

**VILLAGE OF VOLO
PLAN COMMISSION MEETING
SEPTEMBER 20, 2007**

Present Chairperson Elizabeth Wertke
 Theresa Arpino
 Ed Locke
 Betty Sargent
 Naomi Wick
 Wayne Willis

Absent: Len Blatz
 Steve Henley
 Yvonne Maassel

7:30 P.M.: Meeting Called to Order
 Pledge to the Flag
 Roll Call
 Quorum Present

Other staff in attendance were President Burnell Russell, Village Administrator Ken Buchardt, Village Attorney Nancy Harbottle, Chris Miller representing Rolf Campbell & Associates, the Village Planners, Village Clerk Judith Rutishauser, Trustee Carol Porter, Village resident Carol Kohler, Mr. Greg Orput of the Orput Group, representing the Volo Village Marketplace, Mr. Alden Mose of Landmark Realty and Mr. Nate Wynsma, representing Remington Homes. Members of the public were also present.

Minutes of the July 19, 2007 Plan Commission meeting were reviewed by the members of the Plan Commission.

**MOTION WAS MADE BY COMMISSIONER WICK AND SECONDED BY
COMMISSIONER WILLIS TO ACCEPT THE MINUTES AS PRESENTED.**

VOICE VOTE: ALL AYES

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

At this time, Chairperson Elizabeth Wertke informed the members of the Plan Commission and all present that the Public Hearing scheduled for tonight's meeting would need to be continued to October 4, 2007, since the date posted on the property sign by the applicant had been incorrect.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Chairperson Elizabeth Wertke introduced Mr. Nate Wynsma of Remington Homes, who then proceeded to present a revised plan for the preliminary plat of subdivision.

The subject of tonight's presentation is predominantly the northern portion of the development, located on the east side of Route 12 bordered on the north by Brandenburg Road. The property contiguous to Route 12 is the future commercial site. The property affected is mainly where the Cornerstone homes would have been located on the original preliminary plat (both east and west of Brandenburg Road).

When the developer began their mass grading of a portion of the site, it was discovered that the site had, at some time been used as a fill by the excavating company on the contiguous property and the ground is now, for the most part, unbuildable as far as underground utilities, roads and homes.

The developer has revised the plan of the northern 3 ½ acres of land, moving the park site to the area west of Brandenburg Road and removing the homes from that property, reducing the number of Cornerstone lots from 65 to 62 total and increasing the number of 10,000 sq. foot. Lots by 3. There will be 245 lots overall. The park has been increased from 3 ½ acres to approximately 4 1//2 acres and is now located contiguous to approximately 35 to 40 acres of open space.

Remington Homes plan to appear before the Plan Commission with a Final Plat on October 4, 2007.

Short discussion followed.

Public Hearing – W2007 VLO Real Estate, LLC

To consider the request of W2007 VLO Real Estate, LLC for a Special Use/Planned Unit Development, that would allow for new retail development of approximately 700,000 square feet on 87.5 acres of land commonly known as the Ellis Farm, and relief from the Village's codes, ordinances and regulations including, but not limited to, the following:

- a. Parking
- b. Setbacks
- c. Signage
- d. Floor Area Ratio
- e. Landscaping
- f. Building Height

The property is located east of Route 12, west of Gilmer Road and south of Route 120.

**MOTION WAS MADE BY COMISSIONER SARGENT AND
SECONDED BY COMMISSIONER WICK TO OPEN THE
PUBLIC HEARING FOR W2007 VLO REAL ESTATE, LLC.
VOICE VOTE: ALL AYES.
CHAIRPERSON ELIZABETH WERTKE DECLARED THE
MOTION APPROVED.**

**MOTION WAS MADE BY COMMISSIONER WILLIS AND
SECONDED BY COMMISSIONER LOCKE TO CONTINUE
THE PUBLIC HEARING FOR W2007 VLO REAL ESTATE,
LLC TO THURSDAY, OCTOBER 4, 2007, 7:30 P.M., AT
31726 N. MC NALLY LANE, VOLO, IL. VOICE VOTE:
ALL AYES.
CHAIRPERSON ELIZABETH WERTKE DECLARED THE
MOTION APROVED.**

However, the Orput Group requested that they be permitted to make a short presentation. Therefore, Chairperson Elizabeth Wertke introduced Mr. Greg Orput of the Orput Group, who in turn introduced other members of the group representing W2007 VLO Real Estate, LLC. Their names and titles follow:

Mr. Gregg Graines, Attorney, DLA Piper US LLP
Jean Kline, Development Manager, Mid-America
Michelle Panovich, Acting Developer, Mid-America
Brian Galey, Archon Group, Construction Manager
Michael Mondus, Spaceco, Inc., Civil Engineering
Luay Aboona, KLOA, Traffic Engineers
Jerry Riebe, Shive Hattery, Architects

Mr. Greg Orput began a short presentation describing the proposed project.

The subject property is bounded on the west by Route 12, Gilmer Road on the east and the intersection of Route 120 and Route 12, just south of the Sea Ray property.

The proposed development will be a 100% retail commercial development of approximately 725,000 square feet, to be built in two phases with two major anchors and many smaller anchors as well as shop space and outlot parcels along Ellis Drive. Ellis Drive will be part of the development and will continue to Route 120.

Because the site is irregular in shape, it will be bounded on two sides by major traffic bearing roads. The development will actually face Ellis Drive.

Phase I will include everything south of Ellis Drive. Everything north of Ellis Drive will be considered Phase II. Some of the shop spaces and outlots might be done as part of Phase I. Most of the infrastructure needs to be in place to complete Phase I.

The detention basins will be located along the backs of the buildings and will be wet/dry basins. They will contain water at times, but the water should seep into the ground, leaving the basins dry for most of the time. The landscaping will comply with Village requirements. The backs of the buildings will be buffered by trees and other vegetation.

The developer plans Phase I to begin in spring of 2008, Phase II in the spring of 2009, with a full build out in 2010.

Mr. Bill Lynch, of Shive Hattery, the architects for this project, described the proposed buildings which will be finished on all 4 sides with the same materials and colors. The front of the buildings will be finished in a pre-cast "skin", comparable to all other sides of the building. Brick elements will be used on the front and side elevations.

Ms. Christine Noble of Allen L. Kracower distributed an illustration of some of the trees and shrubs to be used in the landscaping plan and continued with a description of the proposed landscaping plan.

The members of the Plan Commission were asked for comments.

Discussion followed.

Mr. Greg Orput was asked to provide a list of other completed projects for the members of the Plan Commission and he agreed to provide such a list.

MOTION WAS MADE BY COMMISSIONER WILLIS AND SECONDED BY COMMISSIONER WICK TO ADJOURN THE PLAN COMMISSION MEETING. VOICE VOTE: ALL AYES.

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

9:00 P.M.: Meeting was adjourned

MINUTES SUBMITTED BY _____
Judith T. Rutishauser, Village Clerk

MINUTES APPROVED ON _____

PL COM MIN 09-20-07