

**VILLAGE OF VOLO
PLAN COMMISSION MEETING
JANUARY 17, 2008**

Present Chairperson Elizabeth Wertke
 Theresa Arpino
 Michael DeLillo
 Stephen Henley
 Edward Locke
 Naomi Wick
 Wayne Willis

Absent: Len Blatz

7:30 P.M.: Meeting Called to Order
 Pledge to the Flag

Before Roll Call was taken, Chairperson Elizabeth Wertke introduced Michael DeLillo and administered the Oath of Office to him as a new Plan Commission member. Mr. DeLillo then took his place at the table and was then congratulated and welcomed by the other Plan Commission members .

Roll Call
Quorum Present

Other staff in attendance were Village President Burnell Russell, Village Administrator Ken Buchardt, Village Attorney Nancy Harbottle, Village Engineer Peter Stoehr, Village Planner Jon Wildenberg, Village Technical Administrator Eric Tison, Village Clerk Judith Rutishauser and Mr. Travis Wiersma of the Platford Group, the petitioner at tonight's meeting, Mr. Jack Pease and Mr. Jim Neuman of Spruce Lake Sand & Gravel were also present as petitioners at tonight's Public Hearing. Members of the public were also present. (See attached sign in sheet.)

Minutes of the December 13, 2007 Plan Commission meeting were presented for review and approval of the Plan Commission members.

MOTION WAS MADE BY COMMISSIONER HENLEY AND SECONDED BY COMMISSIONER WILLIS TO APPROVE THE MINUTES OF THE DECEMBER 13, 2007 PLAN COMMISSION MEETING AS PRESENTED. VOICE VOTE: ALL AYES.

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

UNFINISHED BUSINESS

1. Site Plan Review of Lot 5 in Platford's Volo Crossings Subdivision

Mr. Travis Wiersma of the Platford Group began a short review of the proposed Site Plan of Lot 5 with the members of the Plan Commission.

Building 2 of Lot 5 is a 7,000 square foot building with the ability to have possibly 5 smaller retail spaces. It is anticipated that the entire site will be leased to a day care center, "A Child's Place Day Care", but is being constructed as a multi-tenant building to have flexibility in the future.

The building has been designed in accordance with the PUD and will maintain similarity to other buildings throughout the PUD development.

Traffic control measures to be used will be 2 speed bumps, 5 feet wide and cross hatched in yellow paint.

Traffic signs displaying "NO THROUGH TRAFFIC" have been added to the plan.

Discussion followed.

Village Planner Jon Wildenberg offered his comments at this time and stated that he commended the speed bump plan.

Village Planner Wildenberg also reviewed the lighting plan and informed the Plan Commission members that this plan meets Village requirements.

One suggestion made by Village Planner Wildenberg was to move the entrance to the building to the west side of the building to avoid people crossing traffic to enter the building.

MOTION WAS MADE BY COMMISSIONER WILLIS AND SECONDED BY COMMISSIONER HENLEY TO APPROVE THE SITE PLAN OF LOT 5 IN PLATFORD'S VOLO CROSSINGS SUBDIVISION, SUBJECT TO RECOMMENDATIONS BY THE PLAN COMMISSION AS FOLLOWS:

- 1. INCLUDE SPEED BUMPS AND 3 "STOP" SIGNS**

ROLL CALL VOTE:

**COMMISSIONER ARPINO
COMMISSIONER BLATZ
COMMISSIONER DELILLO
COMMISSIONER HENLEY**

**AYE
ABSENT
AYE
AYE**

COMMISSIONER LOCKE	AYE
COMMISSIONER WICK	AYE
COMMISSIONER WILLIS	AYE

AYES – 6, NAYS – 0, ABSENT – 1

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

NEW BUSINESS

1. Public Hearing on the Request of Jack Pease and Chicago Title Land Trust Company as Trustee u/t/n 204126, owner of record, for re-Zoning from the Mixed Use (MU-2) District to the Light Industrial (LI) District, Special Use for a Planned Unit Development (PUD) for a Business Park and approval of a preliminary PUD plat for Spruce Lake Business Park and approval of a Special Use permit allowing a permanent ready mix concrete plant, and mining and processing of aggregates and concrete and site reclamation of a period not to exceed 12-31-2011.

The property consists of approximately 71.5 acres and is commonly Known as 33450 N. Route 12, Volo, IL.

