



**Minutes of the  
Village of Bourbonnais  
Planning Commission/Zoning Board of Appeals Meeting  
April 23, 2015**

**1. Call to Order**

The meeting of the Planning Commission/Zoning Board of Appeals held April 23, 2015 was called to order at 7:30 P.M. by Chairman Ed Hayes. Members present were Ed Hayes, Paul Cavitt, Ralph Huntley, Lisa Lillis, Mike Magruder and Joan Pierce. Also present was Laurie Cyr, Village of Bourbonnais Community & Economic Development Director, Patrick Dunn, Village of Bourbonnais Attorney.

**2. Approval of Minutes**

A motion was made by Joan Pierce, seconded by Paul Cavitt, to approve the minutes of the February 26, 2015 meeting. All members present (6) voted "Aye". Motion carried.

**3. New Business**

**(Planning Commission)**

None

**(Zoning Board of Appeals)**

**Case # ZBA-15-001** A public hearing to consider a request for a zoning variance to establish an outdoor advertising sign for property located at 1885 N. State Route 50, Bourbonnais, Illinois 60914.

**Petitioner:** Key Outdoor, Inc.

**Represented by:** James Novy of Rock Fusco & Connelly, LLC

**Case # ZBA-15-002** A public hearing to consider a request for a zoning variance to establish an outdoor advertising sign for property located at Route 45 & 5000 N. Road, Bourbonnais, Illinois 60914.

**Petitioner:** Key Outdoor, Inc.

**Represented by:** James Novy of Rock Fusco & Connelly, LLC

**Case # ZBA-15-003** A public hearing to consider a request for a zoning variance to establish an outdoor advertising sign for property located at 5000 N Road & Route 45, Bourbonnais, Illinois 60914.

**Petitioner:** Key Outdoor, Inc.

**Represented by:** James Novy of Rock Fusco & Connelly, LLC

**Case # ZBA-15-004** A public hearing to consider a request for a zoning variance to establish an outdoor advertising sign for property located at 963 N. Convent St., Bourbonnais, Illinois 60914.

**Petitioner:** Key Outdoor, Inc.

**Represented by:** James Novy of Rock Fusco & Connelly, LLC

**Case # ZBA-15-005** A public hearing to consider a request for a zoning variance to establish an outdoor advertising sign for property located at 510 N. Convent St., Bourbonnais, Illinois 60914.

**Petitioner:** Key Outdoor, Inc.

**Represented by:** James Novy of Rock Fusco & Connelly, LLC

Chairman Ed Hayes explained that all the cases will be heard as one with the agreement of the petitioner and their representative.

The petitioners' representative presented each member of the board a book of exhibits outlining their case. Among the exhibits were, correspondence with the Village of Bourbonnais regarding the signage, a stop work order from the Village of Bourbonnais, permit applications for the signage, letters of denial from the Village of Bourbonnais and a letter from the petitioners representative to Pat Dunn, attorney for the Village of Bourbonnais.

After the board received the exhibits, the petitioners attorney began his case by questioning the petitioner, Bob Dahl of Key City Signs, regarding the events leading up to the hearing, including conversations and correspondence with the village. Mr. Dahl was then cross examined by Pat Dunn.

Questions were asked by various board members which Mr. Dahl answered. Also questioned, was the update of village ordinances, which was answered by Laurie Cyr. Ms. Cyr responded that even though the village changes ordinances throughout the year, Municode, the web based resource for village ordinances is only updated once a year.

The representative, then questioned Andrew Brorsen, an independent property appraiser specializing in agricultural, commercial, industrial and residential properties. The board recognized Mr. Brorsen as an expert witness. Mr. Brorsen was questioned regarding the value of property in close proximity to where the signs were to be located. According to Mr. Brorsen, in his opinion and in cases where the same kind of signage was placed in other areas, he saw no detrimental effects on neighboring properties valuations. Mr. Brorsen was then cross examined by Pat Dunn.

Questions were then asked by various board members which Mr. Brorsen answered.

After hearing the petitioners' case and questions asked by the board members and village attorney, the petitioner's attorney requested a decision at a later date so that the board members could look over the exhibits that were presented. Upon agreement with the petitioner and his representative, the decision will be mailed to the representative.

A motion was made by Mike Magruder, seconded by Paul Cavitt to approve the special meeting of the Planning Commission – Zoning Board of Appeals for May 20, 2015 at 7:30 p.m.

All members present (6) voted “Aye”. Motion carried.

The next regular meeting of the Planning Commission/Zoning Board of Appeals will be on May 28, 2015 at 7:30 p.m.

4. **Old Business**

**(Zoning Board of Appeals)**

None

**(Planning Commission)**

None

5. **Public Comments.**

Howard Hayes, an owner of a business located at 601 Armour Road made a statement that he was approached by Jeff Krieter, an employee of Key City Signs, with a proposal to install a sign at the business property but to not “tell anyone” about the offer. He did not accept the offer but wanted it known to the board that he was told not to say anything about the offer.

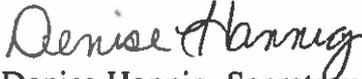
Steve Spargur, an owner of a business located at 538 N. Convent, wanted to state that he was worried that if they are allowed to put up their signs that they would obliterate his signage for his business. A sign that conforms to the village ordinance and for which he received a permit for.

A resident of the village, Terry Bush asked about the size of the signs and if they would be digital signs. Mr. Dahl responded that the signs were approximately 12’ by 24’ and that they would be digital signs.

6. **Adjournment.**

A motion was made by Mike Magruder, seconded by Paul Cavitt to adjourn the meeting. Voice vote indicated all members present (6) voted "Aye". Motion carried. Meeting adjourned at 9:03 p.m.

Respectfully Submitted,

  
Denise Hannig, Secretary  
Village of Bourbonnais  
Planning Commission  
Zoning Board of Appeals