

**VILLAGE OF VOLO
PLAN COMMISSION MEETING
FEBRUARY 21, 2008**

Present Chairperson Elizabeth Wertke
 Theresa Arpino
 Betsy Connell
 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 Betsy Connell and administered the Oath of Office to her as a new Plan Commission member. Ms. Connell then took her place at the table and was 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 and 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 January 17, 2008 Plan Commission meeting were tabled until the March 20, 2008 Plan Commission meeting.

UNFINISHED BUSINESS

1. Continuation of Public Hearing from January 17, 2008, 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.

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

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

At the January 17, 2008 Public Hearing, Mr. Pease of Spruce Lake Sand & Gravel had been asked by Mr. Glenn Sechen of Schain, Burney, Citroen, representing Remington Homes, to provide a "line of sight" exhibit which he now distributed to the members of the Plan Commission. He then proceeded to explain the procedure used to create this exhibit. The Purpose of this "line of Sight" exhibit was to show what the visibility of the Ready Mix silo would be from the Remington residential development located on the east side of U. S. Highway 12. According to Mr. Pease, the conclusion of this exhibit was that only the flag at the very top of the silo would be visible to someone looking from the east side of U. S. Highway 12.

It was the suggestion of the Village Staff that, for testimony purposes for variation requests, rezonings and official actions, a document that has been stamped and sealed either by a state licensed survey or state licensed engineer would be more appropriate.

The members of the public were asked for questions or comments. Mr. Greg Kelly, Superintendent, Volo Bog State Natural Area, asked if a letter dated February 15, 2008 sent to Village Administrator Ken Buchardt from Mr. Keith Shank of the DNR had been seen and reviewed by the members of the Plan Commission. Because the letter was received only the day before the meeting, it had not been distributed to the members. Mr. Kelly suggested that no decision should be made before this letter was reviewed.

Additionally, a letter had been received by the Village from Remington Homes. It was suggested by Chairperson Elizabeth Wertke, that both letters be reviewed prior to the next meeting which will be March 20, 2008.

Comments and questions were requested from the Plan Commission at this time.

Discussion followed.

Village Planner Jon Wildenberg added his comments at this time.

MOTION WAS MADE BY COMMISSIONER HENLEY AND SECONDED BY

COMMISSIONER LOCKE TO CONTINUE THE PUBLIC HEARING FOR THE REQUEST BY JACK PEASE TO MARCH 20, 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.

8:22 P.M.: Public Hearing was continued to March 20, 2008

NEW BUSINESS – PUBLIC HEARING

1. To consider the request of Volo Commerce, LLC, the owner of record And “A Child’s Place, Inc.” the applicant, for a Special Use for the Operation of a licensed day care facility on Lot 5 within a Planned Unit Development commonly known as Volo Crossings Retail Center.

MOTION WAS MADE BY COMMISSIONER WILLIS AND SECONDED BY COMMISSIONER DE LILLO TO OPEN THE PUBLIC HEARING FOR THE REQUEST OF VOLO COMMERCE, LLC AND “A CHILD’S PLACE”, INC. VOICE VOTE: ALL AYES

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

MOTION WAS MADE BY COMMISSIONER HENLEY AND SECONDED BY COMMISSIONER WICK TO CONTINUE THE PUBLIC HEARING FOR THE REQUEST OF VOLO COMMERCE, LLC AND “A CHILD’S PLACE”, INC. TO MARCH 20, 2008, 7:30 P.M., AT THE VOLO ANNEX, 31726 N. MC NALLY LANE, VOLO, IL. AT THE REQUEST OF THE PETITIONERS. VOICE VOTE: ALL AYES.

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

NEW BUSINESS

Review and discussion of new design for the Retention/Detention pond along Route 120 frontage of the Volo Crossings Subdivision

Mr. Travis Wiersma of the Platford Group began a presentation of the changes made to the original design for the retention/detention pond along Route 120 in the Volo Crossings Subdivision.

