

**VILLAGE OF VOLO  
PLAN COMMISSION MEETING  
SEPTEMBER 11, 2008**

Present      Chairperson Elizabeth Wertke  
                 Theresa Arpino  
                 Len Blatz  
                 Betsy Connell  
                 Michael De Lillo  
                 Stephen Henley  
                 Edward Locke  
                 Naomi Wick  
                 Wayne Willis

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

Other staff in attendance were Village President Burnell Russell, Village Administrator Ken Buchardt, Village Attorney Nancy Harbottle, Village Engineer Bud Reed, Village Planner Jon Wildenberg, Village Clerk Judith Rutishauser, Village Trustee Carol Porter, Mayor Virginia Povidas (Lakemoor), Attorney Vito Evola, representing Perricone Brothers Landscaping, Inc. and Mario and Salvatore Perricone, tonight's petitioners. Members of the public were also present. (See attached sign in sheet.)

Minutes of the July 17, 2008 Plan Commission meeting were presented for review and approval by the members of the Plan Commission.

**MOTION WAS MADE BY COMMISSIONER WILLIS AND SECONDED BY  
COMMISSIONER HENLEY TO APPROVE THE MINUTES AS PRESENTED.  
VOICE VOTE: ALL AYES.**

**CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.**

Minutes of the August 9, 2008 Plan Commission meeting were presented for review and approval by the members of the Plan Commission.

**MOTION WAS MADE BY COMMISSIONER HENLEY AND SECONDED BY  
COMMISSIONER DE LILLO TO APPROVE THE MINUTES AS PRESENTED.  
VOICE VOTE: ALL AYES.**

**CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.**

Minutes of the August 21, 2008 Plan Commission meeting were presented for review and approval by the members of the Plan Commission. An error was reviewed and corrected.

**MOTION WAS MADE BY COMMISSIONER HENLEY AND SECONDED BY COMMISSIONER CONNELL TO APPROVE THE MINUTES AS CORRECTED. VOICE VOTE: ALL AYES.**

**CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.**

### **UNFINISHED BUSINESS**

1. Continue Public Hearing to consider the request of Albany Bank and Trust Company, N.A.S. Trust No. 115352 owner of record and Perricone Brothers Landscaping, Inc., 31600 Fisher Road, applicant, for Annexation to the Village of Volo for Parcels 1 and 2, re-zoning to the RC (Rural Countryside Single Family Detached Residential District) for Parcels 1 and 2 and a Special Use Permit to operate a Landscape Waste Compost Facility on Parcels 1 and 2 and a Special Use Permit to operate a Landscape Waste Transfer facility on Parcel 3 which is within the Village Limits.

All three Parcels are commonly known as: 21875 W. Highway 120 and/or 31600 Fisher Road, Volo, Illinois 60050.

7:35 P.M.: Public Hearing was resumed.

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

The minutes of tonight's Public Hearing were recorded by Ms. Joan Hollub, court reporter with Q and A Reporting.

Chairperson Elizabeth Wertke stated that several letters had been received from the public and read the names for the court reporter to include in tonight's proceedings.

Mr. Mario Perricone of Perricone Brothers Landscaping had submitted a letter to the Village of Volo which contained an amendment to the original Special Use Application as follows:

"We request that the Application for Special Use and Annexation submitted to the Village on July 3, 2008 be amended as follows:

Operation of a Landscape Waste Compost Facility:

1. Change the original request to allow for an annual amount of 31,200 cubic yards, to allow for a reduced annual maximum Volume of compost equal to 10,000 cubic yards.
2. Change the original request for a maximum daily receipt of yard Waste from 199.7 cubic yards per day to a reduced maximum Daily receipt of yard waste equal to 100 cubic yards.

The annual volume of compost equal to 10,000 cubic yards per year, and maximum Daily receipt of landscape yard waste equal to 100 cubic yards per day, will also be included in an amendment to the permit applications currently under review at the Illinois Environmental Protection Agency.

In addition, we agree to a graduated schedule for the annual maximum volume of compost whereby the initial volume will be established at 7,500 cubic yards per year, and to then increase up to 10,000 cubic yards per year after the first year of operation.”

Chairperson Elizabeth Wertke read this letter aloud for the members of the audience who had not received a copy.

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

Discussion followed.

