PIGGUSH: I just wanted to finish my
20 point is I think the people that are going to be
21 using that new road the most are the people that are
22 living in Arbor Grove. And I think the increased
23 access to Career Center is good for emergency
24 vehicles. You only have one access point to get

1 into that subdivision right now. To me, that's a
2 problem. I mean, if you have a water main break or
3 something that blocks the access to that
4 subdivision, you have no way to get in there.

5 And if you're really concerned about
6 safety, I think that's your safety concern.

7 MR. GANCI: That is very true, but
8 everything that's going to come into it is going to
9 be coming from the other direction. That's where
10 the fire departments are. That's where the police
11 departments are.

12 MR. PIGGUSH: Maybe. If they're on --
13 unless they're on Career Center when they get the
14 call.

15 MR. HAYES: Wait a minute. Point of
16 order again. We'll try to go through the chair. I
17 appreciate the comments. And I understand some of
18 the concerns. But sit in this chair and review
19 those concerns.

20 Anybody else have a question? Yes, sir.

21 MR. FREEMAN: Bill Freeman. Address
22 3349 Toulouse. Also on the board of directors for
23 the homeowners association. I want to piggyback a
24 little bit on what this gentleman just said. When

1 traffic does back up and it will, they may take a
2 shortcut through Arbor Grove or cut in as you
3 suggested, but they're also -- because it Ts right
4 into Bordeaux Estates. When it backs up, they're
5 going to be coming into our subdivision and they're
6 going to take a loop right around because those
7 things are real close together and I think all
8 you're going to do is continue to add the congestion
9 and people that we don't want in our subdivision
10 particularly that they don't want in their
11 subdivision.

12 You got a cross road right there,
13 according to the map, it goes right into Bordeaux
14 Estates right off of Blaye. And it comes right into
15 the same thing. You're going to have traffic backed
16 up. And that intersection is truly going to be a
17 nightmare especially at high traffic times.

18 And I understand the concern of 45 and
19 102, but those are double lanes. Career Center is
20 not. And now you're going to force everything into
21 that way. I think it's going to be mess. And
22 that's my opinion.

23 MR. HAYES: Thank you. Anybody else
24 with a comment or concern?

1 Yes, sir.

2 MR. RORBOUGH: Hi. I'm Greg Rorbough.
3 731 B Grove Way, Arbor Grove. Three questions.

4 First is will it only be R-5 residence
5 in here? No churches, no gas stations, no single
6 housing, no apartment buildings, just a PUD just
7 like there is in Arbor Grove?

8 MR. GOSELIN: Uh-huh.

9 MR. RORBOUGH: So that's No. 1 question.
10 Second, this private road that you talk
11 about here, what's the private road -- or does Arbor
12 Grove have a private road?

13 MR. GOSELIN: Does not.

14 MR. RORBOUGH: It's all owned by the
15 village.

16 MR. GOSELIN: Yep.

17 MR. RORBOUGH: All the roads in Arbor
18 Grove. Okay.

19 Last question is -- can't remember.
20 Thank you.

21 MR. HAYES: That's my excuse.

22 MR. PIGGUSH: I like those questions.

23 MR. HAYES: Anybody else have a question
24 or comment or concern?

1 MR. GOSELIN: I'll comment on the two
2 access points to the subdivision, just to kind of
3 piggyback on what Neil say said. The issue with the
4 village truly is about public safety. We went
5 through this in 2006 or late 2005. If there ever
6 was -- and the way that it was explained to me back
7 then, and I've been in the public safety business
8 for a little while, if there's a water main break or
9 something of that effect coming in or a gas main
10 break, which we've seen in Arbor Grove a gas main
11 break, if there's one of them at that access to come
12 in and somebody inside that subdivision needs an
13 ambulance, you have a totally different -- now you
14 have truly a dire emergency situation. And that's
15 truly -- that's how the village typically looks at
16 these kind of things. And that's -- we didn't -- as
17 a developer, we didn't volunteer to put in an extra
18 200 lineal foot of road, I promise you, because it's
19 very expensive.

