

**From:** [gwiller@att.net](mailto:gwiller@att.net)  
**To:** [Colleen Huhn](#)  
**Subject:** Cunat apartments  
**Date:** Tuesday, July 28, 2020 5:07:28 PM

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As an original homeowner in Terra Springs, I find the decision to dismantle the very essence of what makes this subdivision feel private and peaceful extremely disturbing and disheartening. While I understand the importance of having the village more prosperous, I would hope the voice of the residents of Terra Springs is taken seriously. And while my previous experience with the village during the water main malfunction was nothing short of disingenuous and, sadly, displayed a complete lack of empathy, response and resolution, my hope is with this matter the importance of what keeps Volo thriving, its residents, is taken with more of an interest.

It appears by the markings on the property that the decision to allow this disruptive project to go on has already been made. Therefore a list of reasons how this project will negatively impact the lives of the residents that live in Terra Springs seems futile at this point. I witnessed the turnout for the petition signing to oppose this project which was very telling. Just ask your colleague who at one point was the only person to oppose this on the board. She either currently has or had a vested interest in property in Terra Springs, so her opposition should not surprise anyone and is very telling.

Is there any reason this can't be built elsewhere, perhaps in a space where all codes can be met with the proper amount of land to accommodate Cunat's desire for a community of rental properties? A space that isn't intrusive to an existing peaceful residential neighborhood. A space where the builders don't have to ask the neighboring community to "gift" their space to them to help them meet building, village and fire codes. A space where fire codes are met, although with a firefighter on the board who approved this structure even while the fire codes were NOT met is highly concerning. It seems logical that overcrowding housing units into a small space is a recipe for disaster, not to mention a threat to our safety.

This will drive residents to sell and leave Terra Springs, me being one of them. While it's made clear that sentiment is of zero interest to the board, I am sure vacant properties in Terra Springs and the reputation of Volo becoming a village that overcrowds their properties for revenue while disregarding the voices of their residents will be of some interest, but maybe not. We, the residents, feel we are not being heard once again. This platform is an afterthought and again, seems futile at this point, but I need to know that after sixteen years of being a loyal Volo resident, I at least made an effort to voice my opinion in an effort to salvage my property value, my safety and security, and my overall way of life here.

The dismantling of the wooded area that surrounds the west side of Terra Springs takes away from what drew me to this subdivision in the first place. We are surrounded by woods (with the exception of Nippersink Rd) which makes the residents feel secluded and helps feel removed from the retail outlets and the main roadway we live off of, Rand Rd. The displacement of the wildlife species that have called those woods home for years is beyond heartbreaking. The aesthetics of the woods make for a peaceful and almost secluded country type feel that drew me and many others to live here in the first place. It was part of the attraction. We are tucked away and spread out which makes for a more peaceful neighborhood. Peaceful. You are taking that peace away from the residents of Terra Springs.

I fear what the future holds for the northern part of Volo given it will now become overcrowded with the eyesore of "luxury" rental units. I wonder what will happen when these "luxury" units are too "luxurious" leaving empty units not making a profit. I wonder what the board will approve to ensure their profit interests are filled. I wonder who will want to buy in Terra Springs once people see their view will be of dumpsters or a sea of cars in the parking lot or the excess noise and traffic, which are all inevitable. I wonder how the quality of life will be for the remaining residents of Terra Springs who just wanted a peaceful neighborhood to live in. I wonder if anyone on the board, with one exception, thought about how they would feel with this in their own backyard and if they would still vote in the same way.

Volo is a prosperous village and the need for this is completely unnecessary when it comes at the cost of our safety and quality of life. But the decision of the board speaks volumes as to where their priorities lay, which sadly is not with the people of Volo, more specifically Terra Springs. While the board sees this as a monetary win, this is seen

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Fwd: VOTE NO! -TO THE CUNAT DEVELOPMENT NEAR TERRA SPRINGS  
**Date:** Wednesday, September 2, 2020 3:00:50 PM

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Please add to the file.

Thank you,  
Steve

----- Forwarded message -----

**From:** **Tony Ruiz** <[artguy34bills@gmail.com](mailto:artguy34bills@gmail.com)>  
**Date:** Wed, Sep 2, 2020, 2:48 PM  
**Subject:** VOTE NO! -TO THE CUNAT DEVELOPMENT NEAR TERRA SPRINGS  
**To:** <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>

Hello,

I am writing to you to voice my concerns with the possible approval of development of the Cunat Apartment complex "Woods of Terra Springs". This proposal has so many flaws it is unimaginable how this could be approved.

I will be there Thursday night to voice my concerns publicly.

In the meantime, please understand this... Mr. Cunat only has one goal in mind, and that is to make money. As much as he claimed he was building these complexes to help people and the area, he is out for only one goal, and that is profit. He does not care about the community nor it's residents. He does not live in Volo, so he does not have to worry about the burden the rest of us have to bear with this development.

Please keep this in mind when you decide to vote for this project. If you vote against what your residents desire, then you are casting a vote to remove yourself out of office. It's not just the residents of Terra Springs who do not want this development, it is a majority of Volo. If you allow this development to happen, you can expect to lose votes for the next election and start looking for new jobs.

I hope you will make the correct choice and vote against the development of these Cunat apartment buildings.

Thank you,  
A concerned Volo Resident

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Fwd: Terra Springs Development  
**Date:** Wednesday, September 2, 2020 2:59:40 PM

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Please add to the file.

Thank you,  
Steve

----- Forwarded message -----

**From:** Jessica <[jessies245@comcast.net](mailto:jessies245@comcast.net)>  
**Date:** Wed, Sep 2, 2020, 2:44 PM  
**Subject:** Terra Springs Development  
**To:** <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>

Good Afternoon Mayor Henley,

I am unable to attend the village meeting tomorrow night but wanted to express my concerns re: the addition/development of apartments in Volo next to Home Depot/Terra Springs.

During this time of social distancing the idea of increasing our population in such a small area is concerning. With so many buildings planned will the new development have proper outdoor areas for their residents? Again with social distancing being an ongoing concern, Terra Springs is lucky to have plenty of outdoor space for residents to safely walk but if residents from the new development spill over it may make things more hazardous.

Environmentally I am concerned with the tree replacement and animal/wildlife disruption. Will there be a tree line/visual break for my neighbors who directly overlook the property? Although superficial the beautiful aesthetics of the surrounding area was a benefit when buying into Terra Springs and maintaining property values!

Storm water plans are also concerning since it could impact our community negatively.

I understand development in our community is seen as progress but Volo has worked so hard to become a elegant and superb community that I believe we can be selective with any new development and listen to our community and current tax payers!

Thank you for your time,

Jessica Schnoor  
402 Terra Springs Circle

Sent from Xfinity Connect App

by those affected as a decision that overrode the needs and wants of the very people that have helped make Volo the success it is today, the residents.

Gina Willer  
541 Terra Springs Cir

Sent from my iPhone

**From:** [larry siuda](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Apartment vote.  
**Date:** Wednesday, July 29, 2020 11:31:54 AM

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It is unbelievable that three board members voted to approve the apartment complex. Thirty five residents explained the reasons why it should not be approved and yet three voted for it. We believe that the developer have given approximately \$ 92,000 to the village. The main question is how much was given to certain other people ? We have requested an meeting with the IRS to express our concerns. In the meantime maybe you can do is a favor ? Our Water tower reads " A family community " . Could you please have it changed to " VILLAGE OF VOLO A TRAILER PARK " .

THE DECISIONS HAVE INVITED NOTHING BUT PROBLEMS IN THE FUTURE. INCLUDING BUT NOT LIMITED TO TRAFFIC , GARBAGE WHICH WILL ATTACK RATE , CRIME , GANG ACTIVITY ETC.

Why aren't there any records of the developer at the BETTER BUSINESS BUREAU ? Suppose to be in business for 41 years but no pros or cons ? If you investigate you will find that the developer has a history of converting buildings into section eight housing.

We WILL hold the committee COMPLETELY responsible for ALL future problems resulting from their decision to go forward.

ANY complaints resulting from your decision that affects the health , security ,safety or property values of the resistances of Terra Spring Will be expressed to your office either phone , email or in person.

See you soon.

Larry Siuda

**From:** [Michael May](#)  
**To:** [Colleen Huhn](#)  
**Subject:** FW: The Woods of Terra Springs: Proposed Development  
**Date:** Wednesday, August 12, 2020 12:37:06 PM

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**From:** Stephen Henley <shenley.volo@gmail.com>  
**Sent:** Thursday, July 30, 2020 2:15 PM  
**To:** Michael May <mmay@villageofvolo.com>  
**Subject:** Fwd: The Woods of Terra Springs: Proposed Development

Fyi

Steve

----- Forwarded message -----

**From:** **Austin Blake** <[austin.b.book@gmail.com](mailto:austin.b.book@gmail.com)>  
**Date:** Thu, Jul 30, 2020, 2:06 PM  
**Subject:** The Woods of Terra Springs: Proposed Development  
**To:** <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>

Hello,

My name is Austin Book and I am a resident of 111 Terra Vista Ct in Terra Springs.

On June 10th, 2020, the unit directly connected to mine (110 Terra Vista Ct) had a garage fire so severe, 109 Terra Vista Ct saw significant damage. After the fire was extinguished, the Fire Chief informed us upon reentering our unit, had the Fire Department seen a delay in their response of even a few minutes, our unit would have seen immense damage. I count myself very lucky. I was spared, thanks to the immediacy of the Fire Department and other emergency response teams.

With regards to the development "The Woods of Terra Springs," the issue of emergency response time is a concern. Primarily, the project is slated to have 1 parking space for each unit with limited guest parking. Most renters require multiple vehicles. There is no proposed overflow parking, meaning this will clog the already narrow streets in Terra Springs. By approving this project you are putting the residents of Terra Springs in danger, once again.

I have been a renter for most of my life, prior to living here. While there are many concerns that have not been adequately addressed by the developers (trash, drainage of storm water, etc.), emergency response time is by far the most egregious and detrimental.

I can assure you, approval of this project will not be dismissed casually. This decision will not only have an impact on the properties of the residents of Terra Springs, but will influence how we vote in the future. I implore you to encourage this developer to find another location for their

project. Peoples lives are at risk.

