

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF VOLO HELD MAY 8, 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, Alt, Birutas, Guffey, Rydberg – present; Commissioners Abraham, LaMantia, Pones, Uglinica – absent.

Also present were various staff members.

**APPROVAL OF MINUTES: REGULAR MEETING OF APRIL 10, 2018**

Commissioner Birutas made a motion, seconded by Commissioner Rydberg, to approve the Minutes of the Regular Meeting of April 10, 2018. On voice vote – all “aye”. MOTION CARRIED.

**PUBLIC HEARING: TEXT AMENDMENT & SPECIAL USE PERMIT  
33450 N US HIGHWAY 12**

The Public Hearing was opened at 7:05 P.M.

Chairperson Connell stated that the purpose of the public hearing was to consider an application from Point Ready Mix, LLC for a text amendment and special use permit to authorize the operation of a ready-mix concrete plant on a portion of the property at 33450 N US Highway 12.

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

Mr. Tim Breams, representing Point Ready Mix, explained that Point Ready Mix has operated the existing ready-mix concrete plant on the property since 2014. He noted that Point Ready Mix desires to purchase the approximately 6-acre parcel on which the concrete plant is located; however, prior to doing so, they would like to ensure the use complies with the Zoning Ordinance rather than continue as a legal non-conforming use.

Mr. Durwood Layton (27727 W Brandenburg) asked for clarification on the parcel to be acquired by Point Ready Mix.

Mr. Dave LaPointe, President of Point Ready Mix, indicated that they plan to purchase approximately 6-acres on the east portion of the property, fronting on US Highway 12. He noted that they would share the existing access drive.

Mr. Layton had no objection to the requested relief as the ready-mix concrete plant operation would not change. However, he expressed concerns with other activities on the remainder of the property.

Administrator May noted that the Illinois Department of Natural Resources (IDNR) submitted written testimony (attached) requesting the public hearing be continued to allow IDNR to meet with the Village to review the impact of the requested relief on the Volo Bog State Natural Area.

Commissioner Rydberg made a motion, seconded by Commissioner Birutas, to continue the hearing to 7:00 p.m. on Tuesday, June 12<sup>th</sup> at the Volo Village Hall, 500 S. Fish Lake Road, Volo, IL 60073. Roll Call: Commissioners Connell, Alt, Birutas, Guffey, Rydberg – all “aye”. MOTION CARRIED.

**PUBLIC COMMENT:** None.

### **ADJOURNMENT**

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

The meeting was adjourned at 7:22 P.M.

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Respectfully Submitted,

Michael J. May  
Deputy Village Clerk