

**Minutes of the
Village of Bourbonnais
Planning Commission/Zoning Board of Appeals Meeting
May 22, 2008**

1. Call to Order.

The meeting of the Planning Commission/Zoning Board of Appeals held May 22, 2008 was called to order at 7:30 P.M. by Chairman Ed Hayes. Members present were Ed Hayes, Paul Cavitt, Terry Gund, Joan Pierce, and Jerry Savoie. Member absent was Ralph Huntley. Also present were Gary Preston, Building Commissioner and Pat Dunn, Village Attorney.

2. Approval of Minutes.

A motion was made by Joan Pierce, seconded by Jerry Savoie, to approve the minutes of the April 24, 2008 meeting as presented with the following correction on page two, line six the number should be 5000 not 10000. 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-007** Request for a Hearing to Consider a Request for a Change in Zoning from R-1 One Family-Residential to B-2 Business-General Retail for Properties Located at 877 North Convent, 899 North Convent and 911 North Convent on the west side of Route 45/52 in Bourbonnais, IL 60914.
Petitioner: Dr. Hassan H. Youssef, 1137 Las Combes, Bourbonnais, IL 60914.

Mr. Hayes read the petition requesting a hearing to consider a request for a change in zoning from R-1 One Family-Residential to B-2 Business-General Retail for properties located at 877 North Convent, 899 North Convent and 911 North Convent on the west side of Route 45/52 in Bourbonnais, IL. It was noted the following requirements had been met: Notification of adjacent property owners, publication in the Herald and filing fee paid.

Greg Deck, representing the petitioner Dr. Hassan H. Youssef, stated there are three residents on the adjoining lots. It was determined this property has previously been annexed and that the Village Comprehensive Plan indicates this is a location for development of businesses.

Dr. Youssef said he plans to locate his offices at this site to the west with other businesses to the east.

There were no comments from the commissioners or from the audience.

A motion was made by Paul Cavitt, seconded by Jerry Savoie that the Planning Commission recommend the Village Board approve the request for a change in zoning from R-1 One Family-Residential to B-2 Business-General Retail for property legally described and known as 877, 899 and 911 North Convent as presented by petitioner Dr. Hassen H. Youssef. Roll call vote indicated all members present (5) voted "Aye." Motion carried. Recommendation to be made at the June 2, 2008 Village Board meeting.

- B. **Case# 08-Z-008** Request for a Hearing to Consider a Request for a Change in Zoning from R-5 Mixed PUD to B-2 Business-General Retail for the Property Generally Located at the Northwest Corner of Route 45/52 and 5000 North Road in Bourbonnais, IL 60914.
Petitioner: Cornerstone Engineering, Inc. 931 West Broadway, Bradley, IL 60915.

Mr. Hayes read the request for a hearing for a change in Zoning from R-5 Mixed PUD to B-2 Business-General Retail for the property generally located at the Northwest Corner of Route 45/52 and 5000 North Road in Bourbonnais, IL. The following requirements have been met: notification in the Herald & filing fee paid.

Kurt Andrenina of Cornerstone Engineering, Inc., 931 West Broadway, Bradley, IL said this site is located in the Bourbonnais Crossing development. He stated this change would make all of this development into a B-2 district. He stated his change would not affect entrances/exits

site as originally planned.

There were no questions from commissioners or from the audience.

There were no comments from commissioners or from the audience

A motion was made by Jerry Savoie, seconded by Joan Pierce that the Planning Commission recommend the Village Board approve the request for a Change in Zoning from R-5 Mixed PUD to B-2 Business-General Retail for the property generally located at the northwest corner of Route 45/52 and 5000 North Road as legally described. Roll call vote indicated all members present (5) voted "Aye." Motion carried. Recommendation to be made at the June 2, 2008 Village Board meeting.

- C. **Case# 08-Z-009** Request for Preliminary/Final Plat Approval for Emery Drive Commercial-Minor Plat of Subdivision for Property Located on the West side of Route 45/52 Between Kim Drive and Emery Drive in Bourbonnais, IL 60914.
Petitioner: Jerry Curwick, 600 North Main Street, Manteno, IL 60950.

Mr. Hayes read the petition requesting Preliminary/Final Plat Approval for Emery Drive Commercial-Minor Plat of Subdivision for property located on the west side of Route 45/52 between Kim Drive and Emery Drive.

Mr. Ken Carlson, representing the petitioner, Jerry Curwick, noted this site now consists of four lots, two facing Emery Drive and the adjoining two lots facing Kim Drive. They are requesting that each of these two lots become one lot. There will be an office complex on each of the new two lots. The zoning is presently zoned B-1.

There were no comments from commissioners.

Audience response:

Ken & Darleen Kettle live at 4 Emery Drive which is adjacent to this site. Their concern was the amount of parking that already is taking place on both sides of Emery Drive and what additional business will add to the problem. There is a safety concern about this. They noted they do not object to the request but wonder if signage limiting parking to homeowners would help. This is not a matter for this commission. Mr. Dunn said he would see what could be done.

There were no further comments from the audience.

A motion was made by Paul Cavitt, seconded by Jerry Savoie that the Planning Commission recommend the Village Board approve the request for Preliminary/Final Plat Approval for Emery Drive Commercial-Minor Plat of Subdivision for property located on the west side of Route 45/52 between Kim Drive and Emery Drive as presented by Mr. Ken Carlson. Roll call vote indicated all members present (5) voted, "Aye." Motion carried. Recommendation to be made at the June 2, 2008 Village Board meeting.

4. **Old Business**

(Zoning Board of Appeals)

None

(Planning Commission)

None

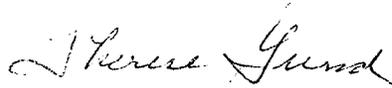
5. **Public Comments.**

None

6. **Adjournment.**

A motion was made by Jerry Savoie, seconded by Paul Cavitt, to adjourn the meeting. Voice vote indicated all members present (5) voted, "Aye." Motion carried. Meeting adjourned at 8:05P.M. Next meeting to be held June 19, 2008.

Respectfully Submitted,



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

Tg/sb