Thank you,  
Austin Book

111 Terra Vista Ct  
Volo, IL 60020

# Work Order Form

## Cunat Concept Concerns/Questions

Tracking Number: 13876751351  
Date Time Received: 7/30/2020 1:51PM  
Created By: Austin Book (Citizen)

## Contact Information

First Name: Austin  
Last Name: Book  
Business Name:  
Email: austin.b.book@gmail.com  
Daytime Phone: (925) 719-7633  
Fax:  
Address: 111 TERRA VISTA CT  
City: VOLO  
State: IL  
Zip: 60020-3214  
Country:

## Request Details

Nature of the concern/question...

Nature of the concern/question...

On June 10th of 2020, a fire broke out at 110 Terra Vista Ct in the garage of the unit directly connected to mine. After the fire was extinguished, the Fire Chief for our county let me back into my unit and stated that, had their response been even a few minutes delayed, our home would have been badly damaged. The proposed apartments of "The Woods at Terra Springs" would directly harm the response time of the Fire Department to any issue in Terra Springs. For example, the development is proposing 1 parking spot per unit. Most renters, utilize 2 vehicles (and then we have overnight or daytime guest parking). With no overflow parking slated for the area, the only option is to park on the streets directly leading to Terra Springs. Streets that already are narrow and limited for the Fire Department's response. You are directly putting us in danger, once again. I urge you to reassess this proposal and find a new location. 170 people signed a petition to relocate the project. Most of those showed up to voice their concerns about the project during the Public Hearing. I can assure you, the approval of the development will impact how we vote in the future.

Nature of the concern/question...

**From:** [Jason Rachlin](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Terra Springs Cunat Apartment Development  
**Date:** Monday, August 3, 2020 2:54:51 PM

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Hi Colleen,

I am a Terra Spring resident and while I have not been following the upcoming development as closely as some of my neighbors may be, I did want to take the opportunity to voice some concerns I have.

\* This neighborhood is already a bottleneck because the only way out is through Terra Spring Dr, either Hartigan or onto Nippersink. Now we want to add hundreds more cars to that? Seems like a really bad place to be adding additional apartments. Hartigan Road is already a dangerous road - It's extremely narrow, and it's very windy. I have had to brake hard to avoid an accident on numerous occasions already because someone is going well over 30 mph around the bend area by Home Depot, or because I am coming to the stop sign at Terra Springs Dr, and someone turning onto Hartigan almost hits my car. Now you want to add hundreds of apartments along that stretch? It is just asking for trouble. That road would need to be a little straightened and widened. It is poorly designed.

\* The Fire Access to this neighborhood is already dismal, especially on my street Terra Firma, and this only adds to the problem. In addition as we do not have our own Volo Police department, and rely on Lake County, this just further adds more residents in our neighborhood to handle for Lake County with the same number of officers. That could potentially mean, slower response times. This is further compounded by the fact that Lennar just expanded homes in the neighborhood just south of us, so we already have an increased population for the Lake County police to cover.

\* If there were additional townhomes from another developer or townhomes (or single family homes) from a new developer this would be easier to swallow from both an aesthetic but also a property value standpoint. I feel like apartments will lower the property value of our homes. Why have rentals in a townhome neighborhood? They will look clearly like apartments, which people already see as "cheaper" than townhomes, they may draw in questionable people, as they will be more affordable than the rent or ownership of a Terra Springs home. Unless the rent for these is \$1,400 / mo + or equivalent of renting / owning a Terra Springs home, I don't feel like they belong here as part of our neighborhood, because that land is clearly part of our neighborhood. Would the Lennar single family homeowners behind us like if a bunch of tall unsightly rental apartment buildings were just put at the front of their neighborhood, the entrance off Molidor Rd? Probably not. Same applies. Even if I am wrong and it doesn't affect property values of our homes, it may make selling homes here harder. One of the big reasons I moved here was even though the entrance seemed bottlenecked, there was not a lot of traffic, it was open, there were many trees and it was beautiful. And now they want to do away with that.

Best,  
Jason

# Work Order Form

## Cunat Concept Concerns/Questions

Tracking Number: 13885251703  
Date Time Received: 8/03/2020 5:03PM  
Created By: JoAnn Trebotich (Citizen)

## Contact Information

First Name: JoAnn  
Last Name: Trebotich  
Business Name:  
Email: jt7051@sbcglobal.net  
Daytime Phone: (847) 814-7046  
Fax:  
Address: 201 Terra Firma Lane  
City: Volo  
State: IL  
Zip: 60020  
Country:

## Request Details

Nature of the concern/question...

Nature of the concern/question...

Dear Board Members of the Village of Volo,

The purpose of this communication is to express concerns regarding the proposed Cunat Development in Volo, IL. I am an owner in Terra Springs. I believe that the proposed development would be a gross over usage of the land available. The land itself is simply too small for such a complex. Greenspace, storm water drainage and simple parking are a few thoughts that come directly to mind. In addition, please consider the future residents of this area. Volo and its beauty need to be preserved. No, a variance on zoning for greenspace requirements should NOT be given.

Placing many residential buildings in small areas is an experiment that has only ever failed. Recall that the housing projects in the heart of Chicago were dismantled and residents provided subsidized housing in SMALLER developments within neighborhoods.

Board members of the Village of Volo, we place our trust in you to consider all of the concerns brought forward. We are counting on you to serve and protect the present and future population of Volo. I ask you to take the time to give careful consideration to all of the issues and may you come to a responsible decision. Thank you.

Nature of the concern/question...

Nature of the concern/question...

Nature of the concern/question...

Nature of the concern/question...

**From:** [Michael May](#)  
**To:** [Colleen Huhn](#)  
**Subject:** FW: FW: Public Hearing  
**Date:** Wednesday, August 12, 2020 12:37:11 PM

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**From:** Stephen Henley <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>  
**Sent:** Monday, August 03, 2020 2:48 PM  
**To:** Michael May <[mmay@villageofvolo.com](mailto:mmay@villageofvolo.com)>  
**Subject:** Fwd: FW: Public Hearing

FYI

----- Forwarded message -----

**From:** **Lesa Northam** <[lnortham.volo@gmail.com](mailto:lnortham.volo@gmail.com)>  
**Date:** Mon, Aug 3, 2020, 1:19 PM  
**Subject:** Fwd: FW: Public Hearing  
**To:** Stephen Henley <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>

----- Forwarded message -----

**From:** **Amy Ruiz** <[ajr0460@gmail.com](mailto:ajr0460@gmail.com)>  
**Date:** Mon, Aug 3, 2020 at 12:06 PM  
**Subject:** FW: Public Hearing  
**To:** [lnortham.volo@gmail.com](mailto:lnortham.volo@gmail.com) <[lnortham.volo@gmail.com](mailto:lnortham.volo@gmail.com)>

First email was garbled – 2<sup>nd</sup> try

Trustees

Your absence from the Public Hearing was noticed. I understand that Trustees are not required to attend a Public Hearing but I assumed that an elected official who will need to vote on this issue would care what the tax payers and voters of the jurisdiction think. Since you missed the hearing, here are a few highlights.

- You have a hand picked Zoning Committee and only 5 of 9 chose to be present.
- Your Village Manager insisted that the Zoning Committee vote on the project as a hole and not on the individual variance requests separately.
- Manhard's storm water representative spoke in circles and would only speak to "possible enhancements" to the north pond and had no idea that the central pond and wetlands are on Terra Springs property and no Cunat, nor that there was water from buildings 9-11 and the corresponding parking lots that were direct run off with no slow of the flow.

- Manhard's traffic engineer had no consideration for the slope of Terra Springs Dr. in the design of the new intersection and responded "I didn't see anyone slip on the hill", even though the cameras were not even positioned in that direction. The entire traffic study was 9 hours and showed that only 10% of our homeowners left for work. That cannot be even a logical foundation. No study was done for the Nippersink/134 corner because it was assumed no one goes that way.
- Cunat is not even being held to the existing ordinance levels for green space and trees. He asked for variances. Considering he is taking out a whole field of trees, that is pretty ridiculous.
- His parking calculation is 1 car per 1 bedroom apartment with "a bit extra for visitors". Does he not rent to couples? Does he not rent to anyone with a work vehicle? He has too many units for the amount of space he has. Terra Springs has 280 units on 35 acres and has a parking issue. Cunat is putting 240 units on 17 acres and thinks he has space.
- Due to Covid 19 the concern was for the safety of having the meeting. The Village representative assures us that we could submit our information via email or drop off at the village prior to the meeting and the comments would be provided and entered into the record. One committee member upon arrival picked up the package and openly stated she would not be reading them.

Since you missed the information and the Village Manager seems to be steam rolling this through, please read the record from the Public Hearing before rubber stamping this project.

We still request the following changes in the plan:

- Building 4 should be a maximum 2 stories – it is uphill at the front door of existing units. This incursion may not be illegal but it is rude and inconsiderate of the existing homeowners. Cunat would only lose 10 units. For the amount of parking he has he should be limited to 2 stories in all but the buildings along the Home Depot property line.
- Building 9 should be eliminated for green space and improved aesthetics. Cunat would only lose 12 units.
- Parking lots in the area that drains directly into the central pond (Terra Springs HOA property) need to have mitigation for stormwater flow. Permeable pavement would allow for stormwater to be held to absorb into the ground and only run off at a much slower rate.
- The addition of the stop sign on the south corner of Terra Springs Dr. and Hartigan will make it impossible for the 280 residents of Terra Springs to have safe egress from the subdivision in the winter. The engineer said it was necessary because you have added turn lanes on the other 2 directions. You do not need turn lanes, you only needed turn radius. This point has been made by numerous people who experience this daily, including Trustee Porter.
- There is a lot of green added to buffer the development from the single family homes but he was allowed a variance to get closer to Terra Springs. Homeowners in Terra Springs are your tax payers and voters, not the Fox Lake and Ingleside properties. We would like something to buffer us from the apartments and to discourage the people from crossing the street to walk their dogs in our yards since he has no greenspace near many of his buildings.
- If Woods of Terra Springs wants to use the Terra Springs name and dump their storm water

on our property, they should be required to be part of the Terra Springs Homeowner Area Association and we would be happy to assess association dues based on the square footage of his units in order to maintain the area. Even better, take responsibility for his own issues and don't blame it on gravity.

