

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF VOLO HELD MARCH 13, 2018.

The Regular Meeting of the Planning and Zoning Commission of the Village of Volo was called to order at 7:00 P.M. in the Board Room of the Volo Village Hall, Chairperson Elizabeth Connell presiding.

Roll Call: Commissioners Connell, Abraham, Alt, Birutas, Guffey, LaMantia, Pones, Rydberg – present; Uglinica – absent.

Also present were various staff members.

APPROVAL OF MINUTES: REGULAR MEETING OF JANUARY 9, 2018

Commissioner Birutas made a motion, seconded by Commissioner Rydberg, to approve the Minutes of the Regular Meeting of January 9, 2018. On voice vote – all “aye”. MOTION CARRIED.

PUBLIC HEARING: MAP AMENDMENT & PLANNED UNIT DEVELOPMENT – 32550 N US HIGHWAY 12

The Public Hearing was opened at 7:02 P.M.

Chairperson Connell stated that the purpose of the public hearing was to consider an application from Chain O’Lakes SuperStorage for a map amendment and planned unit development to rezone and develop the property at 32550 N US Highway 12 for a self-storage facility.

Administrator May confirmed that all notice requirements had been met. Chairperson Connell then swore in the petitioner and witnesses.

Peter Katowicz, owner of Chain O’Lakes SuperStorage, stated that he is under contract to purchase the property at 32550 N US Highway 12 and plans to develop the site as a self-storage facility, including traditional self-storage units as well as covered and uncovered outdoor vehicle storage.

He stated that a map amendment is required because a self-storage facility is not a permitted use in the B3 District; however, it is permitted as a special use in the LI District. He noted that the Comprehensive Plan designates the property as commercial/industrial. The surrounding properties contain primarily industrial uses.

The Commissioners did not have any questions for the petitioner on the proposed rezoning.

Mr. Katowicz reviewed his plans for the site, which included traditional self-storage units, large storage units for boats and recreational vehicles, and outdoor vehicle storage (covered/uncovered). The preliminary site plan located the vehicle storage areas toward the rear of the property, limiting their visibility from Route 12.

He highlighted the “modern farmhouse” style of the main office, noting that the storage buildings fronting on Route 12 would incorporate a similar materials. Landscaped berms and the existing hill at the front of the property would largely screen the storage buildings from Route 12.

Mr. Katowicz also requested a variance from the Village’s Fire Code related to fire sprinklers, proposing only to install an automatic sprinkler system in the main office. He indicated that installing sprinklers in the storage buildings would be potentially cost-prohibitive.

Commissioners Birutas and LaMantia inquired about the proposed hours of operation and access to the facility. The expressed concerns about nuisances (abandoned vehicles, etc.) on the property in the future.

Mr. Katowicz stated that the facility would be gated, with self-service access available between 5:00 a.m. – 11:00 p.m. He noted that the office would be staffed 10:00 a.m. – 6:00 p.m. (M – F) and 9:00 a.m. – 2:00 p.m. (Saturday). He shared their nuisance concerns and detailed lease terms that help prevent nuisance issues, including the requirement that all renters maintain insurance.

Commissioners LaMantia and Rydberg expressed concerns about access from Fox Lake Road given its alignment at Route 12. They questioned whether access was possible from Route 12.

Mr. Katowicz indicated that IDOT would not approve access to Route 12 due to the right turn lane for Fox Lake Road, which extends along the entire frontage of the property. He shared concerns about vehicles exiting the site toward Route 12, potentially blocking Fox Lake Road. He noted that the Village of Lakemoor, which has jurisdiction over Fox Lake Road, has indicated that vehicles exiting the site would be required to turn right.

Administrator May noted that Lakemoor would likely require the installation of a raised median to prevent vehicles exiting the site from turning left toward Route 12.

Chairperson Connell asked if there were comments from anyone in the audience.

Nick Willis (27775 W Sullivan Lake Rd) expressed concerns about the potential negative impacts of stormwater run-off from the site as well as the visibility of the outdoor vehicle storage area from the residential structure on the adjacent property.

Mr. Katowicz responded that adequate stormwater detention was provided per the Lake County Watershed Development Ordinance (WDO). He noted that additional storm sewer will be installed to convey stormwater away from the properties south of the site.

There being no further testimony, Commissioner Birutas made a motion, seconded by Commissioner Abraham, to close the public hearing. Roll Call: Commissioners Connell, Abraham, Alt, Birutas, Guffey, LaMantia, Pones, Rydberg – all “aye”. MOTION CARRIED.

The public hearing was closed at 7:56 P.M.

The Commissioners noted that they were impressed with the plan and the level of detail provided in the application packet. They commented on the applicant's efforts to be a good neighbor and requested a buffer (landscape or fence) be added at the northwest corner of the property to screen the outdoor vehicle storage area from the existing residential structure on the adjacent property.

Chairperson Connell noted that the Fox Lake Fire Protection District had provided comments on the requested variation from the Village's fire sprinkler requirements. The District recommended sprinkler systems be required in all climate controlled buildings.

The consensus was to defer to the District's recommendation.

Commissioner Birutas reviewed the recommended conditions on approval, which included:

1. The Final PUD Plat shall consolidate the property into a single lot.
2. The location of outdoor vehicle storage (covered and uncovered) shall be restricted to the west portion of the site to limit the visibility of outdoor vehicle storage from Route 12.
3. All storage buildings fronting on Route 12 shall incorporate the same styling and materials as the main office building on the east (Route 12) façade to ensure a consistent appearance from Route 12.
4. A color palette for all buildings and structures on the site shall be submitted with final building plans.
5. A "barn-light" fixture, similar to those shown on the main office building elevations, shall be required in lieu of the Village's standard street light fixture to complement the selected architecture style.
6. A buffer shall be provided at the northwest corner of the property to screen the outdoor vehicle storage from view of the residential structure on the adjacent property (PIN 05-34-100-004).
7. An automatic sprinkler system shall be provided throughout the main office building and climate controlled storage buildings.
8. An automatic sprinkler system shall not be required in any non-climate controlled storage buildings, provided they do not exceed 12,000 square feet gross building area or one story in height.

Commissioner Birutas made a motion, seconded by Commissioner LaMantia, to recommend approval of the requested map amendment to rezone the property at 32550 N US Highway 12 from B3 – Regional Business to LI – Light Industrial, to the Village Board. Roll Call: Commissioners Connell, Abraham, Alt, Birutas, Guffey, LaMantia, Pones, Rydberg – all "aye". MOTION CARRIED.

Commissioner Abraham made a motion, seconded by Commissioner LaMantia, to recommend approval of a special use permit for a self-storage facility, including outdoor vehicle storage, and preliminary planned unit development approval, to the Village Board. Roll Call: Commissioners Connell, Abraham, Alt, Guffey, LaMantia, Pones, Rydberg – all “aye”; Birutas – “nay”. MOTION CARRIED.

PUBLIC COMMENT: None.

ADJOURNMENT

There being no further business, Commissioner Abraham made a motion, seconded by Commissioner Rydberg to adjourn the meeting. On voice vote – all “aye”. MOTION CARRIED.

The meeting was adjourned at 8:00 P.M.

Respectfully Submitted,

Michael J. May
Deputy Village Clerk