

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

Present Chairperson Elizabeth Wertke
 Betsy Connell
 Michael DeLillo
 Stephen Henley
 Naomi Wick
 Wayne Willis

Absent: Theresa Arpino
 Len Blatz
 Ed Locke

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

Other staff in attendance were Village President, Village Administrator Ken Buchardt, Village Attorney Nancy Harbottle, Village Engineer Peter Stoehr, Village Planner Jon Wildenberg, Village Clerk Judith Rutishauser and Mr. Greg Orput, representing the Volo Village Marketplace. Members of the public were also present. (See attached sign in sheet.)

Minutes of the January 17, 2008 February 21, 2008, and March 20, 2008 Plan Commission meetings were tabled until the May 15, 2008 meeting.

NEW BUSINESS

1. Public Hearing to consider the request of W2007 VLO Real Estate L.L.C., the Applicant/Owner, for a certain amendment to the Planned Unit Development to permit additional variations from the sign regulations in the Zoning Ordinance, including, but not limited to, allowing wall signs in the rear of the buildings and vary the height limitation for the freestanding pylon signs in connection with the development of approximately 750,000 square foot retail commercial shopping center on approximately 90 acres located between U. S Highway 12 and Gilmer Road south of Illinois Route 120 in Volo, IL.

MOTION WAS MADE BY COMMISSIONER HENLEY AND SECONDED BY COMMISSIONER WILLIS TO OPEN THE PUBLIC HEARING TO CONSIDER THE REQUEST OF W2007 VLO REAL ESTATE LLC, THE APPLICANT/ OWNER, FOR A CERTAIN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT TO PERMIT ADDITIONAL VARIATIONS FROM THE SIGN REGULATIONS

IN THE ZONING ORDINANCE, INCLUDING, BUT NOT LIMITED TO, ALLOWING' WALL SIGNS IN THE REAR OF THE BUILDINGS AND VARY THE HEIGHT LIMITATION FOR FREESTANDING PYLON SIGNS IN CONNECTION WITH THE DEVELOPMENT OF APPROXIMATELY 750,000 SQUARE FOOT RETAIL COMMERCIAL SHOPPING CENTER ON APROXIMATELY 90 ACRES LOCATED BETWEEN U. S. HIGHWAY 12 AND GILMER ROAD SOUTH OF ILLINOIS ROUTE 120 IN VOLO, IL.

At this time, anyone wishing to give testimony at the Public Hearing tonight was sworn In by Chairperson Elizabeth Wertke.

Chairperson Elizabeth Wertke introduced Mr. Greg Orput of the Orput Group to all present.

Mr. Orput began a presentation of the proposed project. The subject site consists of 89 acres zoned 100% Commercial/Retail, bounded by Route 12 on the west, Gilmer Road on the east with the proposed Ellis Drive running through the middle of the site.

The project will be built in two phases. The southern portion will be Phase 1 and the northern portion will be Phase 2. Phase 1 is scheduled to be complete by Fall of 2009.

The original signage pylon was approved at 35 feet high and 15 feet wide. The Developer is now requesting an additional 5 feet to the height of the sign and to permit signage at the rear of the buildings for visibility.

Discussion followed.

Village Planner Jon Wildenberg offered his comments at this time.

Short discussion followed.

Village Engineer Peter Stoehr reviewed a memo with the Plan Commission members, which he had previously provided for their information.

Discussion followed.

MOTION WAS MADE BY COMMISSIONER DE LILLO AND SECONDED BY COMMISSIONER HENLEY TO RECOMMEND TO THE BOARD OF TRUSTEES APPROVAL OF THE REQUEST BY W2007 VLO REAL ESTATE LLC, THE APPLICANT/OWNER, FOR A CERTAIN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT TO PERMIT ADDITIONAL VARIATIONS FROM THE SIGN REGULATIONS IN THE ZONING ORDINANCE, INCLUDING, BUT NOT LIMITED TO, ALLOWING WALL SIGNS IN THE REAR OF THE BUILDINGS AND VARY THE HEIGHT LIMITATION FOR FREESTANDING PYLON SIGNS IN CONNECTION WITH THE DEVELOPMENT OF APPROXIMATELY 750,000

SQUARE FOOT RETAIL COMMERCIAL SHOPPING CENTER ON APPROXIMATELY 90 ACRES LOCATED BETWEEN U. S. HIGHWAY 12 AND GILMER ROAD SOUTH OF ILLINOIS ROUTE 120 IN VOLO, IL., WITH THE CONDITION THAT ALL REAR WALL SIGNS ARE SHUT DOWN ONE (1) HOUR AFTER THE STORE(S) CLOSE.