Excuse my angry tone but it appears that no one on the Village Board cares about Terra Springs and that the Village Administrator is being allowed to run free with this. He does not even live here. Has he ever driven over here?

Take care of the voters and tax payers that are here before pandering to new prospects!

Amy Ruiz  
120 Grandview  
Volo

Sent from [Mail](#) for Windows 10

**From:** [Michael May](#)  
**To:** [Colleen Huhn](#)  
**Subject:** FW: Apartments on Hartigan  
**Date:** Wednesday, August 12, 2020 12:37:04 PM

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**From:** Marlene Bajerski <jimar68@icloud.com>  
**Sent:** Tuesday, August 04, 2020 1:41 PM  
**To:** Michael May <mmay@villageofvolo.com>; Jonathan Meyer <jmeyer@villageofvolo.com>; shenley.volo@gmail.com; cporter.volo@gmail.com; kjohnson.volo@gmail.com; dheuser.volo@gmail.com; jbuttita.volo@gmail.com; mwagner.volo@gmail.com; Inortham.volo@gmail.com  
**Subject:** Apartments on Hartigan

To All Concerned

I am beside myself as to what you are thinking of allowing to be built adjacent to Terra Springs where I own. The list of reasons that this is NOT a good idea goes on and on but flooding is one of my biggest concerns and the one I will concentrate on today. We made very sure that the hole Terra Springs is built in would not flood before we bought. We have not had a problem. We live on one of the retention ponds and although it has filled many times it stayed away from our home. That was up until now. The girl who spoke at the last meeting explained what will happen when all the grass and trees that are now absorbing the rains are removed. She said all the water will be directed into the three ponds in Terra Springs. She did a lot of side stepping but the facts were obvious. They will have no problems in the apartments with flooding because we, in the established townhomes, will have get it all. At the last meeting the commissioners were to take a vote and rather than vote on each point they were told it was all or nothing. What kind of answer is that? It's like someone is being paid off here because after surviving all the mistakes you okayed with the building or Terra Springs, you have learned nothing. You are about to do it again. We have 286 units here I believe and most of them have at least two voters. Then

add in all the people on Nippersink. There are a lot of other developments that are watching this too and are waiting to see if you decide in favor of the people who own and live here or if you are willing to sell them down the river. I would love to see this whole thing fall through but if that's not the case then at least make them do this responsibly. They don't have enough parking. The garbage disposal is going to be on one side of the project and everyone on both sides are supposed to use it. Do you honestly think the people on the far side(the other side of Hartigan)are going to want to walk all that way everyday with their garbage? This is Illinois. I'm so upset I'm rambling so I will stop but I beg you to reconsider doing this. Janice Bajerski

Sent from my iPad

**From:** [Michael May](#)  
**To:** [Colleen Huhn](#)  
**Subject:** FW: Apartments on Hartigan  
**Date:** Wednesday, August 12, 2020 12:37:04 PM

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**From:** Marlene Bajerski <jimar68@icloud.com>  
**Sent:** Wednesday, August 05, 2020 12:10 PM  
**To:** Michael May <mmay@villageofvolo.com>; Jonathan Meyer <jmeyer@villageofvolo.com>; shenley.volo@gmail.com; cporter.volo@gmail.com; kjohnson.volo@gmail.com; dheuser.volo@gmail.com; jbuttita.volo@gmail.com; mwagner.volo@gmail.com; Inortham.volo@gmail.com  
**Subject:** Re: Apartments on Hartigan

Well it's me again. Just came to my attention that Mike was told to make this happen by all of you. That says a lot. You do not care at all about your constituents. You are letting us all jump through hoops and you've already made this a done deal. I've loved VOLO for 45 years. Spent 30 going to Fish Lake for the summer and just loving this town and the people. So much so when we retired we downsized and moved here. Sure wish all of you cared for this town as much as we did. Now, well what I'd like to say I can't so I will stop the letter writing campaign because I realize the decision has been made and as long as you don't have to live with this mistake you just don't care. Sadly Janice Bajerski

Sent from my iPhone

On Aug 4, 2020, at 1:40 PM, Marlene Bajerski <[jimar68@icloud.com](mailto:jimar68@icloud.com)> wrote:

To All Concerned

I am beside myself as to what you are thinking of allowing to be built adjacent to Terra Springs where I own. The list of reasons that this is NOT a good idea goes on and on but flooding is one of my biggest concerns and the one I will concentrate on today. We made very sure that the hole Terra Springs is built in would not flood before we bought. We have not had a problem. We live on one of the retention ponds and although it has filled many times it stayed away from our home. That was up until now. The girl who spoke at the last

meeting explained what will happen when all the grass and trees that are now absorbing the rains are removed. She said all the water will be directed into the three ponds in Terra Springs. She did a lot of side stepping but the facts were obvious. They will have no problems in the apartments with flooding because we, in the established townhomes, will have get it all. At the last meeting the commissioners were to take a vote and rather than vote on each point they were told it was all or nothing. What kind of answer is that? It's like someone is being paid off here because after surviving all the mistakes you okayed with the building or Terra Springs, you have learned nothing. You are about to do it again. We have 286 units here I believe and most of them have at least two voters. Then add in all the people on Nippersink. There are a lot of other developments that are watching this too and are waiting to see if you decide in favor of the people who own and live here or if you are willing to sell them down the river. I would love to see this whole thing fall through but if that's not the case then at least make them do this responsibly. They don't have enough parking. The garbage disposal is going to be on one side of the project and everyone on both sides are supposed to use it. Do you honestly think the people on the far side(the other side of Hartigan)are going to want to walk all that way everyday with their garbage? This is Illinois. I'm so upset I'm rambling so I will stop but I beg you to reconsider doing this. Janice Bajerski

Sent from my iPad

# Work Order Form

## Cunat Concept Concerns/Questions

Tracking Number: 13917891513  
Date Time Received: 8/17/2020 3:13PM  
Created By: Val A (Citizen)

## Contact Information

Val A  
Vandrsn@gmail.com  
(847) 287-8922

## Request Details

Nature of the concern/question...

Nature of the concern/question...

I am against the idea of an apartment complex being located in the little Village of Volo. I consider Volo to be scenic with nature and is family friendly. Apartment complexes detract from the scenic small town vibe of Volo and they're not family friendly. They will attract ruckus and will eventually become run down like many area apartment complexes. I think adding apartments will lower the values of homes in Volo as well, especially the townhomes that it will border. A congested apartment complex just doesn't make sense in Volo. If more homes are going to be built in that location, please consider townhomes to blend into the townhome community that's already there or duplexes. Please also consider that the Fox Lake area already has a ton of apartment complexes to choose from for residents seeking that lifestyle.

Village of Volo: "A Family Community." I don't know many "families" who live in a 1 bedroom apartment, do you?

Thank you.

Nature of the concern/question...

## Request Activity

8/18/2020 10:18 AM -- Colleen Huhn - RESOLVED

-----Note to Citizen: Thank you for sending in your comments and concerns regarding The Woods of Terra Springs. They will be provided to the Village Board for review.

8/17/2020 3:13PM -- Val A (Citizen) - SUBMITTED

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Date

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Authorized Signature

**From:** [Michael May](#)  
**To:** [Colleen Huhn](#)  
**Subject:** FW: Cunat apartment project  
**Date:** Tuesday, August 18, 2020 7:28:18 PM

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**From:** Amanda Schluter <purenrg.2013@gmail.com>  
**Sent:** Tuesday, August 18, 2020 5:37 PM  
**To:** Michael May <mmay@villageofvolo.com>; Jonathan Meyer <jmeyer@villageofvolo.com>; cporter.volo@gmail.com; dheuser.volo@gmail.com; Inortham.volo@gmail.com; shenley.volo@gmail.com; mwagner.volo@gmail.com; kjohnson.volo@gmail.com; jbuttita.volo@gmail.com  
**Subject:** Cunat apartment project

Hello there -

I am a resident at 526 Terra Springs Cir, Volo, IL 60020

I previously e-mailed you on 8/4/2020 and as previously stated that I have lived in the Fox Lake Ingleside and now Volo area since 1979. I still oppose this project. I have not received answers to my concerns so I want to let you know that I am still concerned about the following:

- 1) The runoff water from the new project will be flowing into our retention ponds and I worry that it will be too much and the ponds will become too full causing the surrounding homes damage.
- 2) Traffic in the immediate area of Nippersink, Terra Springs, and Hartigan roads will become significantly busy. We do have a school bus or two coming into our neighborhood.
- 3) What will happen to the intersection of 134 and Nippersink ?? Increase of traffic flow will further damage the already damaged road and the intersection will become more dangerous to turn left from Nippersink onto 134 (will you be installing a stop sign or light?)
- 4) Making the intersection of Terra Springs and Hartigan a 4 way stop will not make things better as coming up on Terra Springs toward Hartigan with the incline causes problems in the winter and to stop cars will just slide backwards. And we don't need turning lanes, just widen the road.
- 5) The hydrant on Terra Springs has been damaged a few times. Will you be relocating it since the increase of traffic will likely bring more accidents.
- 6) We want to keep our privacy, security, and safety. How will you keep the new tenants from entering our neighborhood since there isn't any green space or walking paths for the new project ?? Will you put up signs that state Terra Springs is for residents only ? Will you be putting up a privacy fence to surround the project area to deter people from coming into our neighborhood. Increased foot traffic will increase issues like, safety, privacy, security and dogs.
- 7) I do not think you have adequate parking for the amount of apartments you currently have listed.

8) The project still seems to be too large for the space.

9) At the Meadows in Lakemoor, down the street, also provides a club house and a pool. The only difference is it is older than 15 years. They have recently remodeled many of their units and a 1 bedroom with 790sqft costs start at approx. \$1200. A 2 bd 2 Bath with approx 1255sqft costs starts at approx \$1500. To get a garage it's about \$100. Cunats largest apartment is 976sqft and will be charging up to \$1600, without a garage option. You can also research and see that getting a townhouse to rent in the surrounding area gives you more square footage plus a garage for about the same price. If you purchase for maybe a bit more but you will be **investing** in your community.

We have invested in our homes and our communities. I ask that you listen to your constituents.

