

MINUTES OF THE REGULAR MEETING OF THE COMMITTEE OF THE WHOLE OF THE VILLAGE OF VOLO HELD MARCH 3, 2020.

The Regular Meeting of the Committee of the Whole of the Village of Volo was called to order at 7:04 P.M. in the Board Room of the Volo Village Hall, Mayor Stephen Henley presiding.

Roll Call: Trustees Wagner, Porter, Heuser, Northam - present; Johnson, Buttita - absent. 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 FEBRUARY 18, 2019

Trustee Porter made a motion, seconded by Trustee Wagner, to approve the Minutes of the Regular Meeting of February 18, 2020. On voice vote – all “aye”. MOTION CARRIED.

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

Mr. Brian Cunat, President of Cunat Inc., presented a revised concept plan for the Woods of Terra Springs. He reviewed the site plan, which included changes to driveway and building locations, and detailed various architectural changes to the building elevations.

Mr. Cunat noted they have agreed to widen Hartigan Road and Terra Springs Drive to address traffic concerns and place use restrictions on the existing woodland area and the proposed stormwater detention area to address concerns about tree preservation and drainage.

Trustee Porter questioned the need for an access (right-in/right-out) on Terra Springs Drive with the addition of an access (right-in/right-out) on Nippersink Road. She also confirmed that Cunat will be required to conduct a tree survey on the property.

Mayor Henley noted that the revised concept plan appeared to address some of the comments and concerns raised by residents and the Village Board. He stated that others, including concerns about traffic, drainage, and tree preservation would be reviewed in greater detail during the review process to ensure compliance with the Village’s development regulations.

Mayor Henley encouraged residents to attend the public hearing before the Planning and Zoning Commission (date TBD).

PUBLIC COMMENT – AGENDA ITEMS: Several Terra Springs residents commented on the revised site plan, expressing concerns with the density of the proposed development and its impact on traffic, parking, drainage, trees, and the schools. A representative from the Fox Lake

Fire Protection District noted various challenges that emergency crews encounter in multi-family developments. Several residents requested more information on the proposed park.

Administrator May noted that the Village approached the Terra Springs HOA about dedicating a portion of the common area east of the intersection of Hartigan Road / Terra Springs Circle for a small park site. He explained that Cunat will be required to pay certain impact fees (school, park, etc.) in conjunction with their proposed development. Based on previous feedback from residents in Terra Springs about the lack of a park in the subdivision, the Village was exploring the potential of having Cunat use a portion of their park impact fees to construct a park. The land dedication was needed to make the park public.

NEW BUSINESS: None

ADJOURNMENT

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

The meeting was adjourned at 7:36 P.M.

Respectfully Submitted,

Bonnie J. Rydberg
Village Clerk