

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF VOLO HELD MAY 14, 2019.

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, LaMantia, Rydberg, Uglinica - present; Commissioners Abraham, Guffey, Pones - absent.

Also present were various staff members.

APPROVAL OF MINUTES: REGULAR MEETING OF FEBRUARY 12, 2019

Commissioner Birutas made a motion, seconded by Commissioner Alt, to approve the Minutes of the Regular Meeting of February 12, 2019. On voice vote – all “aye”. MOTION CARRIED.

**PUBLIC HEARING: TEXT AMENDMENT & SPECIAL USE PERMIT
27601 W SULLIVAN LAKE ROAD**

Chairperson Connell stated that the purpose of the public hearing was to consider an application from The Mulch Center for a text amendment and special use permit to allow mulch production and related retail sales on a portion of the property at 27601 W. Sullivan Lake Road.

Administrator May noted that The Mulch Center currently leases and operates on approximately 10 acres of the property at 27601 W. Sullivan Lake Road pursuant to a Temporary Use Permit (TUP). The TUP expires on December 31, 2019, coterminous with The Mulch Center’s lease on the property.

The Mulch Center is under contract to purchase that portion of the property on which they operate. As the TUP runs concurrent with the lease, they must obtain zoning approval to continue the use if they purchase the property.

No significant changes to their operation are anticipated with the conversion from lease to ownership. Aside from the potential addition of a 10,000 square foot building for storage and maintenance, the site plan will remain unchanged.

The Public Hearing was opened at 7:04 P.M.

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

Ms. Amy Lonergan, representing Willis Industries, LLC (Trees “R” Us), owner of the adjacent property (27881 W. Sullivan Lake Road), noted that her client was concerned with drainage from The Mulch Center property onto their property.

She provided a topographic map showing the relative elevations of the properties and requested that the Village review the need for detention on The Mulch Center property.

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

The public hearing was closed at 7:10 P.M.

Commissioner LaMantia inquired about the Village’s stormwater requirements, specifically stormwater detention requirements.

Administrator May noted that an updated stormwater report complying with all requirements of the Lake County Watershed Development Ordinance (WDO) will be required of the Applicant. Any required detention identified by the report would need to be provided.

Commissioner Uglinica made a motion, seconded by Commissioner Birutas, to recommend approval of a text amendment and special use permit to allow mulch production and related retail sales on a portion of the property at 27601 W. Sullivan Lake Road to the Village Board. Roll Call: Commissioners Connell, Alt, Birutas, LaMantia, Rydberg, Uglinica – all “aye”. MOTION CARRIED.

PUBLIC HEARING: VARIATIONS – 26677 W COMMERCE DRIVE

Chairperson Connell stated that the purpose of the Public Hearing was to consider an application from the Village of Volo for variances to reduce the minimum side yard and increase the maximum accessory structure height for the property at 26677 W. Commerce Drive.

The Public Hearing was opened at 7:15 P.M.

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

Michael May, Village Administrator for the Village of Volo, stated that the Village purchased the property in January 2018 for its Public Works Department. He reviewed the plans for the redevelopment of the site; noting that the requested variances are needed for the construction of a salt dome and material storage bins.

He noted that the requested side yard setback is consistent with the minimum required side yard setback in the LI Zoning District (12 feet) and that the requested heights of the salt dome (32 feet) and material storage bins (25 feet) are consistent with the heights of the buildings on the adjacent property.

The Commissioners asked various questions about the proposed site plan.

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

The Public Hearing was closed at 7:30 P.M.

There being no further comments or questions, Commissioner Alt made a motion, seconded by Commissioner Rydberg, to recommend approval of the requested variances to the Village Board. Roll Call: Commissioners Connell, Alt, Birutas, LaMantia, Rydberg, Uglinica – 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 7:30 P.M.

Respectfully Submitted,

Michael J. May
Deputy Village Clerk