Why not look at a project that will compliment the area and hold that same value as the neighbors. Many residents will be moving out. Once the project is in the value may well go down in the surrounding area. I don't think anyone wants that.

I would also like to know when you will be voting on this so that we have an opportunity to speak in an open forum.

Thank you-

Amanda Schluter

# Work Order Form

## Cunat Concept Concerns/Questions

Tracking Number: 13938171434  
Date Time Received: 8/26/2020 2:34PM  
Created By: Bethany Shore (Citizen)

## Contact Information

Bethany Shore  
bethany.shore@gmail.com  
(847) 800-4385  
111 Terra Firma Ln  
Volo/IL/60020

## Request Details

Nature of the concern/question...

Nature of the concern/question...

We reside in Terra Springs, and provided written input before the 7/28 Planning & Zoning Commission meeting. I wanted to reiterate that I have grave concerns regarding the below for a section of the Woods of Terra Springs stormwater plan.

From the proposal:

"A series of 48" emergency overflow pipes and 6' x 6' storm box overflow structures are located adjacent to the community center. During a rainfall event exceeding the 100-year storm, overflow from the north basin is designed to surcharge these pipes and structures and flow down Hartigan Road and Terra Springs Circle, ultimately discharging into the central pond."

It seems unlikely that the water would flow neatly down Terra Springs Drive and Terra Springs Circle, never overflowing the curbs, and then simply turn into the central basin.

Can you provide some insight into why this stormwater plan passed the Planning and Zoning Commission, given that it relies on Terra Springs taking on Cunat's discharge? Why isn't Cunat required to manage its own stormwater without dumping into Terra Springs?

Thanks.

Nature of the concern/question...

Nature of the concern/question...

Nature of the concern/question...

Nature of the concern/question...

# Work Order Form

## Cunat Concept Concerns/Questions

Tracking Number: 13938171434  
Date Time Received: 8/26/2020 2:34PM  
Created By: Bethany Shore (Citizen)

## Request Activity

8/26/2020 2:34PM -- No activity Reported.

8/26/2020 2:34PM -- Bethany Shore (Citizen) - SUBMITTED

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Date

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Authorized Signature

## Colleen Huhn

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**From:** Michael May  
**Sent:** Friday, August 28, 2020 10:12 AM  
**To:** Colleen Huhn  
**Subject:** FW: Cunat Development - Objection from Terra Springs Homeowners Area Association

**From:** bod terraspringsvolo.com <bod@terraspringsvolo.com>  
**Sent:** Friday, August 28, 2020 9:57 AM  
**To:** shenley.volo@gmail.com; cporter.volo@gmail.com; mwagner.volo@gmail.com; kjohnson.volo@gmail.com; dheuser.volo@gmail.com; jbuttita.volo@gmail.com; Inortham.volo@gmail.com; Michael May <mmay@villageofvolo.com>  
**Subject:** Cunat Development - Objection from Terra Springs Homeowners Area Association

August 28, 2020

Village of Volo

500 S. Fish Lake Road

Volo, IL 60073

Mayor Henley

Trustee Porter

Trustee Wagner

Trustee Johnson

Trustee Heuser

Trustee Buttita

Trustee Northam

Michael May, Village Administrator

The Homeowners Association of Terra Springs, representing our property owners, still has major concerns with the Cunat design that we feel should force this back to the Planning Committee prior to the vote by the Village Board. Our concerns include but are not limited to:

- Your Staff Memo clearly states, "Overland drainage down the hill toward Terra Springs was not permitted", however, the design clearly includes overland drainage down the hill and into Terra Springs.

- The design and capacity issues related to the North Pond are not fully defined. Since the emergency overflow option to the North Pond would send storm water down the streets into Terra Springs with only the hope that our low curbs keep the water from flooding our homes on the way down to the Central Pond, it is critical that the design of the North Pond is very clear prior to approval.
- Your Staff Memo clearly admits, “The as-built plans for the central pond are being reviewed to ensure adequate detention volume is available for Buildings #9 – #11. If not, additional detention on-site will be required”. If the engineering is still unknown and the impact of lack of planning will send the storm water unabated into Terra Springs, there should be no moving forward on any approvals until the water issues are defined and a solution designed.
- The “Written Findings of Fact” document is still not available for review after the Public Hearing vote.

It is our opinion that moving forward with this project in its current state of definition, with the clear risk to Terra Springs property owners, would be irresponsible and negligent, leaving the Village of Volo and its Trustees open to legal action. This engineering plan should be clearly defined with the storm water concerns fully addressed prior to any approvals to move forward.

Terra Springs Homeowner Area Association

Lori Fox Ward

Amy J. Ruiz

President

Secretary

**From:** [Michael May](#)  
**To:** [Colleen Huhn](#)  
**Subject:** FW: Apartment complex  
**Date:** Monday, August 31, 2020 8:12:35 AM

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**From:** Stephen Henley <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>  
**Sent:** Sunday, August 30, 2020 9:56 AM  
**To:** Michael May <[mmay@villageofvolo.com](mailto:mmay@villageofvolo.com)>  
**Subject:** Fwd: Apartment complex

Mike please put this latest email with the others as part of our records.

Thank you,  
Steve

----- Forwarded message -----

**From:** **larry siuda** <[larrysiuda@gmail.com](mailto:larrysiuda@gmail.com)>  
**Date:** Sun, Aug 30, 2020, 7:49 AM  
**Subject:** Apartment complex  
**To:** [shenley.volo@gmail.com](mailto:shenley.volo@gmail.com) <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>

Good morning , I've been a homeowner in Terra Springs for 16 years. This area for most part is a beautiful quite area . These apartment buildings will only ruin this area. There are so many reasons why this is a bad idea. It's important to understand that not all renters are bad BUT during a period of time I kept track of our rule violations such as loud parties , garbage in the streets , unsupervised children , domestic violence , reckless driving , drug raids , garages broken into etc. Just under 90 % of these violations were renters. With 340 units odds are there will be problems.

After talking with several real estate people this developer has a reputation of being a slum lord. Once the units are filled they don't care about the properties only the rent. If you go through The Meadows apartment complex at night you'll find gangs in the streets and hallways. Where there are gangs there are drugs.

The developer said that one bedroom units will have one parking spot. The odds are that if there is a married couple or any couple living in a one bedroom unit that this being a rural area they will have two cars. Where will they be able to park the second car ? The parking laws in our area are not enforced now .

There is land for sale everywhere in Lake County . Why do they have to build right on top of us ? If they put their trash compactor outside it will draw rats and other animals. There will be traffic problems and you can bet an increase in crime.

The developer also has a reputation ( known fact ) of not being able to fill the units and applying for section eight and it will be difficult to fill that many units at that price in this area.

You know Mayor , not long ago I was able to watch deer walking through our area early in the morning , I've caught snapping turtles that got lost and returned them to our pond , it's not unusual to see hawks and owls in late afternoon and not long ago while walking my dog near our pond I wondered why the top of the tree was moving so much with no wind. It was a big beautiful Bald Eagle.

There are not many places as nice , as peaceful , as beautiful as Terra Springs. Please let it remain this way.

Thank you for your time

Larry Siuda

207 Terra Firma Lane

Volo

**From:** [Michael May](#)  
**To:** [Colleen Huhn](#)  
**Subject:** FW: New apartment complex  
**Date:** Monday, August 31, 2020 11:19:57 AM

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**From:** Stephen Henley <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>  
**Sent:** Monday, August 31, 2020 11:19 AM  
**To:** Michael May <[mmay@villageofvolo.com](mailto:mmay@villageofvolo.com)>  
**Subject:** Fwd: New apartment complex

Please put in our files.

Thank you,  
Steve

----- Forwarded message -----

**From:** **Tony Mistretta** <[tony@tm-graphics.com](mailto:tony@tm-graphics.com)>  
**Date:** Mon, Aug 31, 2020, 11:04 AM  
**Subject:** Re: New apartment complex  
**To:** <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>  
**Cc:** <[mwagner.volo@gmail.com](mailto:mwagner.volo@gmail.com)>, <[cporter.volo@gmail.com](mailto:cporter.volo@gmail.com)>, <[kjohnson.volo@gmail.com](mailto:kjohnson.volo@gmail.com)>, <[dheuser.volo@gmail.com](mailto:dheuser.volo@gmail.com)>, <[jbuttita.volo@gmail.com](mailto:jbuttita.volo@gmail.com)>, <[lnortham.volo@gmail.com](mailto:lnortham.volo@gmail.com)>

My major concerns are two fold...first an assumption that flowing water could direct itself to create a major flooding problem to those units nearest the Hartigan/Terra Springs intersection....

Secondly, and most important to me and neighbors, is the potential decrease in property value with this saturation of rental properties...

Place yourselves in our position and you can obviously see this as a major concern.  
Thanks for opportunity to voice an opinion.

**Tony Mistretta**  
**107 Harvest Court**  
**847.434.0561**  
**708.707.2309** cell

**Email:** [tony@tm-graphics.com](mailto:tony@tm-graphics.com)  
**Web:** [TM-Graphics.com](http://TM-Graphics.com)

Village of Volo

Mayor Henley and Village Trustees,

My husband and I are extremely upset about the proposed PUD "The Woods of Terra Springs". First thought is in order to put 11 buildings etc., on the location, most of the woods would be removed. This will be a very dense development in a relatively small area and will have a negative impact traffic congestion. There is only one way in and out of Terra Springs. Storm water issues are of great concern and the development will ruin the landscape for those in Terra Springs who will have to look at the three-story buildings lording over them. All of us will probably be able to see some part of that development from our homes.

We paid about \$238,000 for our unit and lost 30% of its value when the housing market dropped in 2008. Recently, we were told by a reputable Real Estate Agent we could possibly get \$168,000. If this development goes in, we will not even be able to sell our unit. We elect the local government officials and I always thought it was your role to protect the property values for your constituents especially as you approve new developments. I cannot imagine that any of you would want this development next to your home.

None of the property owners in Terra Springs or the surrounding neighborhoods that I have talked to want this development. There is nothing positive in allowing this development other than increasing the Village tax base. I think we would all choose to pay more in taxes. It will be a drain on other Village services as well.

