

**VILLAGE OF VOLO
PLAN COMMISSION MEETING
OCTOBER 16, 2008**

Present Chairperson Elizabeth Wertke
 Theresa Arpino
 Len Blatz
 Betsy Connell
 Mike DeLillo
 Stephen Henley
 Ed 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 Peter Stoehr, Village Planner Jon Wildenberg, Village Trustee Carol Porter, Deputy Clerk Tina Spradling, Bruce and Janet Shrake, petitioners at tonight's Public Hearing, and Mr. Mark Hopwood of Remington Homes, a petitioner at tonight's meeting. Members of the public were also present. (See attached sign in sheet.)

Review and approval of the minutes of the April 17, 2008, September 11, 2008 and September 18, 2008 Plan Commission meetings were tabled until the next regularly scheduled meeting of the Plan Commission on November 20, 2008.

UNFINISHED BUSINESS

1. Continuation of Public Hearing to consider the request of Janet E. Shrake and Bruce L. Shrake, owners of record, for annexation to the Village of Volo of a Residential parcel and single family dwelling located at 33520 Christa Drive, Grant Township, Lake County, and re-zoning to the "RE" Rural Estate Single Family Detached Residential District in the Village of Volo with variations from the Minimum Lot Area of 43,500 square feet and Minimum District size of 80 acres for property legally described as follows:

Lot 23 in eighth addition to Fischer's Subdivision being a Subdivision Of part of the northwest quarter of Section 26, Township 45 North, Range 9, East of the Principal Meridian, according to the plat thereof, Recorded October 18, 1977 as document 1873623 in Book 62 of Plats,

Page 25, in Lake County, Illinois – PIN # 05-26-104-023

Commonly known as 33520 Christa Drive, Ingleside, IL 60041

MOTION WAS MADE BY COMISSIONER WILLIS AND SECONDED BY COMMISSIONER DE LILLO TO OPEN THE PUBLIC HEARING. VOICE VOTE: ALL AYES.

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

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

Anyone wishing to testify at tonight's hearing was sworn in by Chairperson Elizabeth Wertke, who then stated that tonight's Public Hearing had been duly published in the Northwest Herald newspaper. Neighbors within 250 feet of the subject property had been properly notified as well.

Mr. Bruce Shrake addressed the members of the Plan Commission and explained that the subject property is his residence and a one (1) acre parcel (40,000 square feet) adjacent to the Remington Homes Subdivision.

Village Planner Jon Wildenberg reviewed a report, which he had previously provided to them, with the members of the Plan Commission. The report explained the request of the petitioner:

1. To change zoning classification from R-1 in unincorporated Lake County (minimum lot size 40,000 square feet) to RE, Rural Estate Single Family Detached Residential District (minimum lot size 43,500 square feet), in Volo
2. To reduce the minimum lot area of the RE District (Section 5.3.4.a.1) from 43,500 square feet to 40,000 square feet.
3. To reduce the minimum district size of the RE District (Section 5.3.4.g.) from 80 acres to 0.918 acre.

Village Planner Jon Wildenberg and Village Attorney Nancy Harbottle agreed that these departures and variations would be included in the Annexation Agreement.

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

Short discussion followed.

Questions or comments were requested from the members of the Plan Commission.

Discussion followed.

MOTION WAS MADE BY COMMISSIONER HENLEY AND SECONDED BY COMMISSIONER LOCKE TO RECOMMEND TO THE BOARD OF TRUSTEES APPROVAL OF THE REQUEST BY JANET E. SHRAKE AND BRUCE L. SHRAKE, OWNERS OF RECORD, FOR ANNEXATION TO THE VILLAGE OF VOLO OF A RESIDENTIAL PARCEL AND SINGLE FAMILY DWELLING LOCATED AT 33520 CHRISTA DRIVE, GRANT TOWNSHIP, LAKE COUNTY, AND RE-ZONING TO THE "RE" RURAL ESTATE SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT IN THE VILLAGE OF VOLO WITH VARIATIONS FROM THE MINIMUM LOT AREA OF 43,500 SQUARE FEET AND MINIMUM DISTRICT SIZE OF 80 ACRES FOR PROPERTY COMMONLY KNOWN AS 33520 CHRISTA DRIVE, INGLESIDE, IL 60041.

ROLL CALL VOTE:

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

AYES – 8, NAYS – 0

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

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

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

7:50 P.M.: Public Hearing was closed.

NEW BUSINESS

Request for a concept approval of a revised Plat of Subdivision, Remington Pointe North for Unit 1 creating a Plat of Subdivision for Unit 1 A Remington Homes, Inc.

Chairperson Elizabeth Wertke introduced Mr. Mark Hopwood of Remington Homes, Inc. to the members of the Plan Commission.

Mr. Hopwood began a short presentation explaining that the PUD for Remington Pointe North and the Plat for Units 1 and 2 had already been approved, but due to the challenging real estate market at this time, Remington Homes would like to build only in the area that is currently selling. At this time, potential buyers are interested in the area in the Telluride cul de sac, consisting of 14 lots.

Remington Homes would like a Concept Approval from the Plan Commission that it would be acceptable to seek formal approval of a 14 lot Plat of Subdivision for Unit 1A, allowing them to continue to build homes in this area only.

Also, since the impact fees are due at Plat approval, fewer lots would mean less expense to the builder. Mr. Hopwood added that Remington Homes will be requesting that these impact fees be paid when the permit is issued instead of when the Plat is approved. Village Attorney pointed out that this would be a Board decision, but it is appropriate to bring to the attention of the Plan Commission as well.

Village Engineer Peter Stoehr offered comments at this time.

Village Planner Jon Wildenberg was asked for comments. He asked Mr. Hopwood to describe the changes to the original PUD plan, if any. Mr. Hopwood responded that there were no changes to the approved PUD plan.

Comments or questions were requested from the members of the Plan Commission.

Discussion followed.

Members of the public were asked for questions or comments at this time. There were no comments or questions.

When a Plat of Subdivision is prepared, this will come back to the Plan Commission for approval.

MOTION WAS MADE BY COMMISSIONER HENLEY AND SECONDED BY COMMISSIONER BLATZ FOR A CONCEPT APPROVAL FOR A 14 LOT PLAT OF UNIT 1 A FOR REMINGTON POINT NORTH.

ROLL CALL VOTE:

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

COMMISSIONER WILLIS

AYE

AYES – 8, NAYS – 0

**CHAIRPERSON WERTKE DECLARED THE MOTION APPROVED.
MOTION WAS MADE BY COMMISSIONER DE LILLO AND SECONDED
BY COMMISSIONER ARPINO TO ADJOURN THE MEETING. VOICE VOTE:
ALL AYES.**

CHAIRPERSON ELIZABETH WERTKE DECLARED THE MOTION APPROVED.

8:05 P.M.: Meeting was adjourned.

MINUTES SUBMITTED BY _____

Judith T. Rutishauser, Village Clerk

MINUTES APPROVED ON _____