20 Not to have the road there, for me to
21 make that argument, it would be cheaper for me not
22 to have the road, but I knew it would be an uphill
23 battle because the position of the village is it's
24 only about public safety to have multiple accesses.

1 MR. HAYES: Any other questions or
2 comments?

3 Yes, sir.

4 MR. EDMOND: Glen Edmond. 1190
5 Lascombes. We had a meeting with the road
6 commissioner, the township commissioner, within the
7 last week. And he was quite concerned -- I'm not
8 sure what his agenda was, but he was quite concerned
9 about water and what's going to be happening. And
10 he also indicated to us that now that Bourbonnais
11 has done some work along Career Center Road that
12 they have picked up the responsibility of let's say
13 from 102 down to maybe past the ball fields. That
14 is -- you know, so on each side, it is now the
15 responsibility of the village of Bourbonnais to take
16 care of that.

17 He also indicated that the sidewalk on
18 the east side or on the new subdivision side is
19 going to be raised even to a higher level than what
20 it is right now.

21 We're concerned about water coming
22 possibly more into the mosquito haven that we
23 already have in front, the culvert. We're concerned
24 about that water there. And then where does it go

1 to from there. And trying to get it back to the
2 creek that we know wanders somewhere that has become
3 overgrown and that's in a section that I guess is on
4 easement, so no one's really taking care of that.

5 So we're very concerned about the water
6 situation along there as to where that might be
7 going.

8 MR. HAYES: I don't know if the engineer
9 can --

10 MR. PIGGUSH: Yeah. As far as -- your
11 question's regarding the drainage?

12 MR. EDMOND: Correct. Will there be --
13 will there be more water coming into the culvert on
14 the west side of Career Center Road that eventually
15 works its way down through our subdivision. And in
16 many cases, it's not -- it's not wide enough or it
17 doesn't drain quickly enough so you do get some
18 areas that do get flooded.

19 MR. PIGGUSH: Actually everything drains
20 onto our site. And we've accommodated based on maps
21 and everything else the tributary area that's
22 draining from the west towards us. There's actually
23 about 20 acres of off-site drainage from Bordeaux
24 that's coming through our site which we had to size

1 all our pipes for to accommodate and route it
2 through our ponds. So we're not shedding anything
3 to the west. It's all coming to the east so...

4 MR. EDMOND: Thank you. Thank you.
5 Another question. When do you plan on starting this
6 subdivision so we can -- I'm sure you'd like to two
7 years ago or whatever.

8 MR. GOSELIN: We haven't determined a
9 date of starting. We won't start that until we're
10 finished in Arbor Grove. We still have a couple
11 more quads to put in Arbor Grove. So depending on
12 how sales go is kind of dependent on when this could
13 start. It could be next year. It could be 2017.
14 We haven't made a decision on that.

15 MR. EDMOND: So it could be a year away
16 then.

17 MR. GOSELIN: Yes.

18 MR. EDMOND: Thank you.

19 MR. HAYES: Thank you.

20 Yes, sir.

21 MR. FREEMAN: Bill Freeman again. To
22 follow up on the ambulance and the safety thing
23 coming in with your plea here, we have a softball
24 game, there's 200 cars coming out onto Career Center

1 Road peak time. Why not then if we're concerned to
2 get people in and out have a turn lane or right
3 where that entrance is have three lanes, you know,
4 so you can turn in. If an emergency truly is a
5 crisis, two lanes aren't going to do it at peak
6 time. You're going to need something else to help
7 people get into that other area off of Career Center
8 Road. Thanks.