Some of our neighbors asked to be added to this letter. **We respectfully request that you vote NO on this development.**

Thank you,

LaVonne and Scott Wandschneider, 224 Terra Firma Lane

Kalliopi Antoniou, 230 Terra Firma Lane

Konstantinos Antoniou, 403 Terra Springs Circle

Carmen Rivera, 228 Terra Firma Lane

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Fwd: Apartments  
**Date:** Monday, August 31, 2020 7:52:44 PM

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Please file the email below.

Thank you,  
Steve

----- Forwarded message -----  
**From:** **Rachael** <[rkeeling26@yahoo.com](mailto:rkeeling26@yahoo.com)>  
**Date:** Mon, Aug 31, 2020, 4:54 PM  
**Subject:** Apartments  
**To:** <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>

Hello Mayor Henley,

I would like to express my concern over the new development of apartments adjacent to the Terra Springs neighborhood. The planned size of the development, along with the retention pond, poses potential hazards and inconveniences to current residents—as water run off and drainage would flow onto the streets of this subdivision. In addition, our taxes are scheduled to increase ~4%, despite the likely decrease in property value that this development will cause. I understand the stressors and many duties of political office, yet implore you to consider the lasting impact your decisions will make long after you leave office. I appreciate the work you do for our community, and thank you in advance for your time and consideration.

Sincerely,

Rachael Keeling

Sent from my iPhone

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Fwd: Woods of Terra Springs  
**Date:** Tuesday, September 1, 2020 8:40:54 AM

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Colleen please put into our file.

Thank you,  
Steve

----- Forwarded message -----

**From:** paula3706 <[paula3706@att.net](mailto:paula3706@att.net)>  
**Date:** Tue, Sep 1, 2020, 8:16 AM  
**Subject:** Woods of Terra Springs  
**To:** <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>

I am very worried about the construction of the proposed project.  
Isn't there any other place for these apts to be built other than on top of the heads of all the homeowners in Terra Springs.  
Correct me if I'm wrong, I heard one parking spot for a one bedroom apt. Don't you think a couple would move in and have 2 cars.  
Also the traffic situation will probably be a nightmare. As you know a lot of people use Terra Springs dr. From Nippersink to Hartigan as a cut through to route 12.  
Please use your power to stop this project.

Sincerely, Paula Koch  
102 Grandview Ct.  
Sent from my T-Mobile 4G LTE Device

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Fwd: VOTE NO! -TO THE CUNAT DEVELOPMENT NEAR TERRA SPRINGS  
**Date:** Wednesday, September 2, 2020 3:00:50 PM

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Please add to the file.

Thank you,  
Steve

----- Forwarded message -----

**From:** **Tony Ruiz** <[artguy34bills@gmail.com](mailto:artguy34bills@gmail.com)>  
**Date:** Wed, Sep 2, 2020, 2:48 PM  
**Subject:** VOTE NO! -TO THE CUNAT DEVELOPMENT NEAR TERRA SPRINGS  
**To:** <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>

Hello,

I am writing to you to voice my concerns with the possible approval of development of the Cunat Apartment complex "Woods of Terra Springs". This proposal has so many flaws it is unimaginable how this could be approved.

I will be there Thursday night to voice my concerns publicly.

In the meantime, please understand this... Mr. Cunat only has one goal in mind, and that is to make money. As much as he claimed he was building these complexes to help people and the area, he is out for only one goal, and that is profit. He does not care about the community nor it's residents. He does not live in Volo, so he does not have to worry about the burden the rest of us have to bear with this development.

Please keep this in mind when you decide to vote for this project. If you vote against what your residents desire, then you are casting a vote to remove yourself out of office. It's not just the residents of Terra Springs who do not want this development, it is a majority of Volo. If you allow this development to happen, you can expect to lose votes for the next election and start looking for new jobs.

I hope you will make the correct choice and vote against the development of these Cunat apartment buildings.

Thank you,  
A concerned Volo Resident

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Fwd: Terra Springs Development  
**Date:** Wednesday, September 2, 2020 2:59:40 PM

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Please add to the file.

Thank you,  
Steve

----- Forwarded message -----

**From:** Jessica <[jessies245@comcast.net](mailto:jessies245@comcast.net)>  
**Date:** Wed, Sep 2, 2020, 2:44 PM  
**Subject:** Terra Springs Development  
**To:** <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>

Good Afternoon Mayor Henley,

I am unable to attend the village meeting tomorrow night but wanted to express my concerns re: the addition/development of apartments in Volo next to Home Depot/Terra Springs.

During this time of social distancing the idea of increasing our population in such a small area is concerning. With so many buildings planned will the new development have proper outdoor areas for their residents? Again with social distancing being an ongoing concern, Terra Springs is lucky to have plenty of outdoor space for residents to safely walk but if residents from the new development spill over it may make things more hazardous.

Environmentally I am concerned with the tree replacement and animal/wildlife disruption. Will there be a tree line/visual break for my neighbors who directly overlook the property? Although superficial the beautiful aesthetics of the surrounding area was a benefit when buying into Terra Springs and maintaining property values!

Storm water plans are also concerning since it could impact our community negatively.

I understand development in our community is seen as progress but Volo has worked so hard to become a elegant and superb community that I believe we can be selective with any new development and listen to our community and current tax payers!

Thank you for your time,

Jessica Schnoor  
402 Terra Springs Circle

Sent from Xfinity Connect App

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Fwd: Opposition to Apartments Being Built in Terra Firma Springs  
**Date:** Wednesday, September 2, 2020 7:39:00 PM

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Colleen please put into the file.

Thank you,  
Steve

----- Forwarded message -----

**From:** **Teri Marturano** <[teri.marturano@yahoo.com](mailto:teri.marturano@yahoo.com)>  
**Date:** Wed, Sep 2, 2020, 7:35 PM  
**Subject:** Opposition to Apartments Being Built in Terra Firma Springs  
**To:** [shenley.volo@gmail.com](mailto:shenley.volo@gmail.com) <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>, [mwagner.volo@gmail.com](mailto:mwagner.volo@gmail.com) <[mwagner.volo@gmail.com](mailto:mwagner.volo@gmail.com)>, [cporter.volo@gmail.com](mailto:cporter.volo@gmail.com) <[cporter.volo@gmail.com](mailto:cporter.volo@gmail.com)>, [kjohnson.volo@gmail.com](mailto:kjohnson.volo@gmail.com) <[kjohnson.volo@gmail.com](mailto:kjohnson.volo@gmail.com)>, [dheuser.volo@gmail.com](mailto:dheuser.volo@gmail.com) <[dheuser.volo@gmail.com](mailto:dheuser.volo@gmail.com)>, [jbuttita.volo@gmail.com](mailto:jbuttita.volo@gmail.com) <[jbuttita.volo@gmail.com](mailto:jbuttita.volo@gmail.com)>, [lnortham.volo@gmail.com](mailto:lnortham.volo@gmail.com) <[lnortham.volo@gmail.com](mailto:lnortham.volo@gmail.com)>

Dear Trustees and Mayor Henley:

I strongly oppose the idea of building apartments on/near Terra Firma Springs.

I was fortunate enough to purchase my townhome in 2005. I have worked hard my entire life, sometimes 2 and 3 jobs. I loved not only the layout of my townhome, but the outside/surrounding areas as well. I love the peace and quiet of our neighborhood.

By allowing the builders to build apartments will obstruct peoples' views, alter the peaceful landscape, and alter their quality of life. Water flow and parking will cause issues.

I am asking that you close your eyes for one second and think about the views you have from your home. What do you see from your living room, dining room, and bedroom windows? The grassy areas, ponds, trees with natural landscapes may have been some of the reasons that you purchased that lot or home. Now picture your same view obstructed by something less desirable that was NOT there when you purchased your residence.

The amount of natural light that comes into a home can have an impact on its residences. Think of how much natural light/daylight/sunlight that comes into your home and how it affects you. Now picture yourself living in a basement apartment—very little if any daylight coming in.

There are plenty of open spaces in Fox Lake and certainly Lake and McHenry counties that offer a viable solution for apartment dwelling. Terra Firma Springs should not be one of them.

Teri Marturano

Sent from [Mail](#) for Windows 10

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Fwd: Apartments in Terra Firma Springs  
**Date:** Wednesday, September 2, 2020 7:43:23 PM

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Colleen please add th the file.

Thank you,  
Steve

----- Forwarded message -----

**From:** **Teri Marturano** <[teri.marturano@yahoo.com](mailto:teri.marturano@yahoo.com)>  
**Date:** Wed, Sep 2, 2020, 7:39 PM  
**Subject:** Apartments in Terra Firma Springs  
**To:** [shenley.volo@gmail.com](mailto:shenley.volo@gmail.com) <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>, [mwagner.volo@gmail.com](mailto:mwagner.volo@gmail.com) <[mwagner.volo@gmail.com](mailto:mwagner.volo@gmail.com)>, [cporter.volo@gmail.com](mailto:cporter.volo@gmail.com) <[cporter.volo@gmail.com](mailto:cporter.volo@gmail.com)>, [kjohnson.volo@gmail.com](mailto:kjohnson.volo@gmail.com) <[kjohnson.volo@gmail.com](mailto:kjohnson.volo@gmail.com)>, [dheuser.volo@gmail.com](mailto:dheuser.volo@gmail.com) <[dheuser.volo@gmail.com](mailto:dheuser.volo@gmail.com)>, [jbuttita.volo@gmail.com](mailto:jbuttita.volo@gmail.com) <[jbuttita.volo@gmail.com](mailto:jbuttita.volo@gmail.com)>, [lnortham.volo@gmail.com](mailto:lnortham.volo@gmail.com) <[lnortham.volo@gmail.com](mailto:lnortham.volo@gmail.com)>

I am strongly opposed to having apartments built in/near Terra Firma Springs. Surely, there are plenty of other places in Fox Lake which would welcome this construction. This building would also surely decrease the property values of the property at Terra Firma Springs.

Teri Marturano

Sent from [Mail](#) for Windows 10

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Fwd: Cunat Proposal  
**Date:** Wednesday, September 2, 2020 7:26:45 PM

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Colleen please place this in the file.

