



**Minutes of the
Village of Bourbonnais
Planning Commission/Zoning Board of Appeals Meeting
January 23, 2020**

1. Call to Order.

The meeting of the Planning Commission/Zoning Board of Appeals held January 23, 2020 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 Laurie Cyr, Assistant Administrator, Paul Hafner, Interim Building Commissioner and Patrick Dunn, Village of Bourbonnais Attorney.

2. Approval of Minutes.

A motion was made by Frank Koehler, seconded by Paul Cavitt, to approve the minutes of the November 21, 2019 meeting. All members present (6) voted "Aye". Motion carried.

3. New Business

(Planning Commission)

- a. **Case# 20-Z-001** Request for a Public Hearing to consider a request for variance to allow placement of a deck in the eight-foot sideyard setback in an R-5, Multi-Family Residential District located at 193 Mohawk Drive, Bourbonnais.

Petitioner: Zeus Investments, LLC aka Tim Kelly, owner

Represented By: Troy Hofbauer

The property located at 193 Mohawk Drive would like to construct 2 decks off the back of the property. The decks would be 8' deep by 10' wide. This would leave 2' from the end of the deck to the property line.

Mr. Hofbauer gave his presentation and explanation for the petitioner's desire to construct the decks for his residents. He explained that when they first applied for the construction permit, it was believed that their property extended all the way to the chain link fence 30' away from building. Upon being told it did not, they applied for a variance.

Halina Gumiela asked who does own the adjacent property and Mr. Hofbauer replied that the property is owned by the Kankakee Valley Montessori School.

When asked by Frank Koehler if the property owner had any discussion with the

Montessori School about possibly acquiring 10' of their property in order to construct the decks and still have the required setback. Mr. Hofbauer stated that they had not considered going to the adjacent property owner, and that it was felt coming to the commission to ask for a variance was the most economical and easy way of doing this project. Mr. Hofbauer stated that there was some thought about approaching the owners, but did not know if the price for the property would be \$5,000 or \$10,000, and that's a lot just to put up a couple of decks for out tenants to enjoy.

Mark Argyelan noted that the findings of Facts have been answered by the petitioner and that there was no communication from the Montessori School regarding this matter.

A motion was made by Halina Gumiela, seconded by Frank Koehler to recommend to the Village Board to approve the petitioners request for a variance to construct decks in the sideyard setback. Roll Call vote below.

Mark Argyelan	AYE	Jay Grimes	AYE
Paul Cavitt	NAY	Halina Gumiela	AYE
Lisa Lillis	AYE	Frank Koehler	AYE

Roll Call vote indicated (5) voted "AYE" (1) "NAY". Motion Carried

Recommendation to approve the request for variance to allow placement of a deck in the eight-foot sideyard setback in an R-5, Multi-Family Residential District located at 193 Mohawk Drive, Bourbonnais will be made to the Village board on February 3, 2020 at 5:30 p.m.

4. **Old Business**

19-Z-009 -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 Boundary for properties located along IL Route 50.

Applicant: Village of Bourbonnais.

Chairman Argyelan reminded the board that they had met on this issue in November 2019 and at that time Frank Koehler had asked about the impact of rezoning the properties would have on the Industrial TIF District. Village staff made further inquiries into this matter and now recommending an amendment to the Village application, instead of rezoning the properties from M-1 Limited Manufacturing District to B-1 Central Commercial Business District and add the properties to the I-57 Interchange Overlay District.

A motion was made by Frank Koehler, seconded by Halina Gumiela to approve an amendment to the Village application, instead of rezoning the properties from M-1 Limited

Manufacturing District to B-1 Central Commercial Business District and add the properties to the I-57 Interchange Overlay District.

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

5. **Public Comments.**

None

6. **Adjournment.**

A motion was made by Lisa Lillis, seconded by Jay Grimes to adjourn the meeting. Voice vote indicated all members present (5) voted "Aye". Motion carried. Meeting adjourned at 5:52 p.m.

The next meeting is scheduled for February 27, 2020

Respectfully Submitted,



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