



**Minutes of the
Village of Bourbonnais
Planning Commission/Zoning Board of Appeals Meeting
March 23, 2017**

1. Call to Order .

The meeting of the Planning Commission/Zoning Board of Appeals held March 23, 2017 was called to order at 6:30 P.M. by Chairman Mark Argyelan. Members present were Chairman Argyelan, Ralph Huntley, Lisa Lillis, Mike Magruder and Joan Pierce. Also present, Laurie Wimberly, Assistant Village Administrator and Patrick Dunn, Village of Bourbonnais Attorney.

2. Approval of Minutes.

A motion was made by Joan Pierce, seconded by Lisa Lillis, to approve the minutes of the January 26, 2017 meeting. All members present (5) voted "Aye". Motion carried.

3. New Business

(Planning Commission)

A. **Case# 17-Z-002** A special request to continue the use of modular classrooms at gathering Point Church of the Nazarene located at 897 W. Bourbonnais Parkway.

Petitioner: Gathering Point Church of the Nazarene

Represented by: Justin Knight
Ben Greenlee

Chairman Argyelan confirmed that fees have been paid, legal notice was published and all adjoining properties were notified.

Chairman Argyelan then proceeded to state that the original agreement was reached in 2013 and it was approved to grant the special request for the modular classrooms for up to four (4) years.

Justin Knight addressed the members and explained that due to transitioning from College Church to gathering Point, the process of building a permanent addition has been stalled. They are now working with an architect to design an addition.

When asked by Chairman Argyelan for a timeline of accomplishing the addition, Mr. Knight said that they will be starting their fundraising efforts in July of this year. They are hoping for construction to begin sometime in the spring of 2018. Construction should take about a year to complete.

A concern was raised by Ralph Huntley regarding access to the modular units by emergency vehicles, Chairman Argyelan assured the members that there is access to the modular from both entrances.

The petitioners were questioned on the status of the modular buildings once the addition has been built and Ben Greenlee assured the board members that the modular units would be removed once the addition has been built and is ready for occupancy.

A motion was made by Mike Magruder, seconded by Lisa Lillis to approve the Special Use for up to 4 years with the exception that after 2 years the church will submit plans for the expansion to the Planning Commission for review.

All members present (5) voted “AYE”, motion passed.

Recommendation to approve the Special Use will be made to the Village of Bourbonnais Board at their next meeting on April 3, 2017.

4. Old Business

Mike Magruder proposed that the Planning Commission meeting time be changed from 6:30 pm to 5:30 pm.

Receiving no objections to changing the starting time of the meetings, Chairman Argyelan approved the change of time from 6:30 pm to 5:30 pm effective with the April 27, 20147 meeting.

(Zoning Board of Appeals)

None

(Planning Commission)

None

5. Public Comments.

None

6. Adjournment.

Respectfully Submitted,

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