Thank you,  
Steve

----- Forwarded message -----

**From:** **Thomas Robertson** <[trobertson67@gmail.com](mailto:trobertson67@gmail.com)>  
**Date:** Wed, Sep 2, 2020, 6:51 PM  
**Subject:** Cunat Proposal  
**To:** [shenley.volo@gmail.com](mailto:shenley.volo@gmail.com) <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>, [mwagner.volo@gmail.com](mailto:mwagner.volo@gmail.com) <[mwagner.volo@gmail.com](mailto:mwagner.volo@gmail.com)>, [cporter.volo@gmail.com](mailto:cporter.volo@gmail.com) <[cporter.volo@gmail.com](mailto:cporter.volo@gmail.com)>, [kjohnson.volo@gmail.com](mailto:kjohnson.volo@gmail.com) <[kjohnson.volo@gmail.com](mailto:kjohnson.volo@gmail.com)>, [dheuser.volo@gmail.com](mailto:dheuser.volo@gmail.com) <[dheuser.volo@gmail.com](mailto:dheuser.volo@gmail.com)>, [jbuttita.volo@gmail.com](mailto:jbuttita.volo@gmail.com) <[jbuttita.volo@gmail.com](mailto:jbuttita.volo@gmail.com)>, [lnortham.volo@gmail.com](mailto:lnortham.volo@gmail.com) <[lnortham.volo@gmail.com](mailto:lnortham.volo@gmail.com)>

Mr Mayor and Trustees,

Unfortunately, I will be unable to attend the hearing on September 3<sup>rd</sup>, as I will be at work until 11:30PM. I wish to make a few comments about the proposed development.

We have been told the Village has promised no Section 8 housing, as it is against ordinance. However, the Village has promised things in the past and not delivered. Specifically, when my unit and three others flooded last spring due to the water main failure, we were promised reports and engineering studies after they were completed. These have never been turned over. Therefore, I find it difficult to trust the current village board. That notwithstanding, unaddressed was the fact that government subsidized housing is not confined to only Section 8. There are direct housing subsidies, non-profit housing, public housing, rent supplements, and forms of co-op or private sector government assistance programs. Will ANY form of government subsidized housing be allowed?

Second, there is no way that any of you can honestly attest that Terra Springs property values will not be adversely affected. Ms. Porter is well aware of this, as anyone in the real estate profession would affirm. How can this village board move forward knowing that the values of all of our homes will fall as a direct result of building these multi-family apartment buildings literally on top of our subdivision?

Most concerning, I understand that the overflow drainage “plan” is effectively no plan at all, and that severe flooding would result in Hartigan Road being used as the water drainage route, with the hopes that a 5” curb will direct all that overflow into our neighborhood’s storm sewers. Last spring one water main ruptured due to improper installation of safety mechanisms, and four units flooded. My damages alone were upwards of \$15,000. This was one water main. Not drainage for 300 units. It is absolutely irresponsible to pretend that Hartigan Road and a curb will be able to handle this type of water flow. If the Village chooses to move forward with this plan, I assume they are then willing to take responsibility for the damages that their decision will inevitably cause.

Please, act responsibly for ALL the residents of Volo and vote NO for this project. Yes, the money from Cunat would look nice in Village accounts. But it is not necessary right now, in a small suburb operating on a surplus. There must be alternatives to this apartment complex. They may require additional work on the part of the trustees and committees, but please maintain the integrity of the entire Village. Do not place an undue burden on our small neighborhood. If this project was proposed in any of your backyards, I trust you would feel the stress that we are currently experiencing in already stressful times. This project is not necessary.

Please do not sell out the voting residents of Terra Springs.

Tom Robertson

542 Terra Springs Circle

Sent from [Mail](#) for Windows 10

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Fwd: Public comments in regards to the woods of terra Springs.  
**Date:** Thursday, September 3, 2020 11:03:39 AM

---

Colleen please put into the files.

Thank you,  
Steve

----- Forwarded message -----

**From:** **Lauren Poor** <[lpoor@ymail.com](mailto:lpoor@ymail.com)>  
**Date:** Thu, Sep 3, 2020, 10:41 AM  
**Subject:** Public comments in regards to the woods of terra Springs.  
**To:** <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>

To whom it may concern.

It is very hard to attend these meeting when I am a single working person . Especially with a pandemic going on. I need to work as much as possible. That being said one of the things that has been brought up is our home values in Terry Springs. If my home or depreciate in value 20 to 30% due to these monstrosity buildings . I would be almost be upside down. I know that there are lots of homes in this area that are still upside down due to the recession we had. Why would you want to impact Terra spring again ? Force more homes into short sale and foreclosure. Also Cunant said Something along the lines of this is going to be a “grade A “ property Development . I know what the lake in the hills, McHenry, Spring Grove developments look like what grade are those? I lived in Spring Grove and it was awful I could hear the guy peeing above me . Also they said that they will have trash compactor’s To lessen garbage piling up around dumpsters . I clearly remember living in Spring Grove seeing garbage piled up around the trash compactor due to the fact that nobody could actually put their garbage into it unless it was small and the compactor breaking down at one point . It’s looked awful !

Thank your Lauren Poor  
A concerned terra springs home owner .

Sent from my iPhone

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Fwd: Public Comments in Regards to Woods of Terra Springs  
**Date:** Thursday, September 3, 2020 10:05:55 AM

---

Colleen please put into the file.

Thank you,  
Steve

----- Forwarded message -----

**From:** **Amy Ruiz** <[nastywoman43@gmail.com](mailto:nastywoman43@gmail.com)>  
**Date:** Thu, Sep 3, 2020 at 10:00 AM  
**Subject:** Public Comments in Regards to Woods of Terra Springs  
**To:** [shenley.volo@gmail.com](mailto:shenley.volo@gmail.com) <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>, bod [terraspringsvolo.com](http://terraspringsvolo.com)  
<[bod@terraspringsvolo.com](mailto:bod@terraspringsvolo.com)>

Mayor Henley and Village Trustees

I am unable to attend this evening to speak in person since the meeting was changed on short notice and the time is at 6 rather than the standard 7PM. My employer, Illinois State Police, does not allow for last minute flexibility in work schedules.

I have lived in Terra Springs for almost 8 years and I have property interests here. This development to our north is of great concern. We get flooding today. Our storm sewers do not handle heavy rains well and these are just normal heavy rains, not the 10 year storm or the 100 year storm.

Roads flood curb to curb, curbs have been topped, the pond is often topped over the base of the trees, a tree was even pushed right out of the ground by the water in the pond. The infrastructure does not handle the water flow well today. If the new development does not retain their water, our infrastructure is not adequate to take it.

The “north pond” needs to fully retain the new run off. If it is not capable of such, then other retention needs to be engineered. Parking lots with retention beneath which imitate the natural absorption that you would see on the property today, should work very well, or more green space.

Buildings 9-11 appear to be engineered to simply use the existing storm sewers with the “overland drainage” as overflow. We experience that the storm sewers are not properly sized

today and we do not appreciate additional flow when it can be avoided with responsible green space levels and the use of water retention engineering.

Emergency overflow that is guaranteed to flood individual homes and overland flow that swamps our yards are not acceptable or responsible methods of drainage.

Mr Cunat touted that he is investing \$30 million in this project. The first day he was on property and ran into a neighbor he said, “oh you will be so happy with what we are building”. If he takes part of his \$30 million and engineers the water responsibly, then yes we are likely to be much more accepting neighbors. Flippant comments about gravity or insinuating that his new neighbors are stupid does no one any benefit.

**PLEASE VOTE NO UNTIL THE WATER IS ENGINEERED RESPONSIBLY!**

*Do not transfer the responsibility, risk and cost of the Woods of Terra Springs runoff to the homeowners in Terra Springs.*

CJ Ruiz

Grandview Ct. AND Terra Vista Ct.

Sent from [Mail](#) for Windows 10

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Fwd: Public Comments in Regards to Woods Of Terra Springs  
**Date:** Thursday, September 3, 2020 11:43:47 AM

---

Colleen please put into the files.

Thank you,  
Steve

----- Forwarded message -----

**From:** **Tom Kleine** <[ttothek1@yahoo.com](mailto:ttothek1@yahoo.com)>  
**Date:** Thu, Sep 3, 2020, 11:41 AM  
**Subject:** Public Comments in Regards to Woods Of Terra Springs  
**To:** [shenley.volo@gmail.com](mailto:shenley.volo@gmail.com) <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>, [mwagner.volo@gmail.com](mailto:mwagner.volo@gmail.com) <[mwagner.volo@gmail.com](mailto:mwagner.volo@gmail.com)>, [cporter.volo@gmail.com](mailto:cporter.volo@gmail.com) <[cporter.volo@gmail.com](mailto:cporter.volo@gmail.com)>, [kjohnson.volo@gmail.com](mailto:kjohnson.volo@gmail.com) <[kjohnson.volo@gmail.com](mailto:kjohnson.volo@gmail.com)>, [dheuser.volo@gmail.com](mailto:dheuser.volo@gmail.com) <[dheuser.volo@gmail.com](mailto:dheuser.volo@gmail.com)>, [jbuttita.volo@gmail.com](mailto:jbuttita.volo@gmail.com) <[jbuttita.volo@gmail.com](mailto:jbuttita.volo@gmail.com)>, [lnortham.volo@gmail.com](mailto:lnortham.volo@gmail.com) <[lnortham.volo@gmail.com](mailto:lnortham.volo@gmail.com)>, [BOD@terraspringsvolo.com](mailto:BOD@terraspringsvolo.com) <[bod@terraspringsvolo.com](mailto:bod@terraspringsvolo.com)>

Mayor Henley and Trustees:

First of all, I want to start by saying that Volo is a wonderful place to live. Just like all of my neighbors, I'd like to respectfully request that you please vote "No" on the Cunat Development so we can keep it a fantastic place for years to come. I'm sure you've heard our main concerns with the development. What I'd like to focus on right now is that there are a lot of loose ends not yet remedied by Cunat prior to tonight's meeting. For starters, the estimate of students from the development that will attend Big Hollow needs to be updated to a realistic number of students attending (the estimate seems very low) so that these students can be accounted for by the district. Also, I think more thought and planning need to go into the storm water drainage prior to it becoming an issue for Terra Springs residents. The residents that live near the development should not have to worry about possible damage to their property due to runoff related to the apartment development. Most importantly, I'm concerned with our property values decreasing and the quality of the neighborhood declining. I think all of the concerns of the Volo Residents need to be taken into consideration in this matter.