The subject site is a 13.5 acre development along Route 120 in Volo Crossings Subdivision. The original PUD Plan included 2 detention ponds. While doing the mass grading of the property, a 12" gas main was discovered that would not have allowed the north slope of the pond to be dug. Since this gas main had already been re-located once, the developers chose an alternate plan. The 2 detention ponds were combined to form 1 pond which will hold the same volume as the 2 original ponds. This 1 pond will be deeper than the original ponds and will have landscaped retaining walls on all 4 sides instead of slopes. It will be a wetland bottom pond, 6" deep having plant material not only around, but also in the pond. The plan includes a 3' black aluminum fence surrounding the pond.

Village Planner Jon Wildenberg offered his comments at this time.

Village Engineer Peter Stoehr was asked for comments.

Discussion followed.

MOTION WAS MADE BY COMMISSIONER HENLEY AND SECONDED BY COMMISSIONER DE LILLO TO RECOMMEND APPROVAL OF THE NEW DESIGN FOR THE RETENTION/DETENTION POND ALONG ROUTE 120 FRONTAGE OF THE VOLO CROSSINGS SUBDIVISION, WITH THE ADDITIONAL RECOMMENDATION FOR A HIGHER FENCE AND BRICK PILLARS ADDED TO THE FENCE LINE.

ROLL CALL VOTE:

COMMISSIONER ARPINO	AYE
COMMISSIONER BLATZ	ABSENT
COMMISSIONER CONNELL	AYE
COMMISSIONER DE LILLO	AYE
COMMISSIONER HENLEY	AYE
COMMISSIONER LOCKE	AYE
COMMISSIONER WICK	AYE
COMMISSIONER WILLIS	AYE

AYES – 7, NAYS – 0, ABSENT – 1

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

MESSAGE BOARD/AUTOMATIC CHANGING SIGNS

Village Planner Jon Wildenberg had provided a memo to the members of the Plan Commission regarding Message Board/Automatic Changing Signs. The following suggestions were provided

as a guide for the Plan Commission to make appropriate changes to the text of the Village of Volo Sign Ordinance.

(Bold Font =new wording)

11.7.5.b Ground Signs (Freestanding Signs)

- b. **Automatic Changing Signs and Changeable Copy Signs:** Ground signs may include automatic changing signs **or changeable copy signs only through the approval and issuance of a Special Use Permit, which shall be subject to the following standards. Applications that may propose to exceed the listed special use permit standards are also required to apply for and be authorized the relevant variations(s).**
1. Such signs shall be accessory and incidental to the principal ground sign and shall be maintained within the limits of the ground sign. **Such signs shall be included and counted as part of the maximum ground sign area allowed on the premises. Signs being added to existing signs shall be compatible and fit within the existing sign structure face.**
 2. **Such signs may comprise no more than (20% - 50%?) of the principal ground sign area per face, and in no case shall be greater than (20% - 50%?) square feet per sign face. *Note Consumers Credit Union example of: 58 sf on 91 sf sign face or 64% of sign face***
 3. **Signs shall only advertise and direct attention to a business or profession conducted, or to a commodity or service sold, offered or manufactured, or to an event or entertainment offered on the premises where the sign is located.**
 4. **Such signs shall be a minimum of two hundred (200) feet away from any residential structure.**
 5. **Words and images shall not be changed more frequently than once every fifteen (15) seconds.**
 6. **Colors shall be limited to a maximum of three (3). Words and images shall be softened at dusk. Signs shall be equipped with photosensitive equipment which automatically adjusts the brightness and contrast of the sign in direct relation to the ambient outdoor illumination.**
 7. **Illumination generated by the sign shall not exceed one (1.0) foot**

candle measured at a distance of ten (10) feet from the sign face.

- 8. Messages or images shall not blink, flicker, flash, scintillate or fast moving animate. Limited animation is allowed. The Village reserves the right to restrict the use of animation.**
- 9. A minimum of five percent (5%) of the display time may be made available for civic, school and government messages, if received.**

Discussion followed.

The discussion on neon tubing signs will continue at the next meeting on March 20, 2008.

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

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

9: 05 P.M.: Meeting was adjourned.

MINUTES SUBMITTED BY _____
Judith T. Rutishauser, Village Clerk

MINUTES APPROVED ON _____