9 MR. HAYES: Thank you.

10 Yes, ma'am.

11 MS. FONTS: I have a teacher's voice so I
12 am very loud. Jean Fons, F-o-n-s. 721 B Grove Way.
13 To add on to that, if this is a congestion problem
14 with the traffic, at some point if they make that
15 three lanes and a turn lane, there could also be
16 implemented a traffic signal either at Bethel Road
17 or -- where this would go into Bordeaux Estates.
18 That would probably not be our problem right now or
19 even it's probably a mundane question right now.

20 MR. HAYES: No. It's not really. We
21 try to as a planning commission and as the village
22 have some foresight on what might develop and how
23 it's going to develop. Before we had this bust as
24 far as development in the village of Bourbonnais, we

1 had some plans already in place to answer some of
2 your questions. But all of a sudden the housing
3 market went dry. A lot of these developers that
4 thought they were going to have a development lost a
5 lot of money. But we still try to keep it updated
6 just like our attorney did today on two of the
7 ordinances that needed updating. We try to update
8 it as quickly as we can without being too prognostic
9 about what's going to happen 20 years from now,
10 although you got to keep in that mind. Any planning
11 has to have what can happen in the future.

12 And that's why the planning commission
13 and the village has taken on this idea about making
14 interconnecting development all along that. So
15 every subdivision that's going to be built in the
16 future will have the same preliminary plat that says
17 you will do this and this and this.

18 Now, I think a lot of you in here know
19 that most developers want to sell everything they
20 can as a lot. Roadways cost them money. So they
21 don't want roads. You need roads to move traffic.
22 It's unquestionable.

23 So what the village tries to do is
24 spread that traffic out as much as they can to

1 utilize the interior roadways as opposed to 102, 45.
2 And I think some day in the future Career Center
3 probably will be a wider road than it is. Because
4 how many north-south roadways do we have in the
5 village. I used to think 102 didn't go west, but it
6 goes west.

7 Thank you very much. Any other
8 questions or comments?

9 Well, I appreciate your concerns. I
10 sort of anticipated what might happen tonight. I
11 also got some very supportive comments which I
12 appreciated. So thank you very much for your
13 comments. And thank you for your coming here
14 tonight. I hope we shared with you what knowledge
15 we have.

16 Back to the planning commission now. Do
17 you have any more questions or comments?

18 MR. ARGYELAN: The proposed plan will
19 conform with the village's overall comprehensive
20 plan?

21 MR. PIGGUSH: As far as --

22 MR. ARGYELAN: As far as the village's
23 comprehensive plan on what we put together in regard
24 to future growth.

1 MR. PIGGUSH: Yeah. I believe so. I
2 mean, this was -- I think this was shown as R-1 in
3 the comprehensive plan. We're obviously rezoning
4 that, but this is shown as a residential development
5 area, correct.

6 MR. ARGYELAN: And, Mr. Chairman, the
7 village still has a moratorium on apartment
8 buildings, does it not?

9 MR. HAYES: Now you all own, aren't
10 they? You own your own place.

11 MR. ARGYELAN: We do have a moratorium
12 in the village on apartment buildings.

13 MR. HAYES: Right.

14 Any other questions or concerns from the
15 planning commission?

16 If not, the chair will entertain a
17 motion.

18 Okay. I've got findings of facts. Let
19 me share that information with you.

20 This was review -- everything that was
21 in the planned unit development and some of the,
22 what do you call those --

23 MS. SENESAC: Variances.

24 MR. HAYES: Variances. Word just

1 escaped me. In the findings of fact in taking those
2 variances into consideration, No. 1, the proposed
3 plan is consistent with the stated purpose of the
4 planned unit development regulations in that the PUD
5 will permit permanent preservation of common open
6 space, recreation areas and facilities, a pattern of
7 development will preserve natural vegetation,
8 topographical and geological features and will have
9 a creative approach to the use of the land as it
10 relates to the physical facilities that result in a
11 better development and design in the construction of
12 the aesthetic amenities.

13 2, the proposed plan meets the intent
14 and requirements of the planned unit development and
15 its purposes and regulations.

