



**Minutes of the
Village of Bourbonnais
Planning Commission/Zoning Board of Appeals Meeting
April 26, 2018**

1. Call to Order .

The meeting of the Planning Commission/Zoning Board of Appeals held April 26, 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 Laurie Cyr, Assistant Administrator of the Village of Bourbonnais, Patrick Dunn, Attorney for the Village of Bourbonnais and Robert Steinke, Building Commissioner of the Village of Bourbonnais.

2. Approval of Minutes.

A motion was made by Jay Grimes, seconded by Lisa Lillis, to approve the minutes of the March 22, 2018 meeting. All members present (6) voted "Aye". Motion carried.

3. New Business

(Planning Commission)

Case# 18-Z-004 Request for a public hearing to consider a request for a special use permit in an R-1 zoning for a municipal or privately-owned recreation building or community center, when operated not for profit.

Petitioner: Gathering Point Church of the Nazarene

Represented By: Justin Knight

Justin Knight informed the board that the modular classrooms would be removed in July 2018 and proposed the construction of a sprung structure. He presented pictures of the structure to the board member. The structure would be 34' in height and olive green in color. The building is 100 mph wind resistant and the footings and foundation will be designed to meet village standards.

Findings of fact were reviewed and board members could NOT see any reason that the structure would endanger the health and/or safety of occupants.

A motion was made by Lisa Lillis to approve the request for a special use permit in an R-1 zoning for a municipal or privately-owned recreation building or community center, when operated not for profit, seconded by Mike Magruder.

Roll Call, vote indicated all members present (7) voted "AYE". Motion Carried.

Recommendation to approve the request for a special use permit in an R-1 zoning will be made to the Village of Bourbonnais Board at their next meeting on May 7, 2018.

Case #18-Z-005 Request for Final Plat Approval for the Courtyards at Cobblestone, Phase 1.

Petitioner: Curwick XI, LLC. (Jerry Curwick)

Represented By: Mike Gingerich, M. Gingerich, Gereaux & Associates.

Mike Gingerich gave a presentation to the board members explaining the development. Preliminary and improvement plans have been approved. Final Plat was reviewed and approved by Tyson Engineering.

A motion was made by Ralph Huntley to approve the Final Plat Approval for the Courtyards at Cobblestone, Phase 1, seconded by Mike Magruder.

Roll Call, vote indicated all members present (7) voted "AYE". Motion Carried.

Recommendation to approve the request Final Plat Approval for the Courtyards at Cobblestone, Phase 1, will be made to the Village of Bourbonnais Board at their next meeting on May 7, 2018.

4. **Old Business**

(Zoning Board of Appeals)

None

(Planning Commission)

None

5. **Public Comments.**

None

6. **Adjournment.**

A motion was made by Mike Magruder, seconded by Jay Grimes to adjourn the meeting. Voice vote indicated all members present (7) voted "Aye". Motion carried. Meeting adjourned at 5:50 p.m.

The next meeting is scheduled for May 24, 2018.

Respectfully Submitted,

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