ROLL CALL VOTE:

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

AYES – 5, NAYS – 0, ABSENT – 3

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

2. Review and approval of Final Plat of Subdivision for Volo Marketplace

Mr. Greg Orput and Mr. Greg Graines, attorney for the Developer, reviewed the Plat of Subdivision with the members of the Plan Commission.

Village Engineer Bud Reed reviewed a memo, which had been previously provided in the Plan Commission folders, with the Plan Commissioners.

Discussion followed.

MOTION WAS MADE BY COMMISSIONER HENLEY AND SECONDED BY COMMISSIONER DE LILLO TO RECOMMEND TO THE BOARD OF TRUSTEES APPROVAL OF THE FINAL PLAT OF SUBDIVISION FOR THE VOLO MARKET PLACE, SUBJECT TO RESOLUTION OF VILLAGE PLANNER COMMENTS, VILLAGE ATTORNEY COMMENTS, SUBMITTAL OF THE COVENANTS, CONDITIONS AND RESTRICTIONS, AND COMPLETION OF ANY REMAINING FINAL PLAT CLARIFICATIONS.

ROLL CALL VOTE:

COMMISSIONER ARPINO	ABSENT
COMMISSIONER BLATZ	ABSENT
COMMISSIONER CONNELL	AYE

COMMISSIONER DE LILLO	AYE
COMMISSIONER HENLEY	AYE
COMMISSIONER LOCKE	ABSENT
COMMISSIONER WICK	AYE
COMMISSIONER WILLIS	AYE

AYES –5, NAYS – 0, ABSENT – 3

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

UNFINISHED BUSINESS

Continuation of Public Hearing to consider Text Amendments proposed by The Village of Volo to Article 8: Exterior Lighting Regulations and 11: Sign Regulations of Village of Volo Zoning Ordinance to provide additional regulations for automatic changing signs, changeable copy signs, neon tubing signs and other similar signs.

Village Planner Jon Wildenberg explained to the members of the Plan Commission the Sections of the Zoning Ordinance that are proposed to be amended, revised or restated including, but not limited to:

Section 8.5.2 Maintained Horizontal Illumination Levels and

Section 11.7.3. – Wall Signs. and

**Section 11.7.5 – Ground Signs (Freestanding Signs)
Paragraph b. Automatic Changing Signs; and**

Section 11.2 – Definitions, and

Section 11.3.2 – Illumination and Color

Village Planner Wildenberg offered comments on the Sign Ordinance.

Long discussion followed.

The Plan Commission members offered specific direction on the neon tubing matter, permitting up to a 4 square foot “Open/Closed” sign for a business; and discussed generally that any other type of neon tubing should be processed as a special use permit (SUP).

It was also suggested, regarding message board signs, that any changing board sign must come before the Village for review.

MOTION WAS MADE BY COMMISSIONER DE LILLO AND SECONDED BY COMMISSIONER WICK TO APPROVE THE TEXT AMENDMENTS PROPOSED BY THE VILLAGE OF VOLO TO ARTICLE 8: EXTERIOR LIGHTING REGULATIONS AND 11: SIGN REGULATIONS OF VILLAGE OF VOLO ZONING ORDINANCE TO PROVIDE ADDITIONAL REGULATIONS FOR AUTOMATIC CHANGING SIGNS, CHANGEABLE COPY SIGNS, NEON TUBING SIGNS AND OTHER SIMILAR SIGNS, WITH THE CONDITION THAT ANY CHANGING MESSAGE BOARD SIGN MUST COME BEFORE THE VILLAGE FOR A SPECIAL USE PERMIT.

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

AYES – 5, NAYS – 0, ABSENT – 3

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

MOTION WAS MADE BY COMMISSIONER WILLIS AND SECONDED BY COMMISSIONER CONNELL TO CLOSE THE PUBLIC HEARING. VOICE VOTE: ALL AYES.

MOTION WAS MADE BY COMMISSIONER DE LILLO AND SECONDED BY COMMISSIONER HENLEY 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 _____