16 3, the extent for which the proposed
17 plan departs from the zoning and subdivision
18 regulations is otherwise applicable to subject
19 property including bulk, area, density are deemed to
20 be in the public interest.

21 4, the physical design of the proposed
22 plan does not make adequate provision for public
23 services -- does make adequate provision for public
24 services, provide adequate control over vehicular

1 traffic, provide for protection of the designated
2 common area.

3 5, the relationship and compatibility of
4 the proposed plan to the adjacent properties and
5 neighborhood will be beneficial and consistent.

6 And, 6, the proposed plan will be
7 desirable to physically develop, tax base, economic
8 well-being for the entire community.

9 And the proposed plan is in conformity
10 with the recommendations of the village
11 comprehensive plan.

12 That would be the findings of facts to
13 support the petitioner's request.

14 Now, the chairman is still entertaining
15 a motion.

16 MR. ARGYELAN: Mr. Chairman, I'll make
17 the motion that we approve the petitioner's request
18 as presented.

19 MR. HAYES: Is there second?

20 MR. MAGRUDER: I'll second.

21 MR. HAYES: Motion is made and seconded
22 that the planning commission recommend to the
23 village board to approve the preliminary plat for
24 the proposed subdivision. And that's what, Carley

1 Woods. It's right there in front of me.

2 Roll call vote on the motion.

3 MS. SENESAC: Mrs. Pierce.

4 MS. PIERCE: Yes.

5 MS. SENESAC: Mr. Magruder.

6 MR. MAGRUDER: Yes.

7 MS. SENESAC: Mrs. Lillis.

8 MS. LILLIS: Yes.

9 MS. SENESAC: Mr. Huntley.

10 MR. HUNTLEY: I abstain. Conflict of
11 interest.

12 MS. SENESAC: Mr. Argyelan.

13 MR. ARGYELAN: Yes.

14 MS. SENESAC: Chairman Hayes.

15 MR. HAYES: Yes.

16 MS. SENESAC: Motion carries.

17 MR. HAYES: All right. This will be
18 presented to the village board with the planning
19 commission's recommendation that the preliminary
20 plat be approved at the regularly scheduled meeting
21 of March 7th.

22 MS. WIMBERLY: 5:30.

23 MR. HAYES: 5:30.

24 Thank you very much for your comments

1 and your attendance.

2 MS. SENESAC: Excuse me. The meeting
3 has not adjourned yet.

4 Mr. Chairman, you're back on.

5 MR. HAYES: Okay. We got to finish our
6 meeting so give us a little bit of quiet.

7 Any old business?

8 Are there any other public comments?

9 The next meeting of the Planning
10 Commission Zoning Board of Appeals will be Thursday,
11 March 24th, if there's anything on the agenda.

12 Any questions or comments from the board
13 members?

14 MS. LILLIS: I do once we're adjourned.

15 MR. MAGRUDER: Mr. Chairman, I'd like to
16 thank you for taking the information that was
17 forwarded and basically presenting it to the group
18 tonight. I thought that was very advantageous to
19 keep this meeting from running on until 9 or
20 10 o'clock.

21 MR. HAYES: Thank you. Now, do we have
22 a motion?

23 MR. MAGRUDER: I make a motion we
24 adjourn this meeting.

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MS. LILLIS: I'll second.

MR. HAYES: All in favor say aye.

(WHEREUPON, all Board Members
responded aye.)

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STATE OF ILLINOIS.)

COUNTY OF C O O K)

I, SHARON A. STUCKLY, a Certified
Shorthand Reporter of the State of Illinois, do
hereby certify that I reported in shorthand the
proceedings had at the hearing aforesaid, and that
the foregoing is a true, complete and correct
transcript of the proceeding of said hearing as
appears from my stenographic notes so taken and
transcribed under my personal direction.

Sharon A. Stuckly

Certified Shorthand Reporter

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