

**VILLAGE OF VOLO  
PLAN COMMISSION MEETING  
JUNE 21, 2007**

Present        Len Blatz  
                  Betty Sargent  
                  Naomi Wick  
                  Wayne Willis

Absent:        Chairperson Elizabeth Wertke  
                  Ed Locke  
                  Yvonne Maassel

**MOTION WAS MADE BY COMMISSIONER WILLIS AND SECONDED BY  
COMMISSIONER BLATZ TO APPOINT COMMISSIONER BETTY SARGENT  
AS CHAIRPERSON PRO TEM IN THE ABSENCE OF ELIZABETH WERTKE.  
VOICE VOTE: ALL AYES  
CHAIRPERSON PRO TEM SARGENT DECLARED THE MOTION APPROVED.**

Other staff in attendance were President Burnell Russell, Village Attorney Donna McDonald, Village Planner Jon Wildenberg, Peter Stoehr of Manhard Consulting, Ltd., Village Technical Administrator Eric Tison, Village Clerk Judith Rutishauser, Mr. Travis Wiersma of the Platford Group, Mr. Kevin Mayers and Mr. Larry May representing tonight's applicant, Consumers Cooperative Credit Union, Trustee Carol Porter, Theresa Arpino and Stephen Henley, residents of Terra Springs Subdivision and Glenn Isaacson.

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

At this time, Theresa Arpino and Stephen Henley were introduced to the members of the Plan Commission. President Russell had appointed both Theresa and Stephen as members of the Plan Commission to fill the vacancies left by Carol Porter and Bruce Buschick , who had been appointed to become members of the Board of Trustees of the Village of Volo.

The Oath of Office was then administered by Village Clerk Judith Rutishauser to Theresa Arpino and Stephen Henley who then took their positions at the table with the other members of the Plan Commission and were welcomed by Chairperson Pro Tem Sargent.

Minutes of the September 21, 2006 Plan Commission meeting were reviewed by the members of the Plan Commission.

**MOTION WAS MADE BY COMMISSIONER WICK AND SECONDED BY COMMISSIONER WILLIS TO ACCEPT THE MINUTES AS PRESENTED.  
VOICE VOTE: ALL AYES  
CHAIRPERSON PRO TEM BETTY SARGENT DECLARED THE MOTION APPROVED.**

### **UNFINISHED BUSINESS**

There was no unfinished business.

### **NEW BUSINESS**

1. Public Hearing – To consider the request of Consumers Cooperative Credit Union, the Contract purchaser, for a Special Use within a Planned Unit Development commonly known as Volo Commerce Center, for drive through lanes consisting of five (5) drive-up lanes and one (1) ATM lane to conduct bank transactions.

Anyone wishing to testify at tonight's Hearing was now sworn in by Village Attorney Donna McDonald, who then stated that tonight's Public Hearing had been duly published in both the News Sun and Northwest Herald newspapers. Neighbors within 500 feet of the subject property had been notified by U. S. mail as well.

Mr. Dan Robison, the architect representing Consumers Cooperative Credit Union, began a short presentation describing the proposed plan.

The subject property is located on Lot 2 of the Volo Commerce Center, (2.16 acres) at the corner of Ellis Drive and Route 120 in Volo, IL. The 2.16 acres is currently zoned B-3 Commercial as is the adjacent properties to the north, east and west. The property will be developed into a branch office of Consumers Credit Union with a building size of almost 5,500 square feet with 5 drive up lanes and one ATM lane to conduct banking business. The plan will include approximately 66 parking spaces. Access to the property will be from Ellis Drive and also from Commerce Drive.

The trash enclosure will be at the south end of the property. Any landscaping will be consistent with the rest of the Volo Commerce Center. Mechanical equipment will be screened.

The building will be one (1) story, approximately 5,600 square feet with an entrance at the southeast corner of the building. The exterior will be of a brick veneer with a stone accent. The roof will be pitched, similar to the new Village Hall. The windows will be tinted with tan frames.

The sign will be three (3) sided, approximately 10'8" by 8'8" which would be in compliance with the Village of Volo Sign Regulation. However, the height, approximately 25 feet, would require a variance to the Village Sign Regulation.

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

Discussion followed. Mr. Kevin Mayers and Mr. Larry May of Consumers Credit Union joined the discussion to respond to questions by the Plan Commission members.

Village Planner Jon Wildenberg offered his comments at this time.

