

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF VOLO HELD JUNE 12, 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, Rydberg, Uglinica - present; Commissioners Guffey, Pones - absent.

Also present were various staff members.

APPROVAL OF MINUTES: REGULAR MEETING OF MAY 8, 2018

Commissioner Birutas made a motion, seconded by Commissioner Rydberg, to approve the Minutes of the Regular Meeting of May 8, 2018. On voice vote – all “aye”. MOTION CARRIED.

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

The Public Hearing was opened at 7:03 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 operation of a ready-mix concrete plant on a portion of the property at 33450 N US Highway 12.

She noted that the hearing was continued from May 8, 2018 following a request from the Illinois Department of Natural Resources (IDNR) to meet with the Village to review the impact of the requested relief on the Volo Bog State Natural Area.

Chairperson Connell swore in the petitioner and witnesses.

Administrator May noted that the Village met with representatives from IDNR. They expressed concern with activities on the property but determined those were unrelated to the requested relief. He relayed that they had no objection to the requested relief.

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

The public hearing was closed at 7:04 P.M.

Commissioner LaMantia made a motion, seconded by Commissioner Rydberg, to recommend approval of a text amendment and special use permit to authorize operation of a ready-mix concrete plant on a portion of the property at 33450 N US Highway 12 to the Village Board. Roll Call:

Commissioners Connell, Abraham, Alt, Birutas, LaMantia, Rydberg, Uglinica – all “aye”.
MOTION CARRIED.

PUBLIC HEARING: SPECIAL USE PERMIT AMENDMENT – 401 E IL ROUTE 60

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 Embracing Purpose in Christ Global Ministries to amend its existing special use permit to allow operation of a church at 401 E IL Route 60, Units 803 – 805.

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

Juamona Simmons, Applicant, noted that Embracing Purpose in Christ Global Ministries (EPIC) was previously granted a special use permit for the operation of a church at 401 E IL Route 60, Units 803 – 804. She stated that they plan to lease an additional unit (Unit 805).

Commissioner LaMantia confirmed there would be no change in use.

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

The public hearing was closed at 7:06 P.M.

There being no further discussion, Commissioner Birutas made a motion, seconded by Commissioner Uglinica, to recommend amending the existing special use permit to allow operation of a church at 401 E IL Route, Unit 803 – 805, to the Village Board. Roll Call: Commissioners Connell, Alt, Birutas, LaMantia, Pones, Rydberg, Uglinica – all “aye”. MOTION CARRIED.

**PUBLIC HEARING: BUSINESS PLANNED UNIT DEVELOPMENT CONCEPT PLAN
34510 N GILMER ROAD**

Administrator May provided a brief overview of the review and approval process for Business Planned Unit Developments. He noted that no entitlements vest with approval of a concept plan.

The Public Hearing was opened at 7:17 P.M.

Chairperson Connell stated that the purpose of the public hearing was to review a concept plan and proposed development standards for a Business Planned Unit Development (B-PUD) at 34510 N Gilmer Road.

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

Greg Orput, President of Orput Companies, Inc., provided background on his prior involvement with the proposed development of the property. He noted that he is the sole owner of the property, having purchased it in 2015.

Mr. Orput reviewed the concept plan for the 87.5-acre site, which envisions a master planned mixed-use development including non-residential and multi-family residential components of varying use and density.

The Commissioners asked questions about the concept plan and proposed development standards.

Several residents asked questions about the concept plan. Residents from Symphony Meadows were concerned with potential traffic impacts from the development.

Commissioner Rydberg made a motion, seconded by Commissioner Uglinica, to continue the hearing to 7:00 p.m. on Tuesday, July 10th at the Volo Village Hall, 500 S. Fish Lake Road, Volo, IL 60073. Roll Call: Commissioners Connell, Abraham, Alt, Birutas, LaMantia, Rydberg, Uglinica – all “aye”. MOTION CARRIED.

PUBLIC COMMENT: None.

ADJOURNMENT

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

The meeting was adjourned at 8:40 P.M.

Respectfully Submitted,

Michael J. May
Deputy Village Clerk