

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF VOLO HELD JULY 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, Alt, Birutas, Guffey, Pones, Rydberg - present; Commissioners Abraham, LaMantia - absent.

Also present were various staff members.

APPROVAL OF MINUTES: REGULAR MEETING OF JUNE 12, 2018

Commissioner Birutas made a motion, seconded by Commissioner Rydberg, to approve the Minutes of the Regular Meeting of June 12, 2018. On voice vote – all “aye”. MOTION CARRIED.

FINAL PLAT APPROVAL: CHAIN O’LAKES SUPERSTORAGE – 32550 N US HWY 12

Administrator May noted the final plat, plans, and specifications were in substantial conformity with the preliminary plans and address the conditions on approval.

The Commissioners thanked the applicant for the detailed final submittal packet.

There being no questions or discussion, Commissioner Rydberg made a motion, seconded by Commissioner Alt, to recommend approval of the final plat for Chain O’Lakes SuperStorage to the Village Board. Roll Call: Commissioners Connell, Alt, Birutas, Guffey, Pones, Rydberg – all “aye”. MOTION CARRIED.

PUBLIC HEARING: VARIANCES – 401 E IL ROUTE 60

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 Volo Commerce, LLC to reduce the required lot width and side yard in conjunction with the proposed re-subdivision of Lot 5 in the Volo Commerce Center.

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

Administrator May noted that Volo Commerce has proposed to re-subdivide Lot 5 in the Volo Commerce Center to create two (2) lots – Lot 5 East and Lot 5 West. Lot 5 East would include the existing building and parking lot at 401 E IL Route 60. Lot 5 West would be a vacant parcel.

In conjunction with the proposed subdivision, Volo Commerce has requested variances to reduce the required lot width of Lot 5 East and Lot 5 West and to reduce the eastern side yard setback on Lot 5 East to bring the existing building into compliance.

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

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

There being no questions or discussion, Commissioner Birutas made a motion, seconded by Commissioner Alt, to recommend granting the requested variances to the Village Board. Roll Call: Commissioners Connell, Alt, Birutas, Guffey, Pones, Rydberg – all “aye”. MOTION CARRIED.

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

The Public Hearing was opened at 7:07 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.

She noted that the hearing was continued from June 12, 2018.

Chairperson Connell swore in the petitioner and witnesses.

Greg Orput, President of Orput Companies, Inc., reviewed concepts for the proposed signage within the development.

The Commissioners asked questions about the signage concepts.

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

The public hearing was closed at 7:13 P.M.

There being no further discussion, Commissioner Alt made a motion, seconded by Commissioner Birutas, to recommend approval of the concept plan and proposed development standards, to the Village Board. Roll Call: Commissioners Connell, Alt, Birutas, Guffey, Pones, Rydberg – all “aye”. MOTION CARRIED.

PUBLIC COMMENT: None.

ADJOURNMENT

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

The meeting was adjourned at 7:15 P.M.

Respectfully Submitted,

Michael J. May
Deputy Village Clerk