Questions and comments were requested from the public at this time.

Short discussion followed.

Questions and comments were requested from the public.

Short discussion followed.

**MOTION WAS MADE BY COMMISSIONER HENLEY AND SECONDED BY COMMISSIONER WICK TO RECOMMEND TO THE BOARD OF TRUSTEES APPROVAL OF THE REQUEST BY CONSUMERS CREDIT COOPERATIVE UNION, THE CONTRACT PURCHASER, FOR A SPECIAL USE WITHIN A PLANNED UNIT DEVELOPMENT, COMMONLY KNOWN AS VOLO COMMERCE CENTER, FOR DRIVE THROUGH LANES CONSISTING OF FIVE (5) DRIVE-UP LANES AND ONE (1) ATM LANE TO CONDUCT BANK TRANSACTIONS PENDING SITE PLAN APPROVAL.**

**ROLL CALL VOTE:**

<b>COMMISSIONER ARPINO</b>	<b>AYE</b>
<b>COMMISSIONER BLATZ</b>	<b>AYE</b>
<b>COMMISSIONER HENLEY</b>	<b>AYE</b>
<b>COMMISSIONER LOCKE</b>	<b>ABSENT</b>
<b>COMMISSIONER MAASSEL</b>	<b>ABSENT</b>
<b>CHAIRPERSON PRO TEM SARGENT</b>	<b>AYE</b>
<b>COMMISSIONER WICK</b>	<b>AYE</b>

COMMISSIONER WILLIS                      AYE

AYES – 6, NAYS – 0, ABSENT – 2

CHAIRPERSON PRO TEM SARGENT DECLARED THE MOTION APPROVED.

MOTION WAS MADE BY COMMISSIONER HENLEY AND SECONDED BY COMMISSIONER WILLIS TO RECOMMEND THAT THE BOARD OF TRUSTEES GRANT A HEIGHT VARIATION FROM 15 FEET TO 25 FEET FOR THE CONSUMER CREDIT UNION PROPERTY.

ROLL CALL VOTE:

COMMISSIONER ARPINO	NAY
COMMISSIONER BLATZ	NAY
COMMISSIONER HENLEY	NAY
COMMISSIONER LOCKE	ABSENT
COMMISSIONER MAASSEL	ABSENT
CHAIRPERSON PRO TEM SARGENT	NAY
COMMISSIONER WICK	NAY
COMMISSIONER WILLIS	NAY

AYES – 0, NAYS – 6, ABSENT - 2

CHAIRPERSON PRO TEM SARGENT DECLARED THE MOTION TO APPROVE WAS DENIED.

MOTION WAS MADE BY COMMISSIONER WILLIS AND SECONDED BY COMMISSIONER HENLEY TO RECOMMEND THAT THE BOARD OF TRUSTEES GRANT APPROVAL FOR A THREE (3) SIDED SIGN INSTEAD OF A TWO (2) SIDED SIGN FOR THE CONSUMER CREDIT UNION PROPERTY.

ROLL CALL VOTE:

COMMISSIONER ARPINO	NAY
COMMISSIONER BLATZ	AYE
COMMISSIONER HENLEY	AYE
COMMISSIONER LOCKE	ABSENT
COMMISSIONER MAASSEL	ABSENT
CHAIRPERSON PRO TEM SARGENT	AYE
COMMISSIONER WICK	AYE
COMMISSIONER WILLIS	AYE

**AYES – 5, NAYS – 1, ABSENT – 2**

**CHAIRPERSON PRO TEM SARGENT DECLARED THE MOTION APPROVED.**

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

**CHAIRPERSON PRO TEM SARGENT DECLARD THE MOTION APPROVED.**

8:40 P.M.: Public Hearing was closed.

**MOTION WAS MADE BY COMMISSIONER WICK AND SECONDED BY COMMISSIONER HENLEY TO ADJOURN THE PLAN COMMISSION MEETING. VOICE VOTE: ALL AYES.**

**CHAIRPERSON PRO TEM SARGENT DECLARED THE MOTION APPROVED.**

8:42 P.M.: Meeting was adjourned.

**MINUTES SUBMITTTED BY** \_\_\_\_\_  
**Judith T. Rutishauser, Village Clerk**

**MINUTES APPROVED ON** \_\_\_\_\_

Next Plan Commission meeting is scheduled for July 19, 2007

