

**MINUTES OF THE REGULAR MEETING OF THE COMMITTEE OF THE WHOLE OF THE VILLAGE OF VOLO HELD JANUARY 21, 2020.**

The Regular Meeting of the Committee of the Whole of the Village of Volo was called to order at 7:05 P.M. in the Board Room of the Volo Village Hall, Mayor Stephen Henley presiding.

Roll Call: Trustees Wagner, Porter, Johnson, Heuser, Buttita, Northam - present. Village Clerk Rydberg - present.

Also present were various staff members.

**PUBLIC COMMENT – AGENDA ITEMS:**

*Mayor Henley deferred public comment until after the presentation by Cunat Inc. to allow those interested in commenting an opportunity to hear the presentation before making comments.*

**APPROVAL OF MINUTES: REGULAR MEETING OF OCTOBER 22, 2019**

Trustee Porter made a motion, seconded by Trustee Heuser, to approve the Minutes of the Regular Meeting of October 22, 2019. On voice vote – all “aye”. MOTION CARRIED.

**PRESENTATION: CONCEPT PLAN – THE WOODS OF TERRA SPRINGS (CUNAT INC.)**

Mr. John Cunat, Vice-President of Cunat Inc., presented the concept plan, including the site plan and building elevations, for The Woods of Terra Springs, a proposed multi-family complex on Hartigan Road between Home Depot and Terra Springs.

Mr. Cunat reviewed the site plan and building elevations. The development will include 11 3-story buildings (6 30-unit; 5 12-unit) with 240 units (144 1 bed/1 bath; 96 2 bed/2 bath) and a clubhouse. 464 off-street parking spaces are provided.

He noted that 384 units were approved when the property was annexed in the late 1990s; however, the concept plan reduces the number of units to preserve the woodland area at the south of the property and utilize the depression south of Hartigan Road for stormwater detention.

**PUBLIC COMMENT – AGENDA ITEMS:** Terra Springs residents expressed concerns with the concept plan, including traffic, stormwater detention, tree preservation, and school impacts. Residents on Nippersink Road, adjacent to the proposed development, shared their concerns about traffic as well as impacts to their property.

The Mayor and Trustees thanked those who commented. They committed to review and discuss the concerns with the developer. They noted that the developer will be required to submit additional information, including a traffic study, stormwater management report, and tree survey, which, along with the engineering plans, will be used to ensure compliance with the Village’s development regulations and inform required and requested changes to the site plan and/or building elevations.

Trustee Porter offered several comments on the site plan related to traffic and access. She requested additional information about the developer's policies regarding parking and pets and the proposed location of dumpster enclosures.

Trustee Buttita requested that the building elevations include more visual interest. He appreciated the various architectural elements, but suggested incorporating varying material types, textures, and colors.

Mr. Cunat thanked the Committee for the opportunity to present the concept plan. He noted that they planned to make formal application for zoning approval in the near future.

**EXECUTIVE SESSION: LAND ACQUISITION (5 ILCS 120/2(C)5)**

Trustee Wagner made a motion, seconded by Trustee Heuser, to adjourn to Executive Session pursuant to 5 ILCS 120/2(c)(5) and to have the Village Administrator and Director of Operations present for the meeting. Roll Call: Trustees Wagner, Porter, Johnson, Heuser, Buttita, Northam – all “aye”. MOTION CARRIED.

The meeting reconvened into open session at 8:10 P.M. Roll Call: Trustees Wagner, Porter, Johnson, Heuser, Buttita, Northam – present.

**NEW BUSINESS:** None

**ADJOURNMENT**

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

The meeting was adjourned at 8:13 P.M.

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Respectfully Submitted,

Bonnie J. Rydberg  
Village Clerk