



**Minutes of the
Village of Bourbonnais
Planning Commission/Zoning Board of Appeals Meeting
January 25, 2018**

1. Call to Order.

The meeting of the Planning Commission/Zoning Board of Appeals held January 25, 2018, was called to order at 5:30 P.M. by Chairman Mark Argyelan. Members present were Mark Argyelan, Paul Cavitt, Ralph Huntley, Lisa Lillis, Mike Magruder and Jay Grimes. Also present was Robert Steinke, Building Commissioner of the Village of Bourbonnais, Michael VanMill, Administrator of the Village of Bourbonnais, Laurie Wimberly, Assistant Administrator of the Village of Bourbonnais, Patrick Dunn, Attorney for the Village of Bourbonnais.

2. Approval of Minutes.

A motion was made by Paul Cavitt, seconded by Jay Grimes, to approve the minutes of the November 1, 2017. All members present (6) voted "Aye". Motion carried.

3. New Business

(Planning Commission)

A. **Case# 18-Z-001** A request for a public hearing to consider an annexation agreement for property located at 1425 State Route 102, Bourbonnais, Illinois.

Petitioner: Dale Griffin, Aaron Griffin and Kayla Vance

This case has been tabled until the meeting on February 22, 2018.

- B. **Case# 18-Z-002 and Case# 18-Z-003** A request for a public hearing to consider a change in zoning from B1 to R5 and to consider a request for a special use permit for a PUD for property located at John Casey and Mohawk Drive, Bourbonnais, Illinois.

Petitioner: MACO Development Company, LLC

Represented by: Ken Carlson, Attorney

Also present for the Petitioner: Lori Edwards, Project Manager, MACO
Douglas Bright, JH2B Architects
Jeff Bennett, Consultant

Lori Edwards, project manager for MACO, gave a presentation (see attachment) to the board describing information on MACO and the types of residential buildings they have built and manage within the United States.

This project will consist of a 50 unit (38–one bedroom and 12–two bedroom), 3 story building. This will be a residence for active seniors over the age of 62. The development will have indoor amenities including common areas, computer room, small kitchen/meeting room, exercise room, and each floor will have laundry facilities. Outside amenities include sidewalks, gazebo and common areas with seating. The building will have an on-site property manager and maintenance.

Doug Bright with JH2B gave a presentation (see attachment) to the board members describing the project. The facility will be 50,000 square feet with possible future development of a similar building on the SE corner of the property. There will be 44 parking spaces and a new road will be put in that will run from John Casey to Mohawk Dr., there will be a retention are to the west of the building. All units will be accessible and IHDA, IAC and ADA compliant.

After both presentations, board members had the opportunity to ask questions of the developer, architect and project manager.

A motion was made by Mike Magruder and seconded by Jay Grimes, to recommend to the village board to approve the request to change the zoning of the property from B1 to R5 and to approve the special use permit for the PUD as proposed with the findings of fact.

Roll call vote indicated all members present (6) voted AYE.

Motion carried.

4. **Old Business**

5. **Public Comments.**

None

6. **Adjournment.**

A motion was made by Mark Argyelan, seconded by Lisa Lillis to adjourn the meeting. Voice vote indicated all members present (6) voted "Aye". Motion carried. Meeting adjourned at 6:25 p.m.

The next meeting is scheduled for February 22, 2018 at 5:30 p.m.

Respectfully Submitted,

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