Sincerely,  
Tom Kleine  
103 Terra Vista Court

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Cc:** [Michael May](#)  
**Subject:** Fwd: Public Comments for Woods of Terra Springs  
**Date:** Thursday, September 3, 2020 12:01:05 PM

---

Colleen please put into the files.

Thank you,  
Steve

----- Forwarded message -----

**From:** **Bethany Shore** <[bethany.shore@gmail.com](mailto:bethany.shore@gmail.com)>  
**Date:** Thu, Sep 3, 2020, 11:55 AM  
**Subject:** Public Comments for Woods of Terra Springs  
**To:** <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>  
**Cc:** <[BOD@terraspringsvolo.com](mailto:BOD@terraspringsvolo.com)>

**Date:** September 3, 2020  
**To:** Village of Volo Board of Trustees  
**From:** Bethany Shore & Andrew Rozanski, 111 Terra Firma Lane, Volo, IL 60020  
**Re:** Public Comments for Woods of Terra Springs

**Dear Members of the Village of Volo Board of Trustees:**

We write to voice our objections and concerns to the proposed Cunat Inc. project on Hartigan Road. While we support developing the property in such a way that it enhances our community, the proposed plans for stormwater runoff raise several concerns as outlined below. These issues are to the detriment of our environment, home values, and community at large.

The current stormwater evaluation draws heavily upon the previous stormwater study for the Terra Springs subdivision completed approximately 20 years ago. We request that Cunat Inc. be required to obtain a new evaluation by the Army Corps of Engineers using updated data. In the past few years, we have experienced several large rain events, and climate change has increased the likelihood of more frequent extreme weather events. Indeed, FEMA is scheduled to release new flood zone maps for Lake County later this month.

Our property at 111 Terra Firma Lane lies within the central basin which will be directly impacted by overflow from the planned buildings #9, #10, and #11. We take issue with this for several reasons. A portion of our building is within an existing FEMA floodplain, and we thoroughly expect the flood potential to exponentially increase if the current Cunat, Inc. proposal is allowed to move forward.

The detention areas within the Central Basin lie fully within the Terra Springs neighborhood and should not be used by the Cunat Inc. development for overflow. Aside from the obvious questions about why our community would be responsible for taking on the development's stormwater, there are also serious cost considerations. The Terra Springs HOA is responsible for maintaining those detention areas.

Any plans to direct water into our neighborhood are both misguided, irresponsible and outrageous. For example, the proposal states,

"A series of 48" emergency overflow pipes and 6' x 6' storm box overflow structures are located adjacent to the community center. During a rainfall event exceeding the 100-year storm, overflow from the north basin is designed to surcharge these pipes and structures and flow down Hartigan Road and Terra Springs Circle, ultimately discharging into the central pond."

It seems unlikely that the water would flow neatly down Terra Springs Drive and Terra Springs Circle, never overflowing the curbs, and then simply turn into the central basin. Then what happens? Does it simply stay within the basin, or does it overflow the basin and find its way into our home which directly borders the pond that Cunat, Inc. will conveniently use for stormwater overflow? Why isn't Cunat required to manage its own stormwater without dumping into Terra Springs? We cannot understand why the Village's engineer or trustees would find this to be an acceptable solution.

There are 26 homes within Terra Springs currently within a FEMA floodplain and qualifying for flood insurance, yet the proposed Cunat Inc. plan purposefully redirects additional water to our community. The updated FEMA maps are not due until after this month, and the number of homes qualifying for flood insurance could feasibly increase. Any additional stormwater flow to our neighborhood will negatively impact our home values. This is completely unacceptable. Why would Trustees ever find it acceptable that homeowners in Terra Springs take on the stormwater for the proposed development?

While the Cunat Inc. cannot alter gravity, it can take steps to reduce its impact on the surrounding community. The buildings that will feed into the Central Basin are on land that will be almost fully developed, no doubt resulting in increased flow to Terra Springs. The most reasonable solution would be to reject the plans as submitted and require Cunat, Inc. to scale back its plans in favor of sustainable development.

On a personal note, we love our community and had hoped to stay in Volo with our young daughter for a long time. If this development moves forward, those plans are most certainly in jeopardy. We both work for nonprofit organizations and have committed our lives to public service, fairness, and equity. We do our best to live in harmony with our neighbors, and we'd greatly appreciate it if the Board of Trustees would take our concerns – and the concerns of so many of our neighbors – into account.

We respectfully request that the Board of Trustees do the right thing. The only reasonable and fair way forward is by rejecting the proposed development.

Best Regards,

Bethany Shore & Andrew Rozanski  
111 Terra Firma Lane

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Fwd: Public Comments Regarding Woods of terra Firma Springs  
**Date:** Thursday, September 3, 2020 3:11:44 PM

---

Colleen please add to the files.

Thank you,  
Steve

----- Forwarded message -----

**From:** **Teri Marturano** <[TMarturano@alecu.org](mailto:TMarturano@alecu.org)>  
**Date:** Thu, Sep 3, 2020, 3:00 PM  
**Subject:** Public Comments Regarding Woods of terra Firma Springs  
**To:** [shenley.volo@gmail.com](mailto:shenley.volo@gmail.com) <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>

Dear Mayor Henley:

There appears to be a HUGE issue with Storm Water runoff. Cunat does not appear to have a great plan for run off water. This would allow water down our roads and an excess to run off into the pond (hopefully).

Water is like fire and it seldom goes where you want it to....

As many of us have grown up in the area around/ near the great lakes, we are no strangers to channels flooding, water rising, flooding damaging our property and the joy of sandbagging to protect our home and valuables. WHY in this day and age would we allow a builder who is not prepared to tackle this problem correctly. Engineered properly from the get-go.

Again, there are plenty of places where apartments can be built in the Fox Lake area, but IT SHOULD NOT BE AT TERRA FIRMA SPRINGS.

Where Cunat has proposed building will leave the apartment and Condo/Townhouse areas too closely confined. Again there is plenty of open space in Lake County and nearby McHenry County for apartment dwelling. IT SHOULD NOT BE AT TERRA FIRMA SPRINGS!!!!

**Teri Marturano**

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Fwd: Oppose the Building of Apartments at Terra Firma Springs  
**Date:** Thursday, September 3, 2020 3:22:44 PM

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Colleen please add to the files.

Thank you,  
Steve

----- Forwarded message -----

**From:** **Teri Marturano** <[TMarturano@alecu.org](mailto:TMarturano@alecu.org)>  
**Date:** Thu, Sep 3, 2020, 3:19 PM  
**Subject:** Oppose the Building of Apartments at Terra Firma Springs  
**To:** [shenley.volo@gmail.com](mailto:shenley.volo@gmail.com) <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>  
**Cc:** [mwagner.volo@gmail.com](mailto:mwagner.volo@gmail.com) <[mwagner.volo@gmail.com](mailto:mwagner.volo@gmail.com)>, [cporter.volo@gmail.com](mailto:cporter.volo@gmail.com) <[cporter.volo@gmail.com](mailto:cporter.volo@gmail.com)>, [kjohnson.volo@gmail.com](mailto:kjohnson.volo@gmail.com) <[kjohnson.volo@gmail.com](mailto:kjohnson.volo@gmail.com)>, [dheuser.volo@gmail.com](mailto:dheuser.volo@gmail.com) <[dheuser.volo@gmail.com](mailto:dheuser.volo@gmail.com)>, [jbuttita.volo@gmail.com](mailto:jbuttita.volo@gmail.com) <[jbuttita.volo@gmail.com](mailto:jbuttita.volo@gmail.com)>, [BOD@terraspringsvolo.com](mailto:BOD@terraspringsvolo.com) <[BOD@terraspringsvolo.com](mailto:BOD@terraspringsvolo.com)>

Mayor Henley and Trustees:

- 1) **Building Apartments in the Terra Firma Springs area will decrease the property values at Terra Firma Springs.** This should be reason enough to deny the building of apartments there. There is plenty of open land in Lake County which would be much better suited for Apartments.
- 2) If an issue with water/drainage has already been identified in this early stages this should be a HUGE red flag that this builder is not ready or this is not the best place for this dwelling. Think about all the issues that may have not even been identified???
- 3) I also find it very interesting how quickly this has happened. A vote over the summer. While people are still reeling from the current situation in the US., co-vid- home schooling their children etc. and the Builder comes along and wants to build here in Terra Firma Springs. How much notice was there for residents and tonites' meeting? Interesting that it should be held just before a long holiday week end. (I might use the word sneaky, but that may not be professional)
- 4) Many people purchased their home in Terra Firma Springs not only because of what the inside looked like, but the community and outside underlying areas. This will all be CHANGED by the building of apartments. The quality of life in our community will change and not for the better, WHY would we consider such a thing? Why would we allow such a thing.
- 5) Building of Apartments as proposed will decrease the property values at Terra Firma Springs- and that should have been reason enough. Again, there are plenty of wide open spaces for the builder to build on in Lake and nearby McHenry Counties which would

adequately accommodate this structure without harm or concern from neighbors.

**Teri Marturano**

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Fwd: Public comments in regards to woods of Terra Springs  
**Date:** Thursday, September 3, 2020 2:11:47 PM

---

Colleen please add to the files.

Thank you,  
Steve

----- Forwarded message -----

**From:** <[gwiller@att.net](mailto:gwiller@att.net)>  
**Date:** Thu, Sep 3, 2020, 2:03 PM  
**Subject:** Public comments in regards to woods of Terra Springs  
**To:** <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>, <[mwagner.volo@gmail.com](mailto:mwagner.volo@gmail.com)>, <[cporter.volo@gmail.com](mailto:cporter.volo@gmail.com)>, <[kjohnson.volo@gmail.com](mailto:kjohnson.volo@gmail.com)>, <[dheuser.volo@gmail.com](mailto:dheuser.volo@gmail.com)>, <[jbuttita.volo@gmail.com](mailto:jbuttita.volo@gmail.com)>, <[lnortham.volo@gmail.com](mailto:lnortham.volo@gmail.com)>  
**Cc:** <[BOD@terraspringsvolo.com](mailto:BOD@terraspringsvolo.com)>

Mr Mayor and Trustees,

Since I am unable to attend tonight's meeting, I would like to make some additional comments to my previous email regarding this development.