MOTION WAS MADE BY COMMISSIONER HENLEY AND SECONDED BY COMMISSIONER WICK TO OPEN THE PUBLIC HEARING. VOICE VOTE: ALL AYES.

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

8:10 P.M.: Public Hearing was opened

The minutes of tonight's Public Hearing were being recorded by Ms. Elizabeth Nenni of Q & A Reporting, Inc.

Chairperson Elizabeth Wertke stated that tonight's Public Hearing had been duly published in both the News Sun and Northwest Herald newspapers and property owners within 250 feet had been notified by mail.

Anyone wishing to give testimony at tonight's Public Hearing was sworn in, at this time, by Chairperson Elizabeth Wertke.

Mr. Jack Pease, of Spruce Lake Sand & Gravel, was introduced to all present and began with a short history of the property. The company has owned the property for approximately 25 years, operating a sand and gravel company and a ready mix plant. Approximately 13 years ago, the

property was annexed to the Village of Volo, receiving a Mixed Use Zoning that allowed for an office business park and office warehouse type buildings to be built at the point of completion of the mining and gravel operation.

The point of completion is nearing and in order to be able to proceed with plans to build an office business park, the petitioner has submitted the following request to the Village for consideration:

1. To re-zone the subject property from the Mixed Use (MU-2) District to the Light Industrial (LI) District
2. A Special Use Permit for a Planned Unit Development (PUD) for a Business Park, and approval of a preliminary PUD Plat for Spruce Lake Business Park
3. Approval of a Special Use Permit to allow a permanent Ready Mix concrete plant
4. Mining and processing of aggregates and concrete and site reclamation for a period not to exceed 12-31-2011
5. A departure to allow outdoor storage behind the buildings which would be screened with an adequate and agreed upon visual barrier
6. A departure for the length of the cul-de-sac and an offset of the cul-de-sac "bulb"
7. A departure to exclude sidewalks in the development

Mr. Pease then proceeded to review, with the members of the Plan Commission, a brochure he had prepared which explained the proposed plan and included a concept plan and pictures of the Ready Mix plant.

At the conclusion of Mr. Pease's presentation, Village Planner Jon Wildenerg reviewed a memo with the members of the Plan Commission, which he had previously provided for their information prior to the Public Hearing.

Discussion followed.

Village Engineer Peter Stoehr reviewed his memo with the members of the Plan Commission at this time.

Members of the public were asked for comments or questions at this time.

Mr. Glenn Sechen of Schain, Burney, Citroen, representing Remington Homes, filed an appearance with the Plan Commission and expressed Remington Homes' concern about the visibility of the Ready Mix silo from the Remington residential development located on the east side of U. S. Highway 12.

John Nelson of the Illinois Nature Preserve Commission testified concerning water quality issues, the impact of the proposed project on the Volo Bog, the Volo Bog Protection Plan and their desire that the road in the Business Park be a private road without sidewalks or curb and gutter and not subject to winter salt applications and generally prohibiting the storage of salt on the property or within the Business Park.

Greg Kelly of the Illinois Department of Natural Resources and Superintendent of the Volo Bog State Natural Area, testified that the applicant had worked with them on their issues and so far, the DNR agreed with what the applicant is proposing. He also briefly discussed the Consent Order between the Illinois Department of Natural Resources and the applicant, which provides that the plans for the property must be reviewed by the IDNR. The IDNR has agreed that the Ready Mix Plant may be located on Lot 3 and does not want the Ready Mix Plant located closer to Spruce Lake.

Members of the Plan Commission were asked for questions and comments at this time.

Discussion followed.

There was a request by the Plan Commission that Jack Pease provide a "line of sight" exhibit for the meeting scheduled for February 21, 2008. Mr. Pease agreed to provide such an exhibit.

MOTION WAS MADE BY COMMISSIONER DE LILLO AND SECONDED BY COMMISSIONER HENLEY TO CONTINUE THE PUBLIC HEARING FOR THE REQUEST BY JACK PEASE TO FEBRUARY 21, 2008, 7:30 P.M., AT THE VILLAGE OF VOLO ANNEX, 31726 N. MC NALLY LANE, VOLO, IL. VOICE VOTE: ALL AYES.

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

9:25 P.M.: Public Hearing was continued to February 21, 2008.

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

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

9:26 P.M.: Meeting was adjourned.

MINUTES SUBMITTED BY _____
Judith T. Rutishauser, Village Clerk

MINUTES APPROVED ON _____

