



**Minutes of the  
Village of Bourbonnais  
Planning Commission/Zoning Board of Appeals Meeting  
February 27, 2020**

**1. Call to Order.**

The meeting of the Planning Commission/Zoning Board of Appeals held February 27, 2020 was called to order at 5:30 P.M. by Paul Cavitt acting as Chairman in the absence of Mark Argyelan. Members present were Lisa Lillis, Jay Grimes, Halina Guimela and Frank Koehler. Also present was Laurie Cyr, Assistant Administrator.

**2. Approval of Minutes.**

A motion was made by Lisa Lillis, seconded by Jay Grimes, to approve the minutes of the January 23, 2020 meeting. All members present (6) voted "Aye". Motion carried.

**3. New Business**

**(Planning Commission)**

- a. **Case# 20-Z-002** Public hearing to request an Application for Zoning Code Text Amendments to chapter 36, Section10-6 for the Service Uses to allow a Special Use in the B-1 and B-2 Zoning District for the allowance for a body art establishment as accessory use to personal care services.

**Applicant:** Village of Bourbonnais

Laurie Cyr explained to the members what the new language would propose that only 25% of the salon, spa or medical office would be body art. Body art was explained as cosmetic tattooing. A discussion regarding what exactly the body art could include and who would benefit from being able to attain that service from a salon or spa in the Village of Bourbonnais.

Planning Commission member Halina Gumiela suggested a change in the amendment to take out repetitive language. "An accessory use to a permitted beauty shop/salon, health spa, and/or medical office/clinic provided that the area in which the body art services are rendered shall not exceed 25% of the gross floor area of the principal permitted use."

A motion was made by Halina Gumiela, seconded by Frank Koehler to recommend to the Village Board to approve the Application for Zoning Code Text Amendments to chapter 36, Section10-6 for the Service Uses to allow a Special Use in the B-1 and B-2 Zoning District for the allowance for a body art establishment as accessory use to personal care services with the changes in the text.

Roll Call vote:

Paul Cavitt	AYE	Jay Grimes	AYE
Mike Magruder	AYE	Halina Gumiela	AYE
Lisa Lillis	AYE	Frank Koehler	AYE

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

Recommendation to approve the request will be made to the Village board on March 2, 2020 at 5:30 p.m.

4. **Old Business**

- 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

Laurie Cyr notified the members that the Village of Bourbonnais board denied the variance. The board felt this would set a precedent for residents to want to put permanent structures in side setbacks.

5. **Public Comments.**

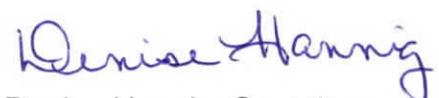
None

6. **Adjournment.**

A motion was made by Halina Gumiela, seconded by Jay Grimes to adjourn the meeting. Voice vote indicated all members present (6) voted "Aye". Motion carried. Meeting adjourned at 5:41 p.m.

The next meeting is scheduled for March 26, 2020 at 5:30 p.m.

Respectfully Submitted,



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