As someone who has first hand knowledge of the anguish, devastation and costly effects of an unexpected flooding at my home in Terra Springs, the lack of concern of the overflow drainage that will occur from the proposed apartments on the end of this board is quite concerning and quite honestly infuriating. Due to the improper installation of safety mechanisms of the water main (according to Robinson Engineering) in Terra Springs, it ruptured last year causing 4 units to experience flooding inside of their homes, mine being one of them. At nearly \$20,000 worth of damage, plus the added costs of having to vacate my home for 6 days and the premiums of my insurance increasing as a result, I suffered the most monetary damage. One water main caused that to one unit alone. Where is the guarantee that water drainage from 300 units onto our property won't do the same, or logically, much, much worse? Are we to hope a curb will act as a force field to block our units from incurring overflow of THEIR water? Are we to hope OUR storm sewers can handle THEIR overflow and not flood the roadways? To pretend the "plan" in place is functional and will protect your existing tax paying, homeowner's homes is nothing short of irresponsible.

To also pretend these apartments will not affect the property values of Terra Springs is just illogical and laughable. No one needs to be a realtor to see that logic. That is just factual and quite honestly, just pure common sense. It's not a matter of could our property values decline, but a matter of when. Terra Springs, I believe, is the first subdivision of this village, so why is devaluing it acceptable to this board? Why would anyone want to devalue any property anywhere in this village? I am well aware our voices are going unheard, hence the need for another meeting on a project the majority oppose altogether, so what benefit is this to the village when you devalue an entire subdivision. Is Terra Springs being sold out for a more monetarily prosperous project? The security of maintaining the integrity and value of our homes is being ignored and sold out by the village that is supposed to have our best interests at

heart.

The traffic nightmare this will cause is nothing short of a disaster. There is already a steady flow of traffic as people use Hartigan and Terra Springs as a cut through, typically ignoring the stop signs. Has anyone considered the parking nightmare that is also going to occur? Not possibly, but will. The last set of plans we were able to see, one parking space is being allowed for one bedroom unit. So I guess two drivers with two cars living in a one bedroom apartment isn't logical? Where do you think the overflow of cars are going to start to park.

Has there been any discussion on the need for added police presence? Nearly 300 units I would imagine logically would necessitate the need for added police presence. Volo has one car coverage for 17 hours a day. There is no dedicated coverage during the night hours of 11pm-630am. Is there consideration of adding police units to our village overnight to cover us during those overnight hours where there isn't a police unit dedicated to just Volo? I have yet to hear anything about the impact this will have on our police response and overall coverage by law enforcement.

To expect us to ignore and accept the ordinance for no "section 8" as fact and lay that to rest is passive and unsettling. While reassuring, it is only one fraction of a reassurance as to the other possibilities that this ordinance leaves open for the potential of government housing. Pretending Section 8 is the only government subsidized housing, which is the only form that has been mentioned to my knowledge, is insulting. Are direct housing subsidies, rent supplements, non-profit housing, and forms of co-op or other forms of private sector government assistance programs and the like be included in that also? There is a reason only a portion of the homes in Terra Springs were able to be turned into rental properties. There is a reason there was (and maybe still is) a waiting list for those who wish to rent out their units. Any logical person understands the intent behind this. The limitations on the allocation of rental units in this subdivision is one of the reasons I chose to buy a home here in 2004. Now the village is allowing just shy of \*300\* rental units which any logical person questions what the plan is when these "luxury" vacancies are not filled. Where is our complete, no loop hole assurances on this?

Our voices are going unheard. The voices YOU are supposed to protect and ensure a safe, prosperous quality of life. Lining the bank account of the village looks appealing on paper, but with a budget that has been in a surplus for years, is the expense of your loyal, taxing paying, voting residents worth this? By voting yes to this project in its entirety, you are all selling out the residents of Terra Springs. This subdivision is peaceful, safe and family friendly. The Cunat project will disrupt all of these factors which seems to concern only the residents, not the board. In a world currently in chaos, by voting yes to this project, you are just adding to the chaos to the people who trusted you to look out for them, your loyal residents. These apartments are intrusive to our quality of life, which any logical person can see. People who don't live here can see it. There seems to be a lot of pretending, turning a blind eye, and passive behavior towards the people who vote in this village all over money. Hear our voices. Do what you were elected to do and listen to the people of Terra Springs. Do not sell out Terra Springs. Do not compromise the integrity of Volo. Vote NO to the Cunat apartments.

Gina Willer  
541 Terra Springs Cir

Sent from my iPhone

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Subject:** Fwd: Public Comments in Regards to Woods Of Terra Springs  
**Date:** Thursday, September 3, 2020 2:08:12 PM

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Colleen please add to the files

Thank you,  
Steve

----- Forwarded message -----

**From:** **Jenny Welter** <[jenochs76@gmail.com](mailto:jenochs76@gmail.com)>  
**Date:** Thu, Sep 3, 2020, 1:44 PM  
**Subject:** Public Comments in Regards to Woods Of Terra Springs  
**To:** <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>

Hello,

I apologize for not being able to make it the meeting this evening but the last minute date change made it tough. I am writing you to ask the Village Trustees and Mayor to vote NO to the building of The Woods of Terra Springs or ask for a reduction in the number of buildings/units. While I respect and want Volo to grow I feel that the sheer number of units being building in this space is too much, it will be an eyesore, it intrudes on other people privacy with the houses/townhouses near there, the traffic on Hartigan and Terra Springs will be horrendous (I don't care what your studies say unless you live in Terra Springs you don't know), the impact on school (again being affect by only 17 students is a joke), the major loss of green space, the fact that Cunat bullied the Village into being able to drop the addition of the park, drop in property value in Terra Springs and most importantly the rain runoff that affect Terra Springs.

We have lived in Terra Springs for only a little while and last year flooding was a major issue due to the volume of rain, my fear is with all the buildings there is only one deep hole to absorb all that water. Terra Springs has the pond, the detention pond and open area to accommodate heavy rain/flooding. I live on the detention pond and last year it was creeping up in our lawns, now with inadequate water retention pond that in in The Woods of Terra Springs what will that do the the " Original" Terra Springs?? I hope the village is ready to rectify the situation when it floods.

One of the reasons we loved and moved to Terra Springs is the Green Space around us, I seemed like the Village also did in requiring green areas in the subdivisions, with these units Volo is losing tons of Green Space and it will be an eyesore.

Lastly, I feel that the Village doesn't really want to listen to the people on this issue and have their minds made up, I truly hope this is not the case. The Zoning meeting was a joke and a formality, how many Village Trustees actually showed up to hear and listen to the people of Terra Springs and neighboring communities that oppose the building of the apartments? Last winter our stop sign was taken out, probably not a big deal to you but it was a big deal and NO ONE asked or even gave us a heads up it was being taken out. Do you know how many

accidents there almost were? We had to come a beg for it back, it was put back but not one person did research, looked to see how it could affect residents or the community. We had to come to you and tell you, and we are doing it again because you aren't doing research or asking how it could affect Terra Springs. Please listen to us this time before you act.

Thank you,

A concerned Terra Springs resident!

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Cc:** [Michael May](#)  
**Subject:** Fwd: Terra Springs  
**Date:** Thursday, September 3, 2020 8:44:04 PM

---

Colleen please add to our files.

Thank you,  
Steve

----- Forwarded message -----

**From:** **Greg Mackall** <[mackall512@comcast.net](mailto:mackall512@comcast.net)>  
**Date:** Thu, Sep 3, 2020, 8:12 PM  
**Subject:** Terra Springs  
**To:** <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>

Thank you for destroying our neighborhood

**From:** [Stephen Henley](#)  
**To:** [Colleen Huhn](#)  
**Cc:** [Michael May](#)  
**Subject:** Fwd: The Woods of Terra Springs...  
**Date:** Friday, September 4, 2020 6:20:27 PM

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Colleen please put into the files.

Thank you,  
Steve

----- Forwarded message -----

**From:** **Matthew Sadler** <[bobsyorunkl@gmail.com](mailto:bobsyorunkl@gmail.com)>  
**Date:** Fri, Sep 4, 2020, 6:16 PM  
**Subject:** The Woods of Terra Springs...  
**To:** <[shenley.volo@gmail.com](mailto:shenley.volo@gmail.com)>

Mayor Henley,

I am a resident of Ingleside. My family and I live on Wooster Lane just off of Nippersink. In fact, we live roughly 650 feet from the intersection of Terra Springs Drive and Nippersink. That's where this new subdivision, The Woods of Terra Springs, will begin.

I was unable to attend the board meeting on September 3rd so I am unsure why the village decided (if it was even stated) to approve this new development. From the neighbors I have spoken to and from reading the comments and concerns that were written to the village both before and after the Planning and Zoning Commission meeting on July 28, 2020, the decision to continue with this project made no sense.

I'm hoping you can enlighten me.

As mayor, I hope that you too follow the old adage that President Truman so famously stated on a desk sign that read, "The Buck Stops Here!". Sure, I could ask the rest of the village board why they approved the building of this development. I probably will. But as the mayor, you are a leader. The board should look to you to make sure you and they are making the right decision for every situation. That means listening to the concerns of the citizens of the village of Volo and, yes, even listening to the concerns from citizens of surrounding villages.

Personally, I worry that instead of listening to how this will affect the people that live near this potential subdivision, you listened to the amount of money Cunat said this project will bring in. I'm not sure how much I would trust their numbers, though. In looking over some of the studies and calculations they did to determine the population estimate and traffic impact, for example, their numbers are on the very low end of where they will probably end up being in reality.

To cram that many buildings and people into such a small area seems illogical. The scale of this project is too great for such a small area. The impact it will have on the surrounding community will be devastating. People are already talking about moving. They're concerned about property values dropping dramatically. I have only lived in the area for about 15 years but my wife and her family have lived in this neighborhood for many decades. They have seen a lot of changes over the years. Some good, some bad. But if this development goes through as planned, it may be the worst change yet.

I beg you to reconsider this plan. I am pleading with you to ask Cunat move it to somewhere else. I'm sure they can find bigger and better land for sale in the area that would fit their project much better. Please, be a leader and stand up for the community you were elected to watch over and protect.

Sincerely,

Matthew Sadler