

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF VOLO HELD APRIL 10, 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, LaMantia, Pones, Rydberg, Uglinica – present; Guffey – absent.

Also present were various staff members.

APPROVAL OF MINUTES: REGULAR MEETING OF MARCH 13, 2018

Commissioner Birutas made a motion, seconded by Commissioner Pones, to approve the Minutes of the Regular Meeting of March 13, 2018. On voice vote – all “aye”. MOTION CARRIED.

PUBLIC HEARING: SPECIAL USE PERMIT – 401 E IL ROUTE 60, UNITS 803 – 804

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 Embracing Purpose in Christ Global Ministries for a special use permit to operate a church at 401 E IL Route 60, Units 803 – 804.

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

Trenton and Juamona Simmons, Applicants, introduced Embracing Purpose in Christ Global Ministries, a non-denominational Christian church ministering to families. They plan to relocate from Round Lake where they currently share space with another church.

Commissioner LaMantia inquired about the schedule for services.

Mr. Simmons noted that weekly services would take place on Sunday (11:00 a.m.) and bible study would take place on Thursday (7:00 p.m.). He felt that the off-peak hours would not impact the existing business.

Chairperson Connell asked if there was any testimony from members of public. There was none.

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

The public hearing was closed at 7:09 P.M.

Commissioner Birutas made a motion, seconded by Commissioner LaMantia, to recommend approval of a special use permit to operate a church at 401 E IL Route 60, Units 803 – 804 to the Village Board. Roll Call: Commissioners Connell, Abraham, Alt, Birutas, LaMantia, Pones, Rydberg, Uglinica – all “aye”. MOTION CARRIED.

DISCUSSION: SUBDIVISION ORDINANCE AMENDMENT

The Commission reviewed proposed amendments to the Subdivision Ordinance that would modify the definition of “subdivision” and provide for review and approval of a metes and bounds deed, rather than a subdivision plat, for certain minor changes to lots and lot lines.

Administrator May noted that the intent of the amendments was to facilitate minor changes to lots and lot lines. While the Illinois Plat Act (765 ILCS 205) allows for such changes without a plat, the Subdivision Ordinance requires plat approval for any subdivision or consolidation of lots.

Commissioner Uglinica made a motion, seconded by Commissioner Rydberg, to recommend approval of the proposed amendments to the Village Board. Roll Call: Commissioners Connell, Abraham, Alt, Birutas, LaMantia, Pones, Rydberg, Uglinica – all “aye”. MOTION CARRIED.

PUBLIC COMMENT: None.

ADJOURNMENT

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

The meeting was adjourned at 7:33 P.M.

Respectfully Submitted,

Michael J. May
Deputy Village Clerk