Village Planner Jon Wildenberg reviewed his memo, which had been previously provided to the Plan Commission members, with all present and made the following recommendations:

1. Perricone Brothers Landscaping, Inc. will obtain and keep in force, a Permit to operate a Landscape Compost Facility and/or Landscape Material Transfer Station with a valid Illinois Environmental Protection Agency permit.
2. The volume for said IEPA permit shall be for an annual amount of 7,500 cubic yards the first year, 8,500 cubic yards the second year, and for 10,000 cubic yards each year thereafter, with a daily receipt of yard waste of a maximum of 100 cubic yards up to the maximum permitted amount for the appropriate year. The volume for said amounts shall be reviewed annually unless otherwise warranted and the Petitioner shall provide semi-annual reports to the Village of the cubic yards received and processed.
3. The landscape waste composting site shall be located within the

proposed 34 acre site.

4. The location of the portion of the site where active biological decomposition of the landscape waste is taking place shall be set back no less than 200 feet from any property line, and shall be Limited to the 6.2 acre area depicted in the Petitioner's proposal.
5. The site shall have access to Fischer Road subject to final engineering plans and approval by the Village.
6. Operational personnel shall be on site during all hours which the facility is open for the receipt of landscape waste.
7. The Landscape Waste Transfer Station operation shall be open on the following days and hours: Monday through Friday, 5:00 A.M. to 5:00 P.M., and Saturday, 5:30 A.M. to 5:00 P.M.
8. A gate shall be constructed and maintained to bar access to the site by vehicles during the hours that the facility is closed for the receipt of landscape waste. The gate will be locked during all non-receiving hours.
9. Conditions may be imposed requiring fencing and/or landscaping of a certain height at all locations as directed by the Village.
10. Adequate provision will be made for the disposal of all composted material.
11. The main road from which access is taken will always be kept free of dust, dirt, mud and other debris.
12. Odor complaint forms will be available at the Village Hall and at the Perricone Brothers Landscaping business located on the property.

Discussion followed. Members of the public made comments and the Village Attorney for Lakemoor spoke.

**MOTION WAS MADE BY COMMISSIONER WICK AND SECONDED BY COMMISSIONER LOCKE TO CLOSE THE PUBLIC HEARING. VOICE VOTE: ALL AYES.**

**CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.**

8:55 P.M.: Public Hearing was closed.

**MOTION WAS MADE BY COMMISSIONER HENLEY AND SECONDED BY COMMISSIONER DE LILLO TO RECOMMEND TO THE BOARD OF TRUSTEES APPROVAL OF THE REQUEST OF ALBANY BANK AND TRUST COMPANY, N.A. TRUST NO. 115352 OWNER OF RECORD AND PERRICONE BROTHERS LANDSCAPING, INC., 31600 FISHER ROAD, APPLICANT, FOR ANNEXATION TO THE VILLAGE OF VOLO FOR PARCELS 1 AND 2, RE-ZONING TO THE RC (RURAL COUNTRYSIDE SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT) FOR PARCELS 1 AND 2 AND A SPECIAL USE PERMIT TO OPERATE A LANDSCAPE WASTE COMPOST FACILITY ON PARCELS 1 AND 2 AND A SPECIAL USE PERMIT TO OPERATE A LANDSCAPE WASTE TRANSFER FACILITY ON PARCEL 3 WHICH IS WITHIN THE VILLAGE LIMITS.**

**ROLL CALL VOTE:**

<b>COMMISSIONER ARPINO</b>	<b>AYE</b>
<b>COMMISSIONER BLATZ</b>	<b>AYE</b>
<b>COMMISSIONER CONNELL</b>	<b>AYE</b>
<b>COMMISSIONER DE LILLO</b>	<b>AYE</b>
<b>COMMISSIONER HENLEY</b>	<b>AYE</b>
<b>COMMISSIONER LOCKE</b>	<b>NAY</b>
<b>COMMISSIONER WICK</b>	<b>AYE</b>
<b>COMMISSIONER WILLIS</b>	<b>AYE</b>

**AYES – 7, NAYS – 1**

**CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.**

**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.**

910 P.M.: Meeting was adjourned.

**MINUTES SUBMITTED BY** \_\_\_\_\_  
**Judith T. Rutishauser, Village Clerk**  
**MINUTES APPROVED ON** \_\_\_\_\_