



**Minutes of the
Village of Bourbonnais
Planning Commission/Zoning Board of Appeals Meeting
November 21, 2019**

1. Call to Order.

The meeting of the Planning Commission/Zoning Board of Appeals held November 21, 2019 was called to order at 5:30 P.M. by Chairman Mark Argyelan. Members present were Mark Argyelan, Paul Cavitt, Lisa Lillis, Jay Grimes, Halina Guimela and Frank Koehler. Also present was Michael Van Mill, Village Administrator, Laurie Cyr, Assistant Administrator, Patrick Dunn, Village of Bourbonnais Attorney.

2. Approval of Minutes.

A motion was made by Lisa Lillis, seconded by Halina Guimela, to approve the minutes of the July 25, 2019 meeting. All members present (5) voted "Aye". Motion carried.

3. New Business

(Planning Commission)

- a. **Case# 19-Z-007** Request for a Public Hearing to consider an Amendment to the Village of Bourbonnais Land Use Map.

Applicant: Village of Bourbonnais

Laurie Cyr, Assistant Administrator gave an overview of the changes that were proposed to the land use map including entire mile and ½ being planned, the I-57 overlay district added, Public, University & Institutional land use being added, the accounting for corporate limits of other municipalities and key intersections being added. Michael Blue with Teska & Associates also gave an explanation on the need to change the map citing changing trends in the real estate development market.

A discussion was held between the Planning Commission members with Ms. Cyr and Mr. Blue answering their questions. Mr. Koehler suggested adding the intersections of Burns Road, 5000 N and Bourbonnais Parkway with Career Center Road as key intersections.

A motion was made by Frank Koehler, seconded by Paul Cavitt, to recommend to the Village of Bourbonnais board, the amendment to the Village of Bourbonnais Comprehensive Plan text and Future Land Use Map with the amendment to add the intersections of Burns Road, 5000N and Bourbonnais Parkway with Career Center Road as Key intersections for future enhancements.

Roll Call vote indicated all members present (6) voted "AYE". Motion Carried.

- b. Chairman Mark Argyelan addressed the board members and members of the public that cases 19-Z-010 and 19-Z-011, both cases involving property located at Career Center Road (1000W) approximately 1000 feet North of St. George Road (5000N) would not be heard, as the developer has decided to re-evaluate the properties and cost involved in the development.
- c. **Case# 19-Z-008** Request for a Public Hearing to consider an Application for Zoning Map and Text Amendment to Chapter 36, Section 10-4 to modify the I-57 Interchange Overlay District.

Applicant: Village of Bourbonnais

An application was submitted by the Village of Bourbonnais for a Public Hearing for a Zoning Map and Text Amendment to Chapter 36, Section 10-4 to expand the I-57 interchange overlay District Boundary for the Village of Bourbonnais Municipal Code. The I-57 Interchange overlay District Boundary will be expanded to include the properties at the Southeast corner of US Route 45/52 and 7000N Road. Parcels 03-02-32-100-006, 03-02-32-100-008, 03-02-32-100-004 and 03-02-32-100-007 will be added. The area is approximately 154 acres.

Ms. Cyr, Assistant Administrator and Zoning Administrator presented the Findings of Facts for the proposed map and text amendment stating how the amendment will be adding four parcels to the I-57 Interchange Overlay District.

The expansion will not affect the public health, safety or welfare of the surrounding properties. The zoning of the properties will not change. The properties have been and are currently agriculture/vacant and the extension of the I-57 Overlay District is intended to attract high-quality to these parcels of land.

The extension of the I-57 Overlay District will not waive any requirements for site plan approval when the sites are developed. Development on these parcels will be reviewed to ensure they meet all village requirements for ingress and egress.

A motion was made by Halina Guimela, seconded by Paul Cavitt to recommend to the village board to approve the amendment to the Zoning Map and Text Amendment to Chapter 36, Section 10-4 to modify the I-57 Interchange Overlay District Boundary and that the Findings of Facts be used in the legislation to approve the amendment.

Roll Call vote indicated all members present (6) voted "AYE". Motion Carried.

- d. **Case# 19-Z-009** Request for a Public Hearing to consider an Application for Zoning Map Amendment to rezone parcels from M-1 Limited Manufacturing District to B-1 Central Commercial Buss District generally located along IL Route 50.

Applicant: Village of Bourbonnais

An application was submitted by the Village of Bourbonnais for a Public Hearing to consider an application for Zoning Map Amendment to rezone parcels from M-1 Limited Manufacturing to B-1 Central Commercial Business District generally located along IL Route 50. The B-1 District is established to provide for the day to day shopping, service and dining needs of those in the Village and beyond. Businesses selling larger consumer goods are also going to be appropriate in this district.

Ms. Cyr, Assistant Administrator and Zoning Administrator presented the Findings of Facts for the Zoning Map Amendment.

A motion was made by Halina Guimela, seconded by Frank Koehler to recommend to the village board to approve the Zoning Map Amendment to rezone parcels from M-1 Limited Manufacturing District to B-1 Central Commercial Buss District generally located along IL Route 50.

Roll Call vote indicated all members present (6) voted "AYE". Motion Carried.

4. **Old Business**

None

5. **Public Comments.**

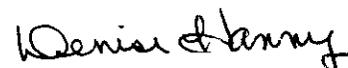
None

6. **Adjournment.**

A motion was made by Lisa Lillis, seconded by Paul Cavitt to adjourn the meeting. Voice vote indicated all members present (6) voted "Aye". Motion carried. Meeting adjourned at 6:17 p.m.

The next meeting is scheduled for January 23, 2020

Respectfully Submitted,



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