

**MINUTES OF THE SPECIAL JOINT MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEE
AND PLANNING COMMISSION
OF THE VILLAGE OF VOLO**

APRIL 3., 2007

CALL TO ORDER

This Special meeting was called to order by President Russell at 7:30 P.M. at the Village Annex, 31726 N. Mc Nally Lane, Volo, Illinois, pursuant to proper legal notice.

PLEDGE TO THE FLAG

President Russell led those present in the Pledge of Allegiance to the Flag.

ROLL CALL - BOARD OF TRUSTEES

Roll call was taken. Present were: President Russell, Trustee Crow, Trustee Grams, Trustee Hill, Trustee Wagner and Trustee Wegener. Absent: Trustee Evans. The President declared a quorum present. The sign-in sheet is attached hereto. Staff present was: Village Attorney Donna MacDonald, Village Engineer Bud Reed, Village Planner Jon Wildenberg, Village Administrator Ken Buchardt, Administrative Assistant Judy Rutishauser and Village Clerk La Verne Drake. The President declared a quorum present.

ROLL CALL – PLANNING COMMISSION

Roll call was taken. Present were: Chairperson Betty Wertke, Planning Commissioners Bruce Buschick, Betty Sargent, Lenny Blatz, Naomi Wick and Wayne Willis. Absent: Planning Commissioners Ed Locke, Yvonne Maassel and Carol Porter. Chairperson Betty Wertke declared a quorum present.

**CONCEPT PRESENTATION BY ORPUT CO., MID-AMERICA AND ARCHON
(GOLDMAN-SACHS) – ELLIS 90 ACRES – PROPOSED COMMERCIL/RETAIL
DEVELOPMENT**

Mr. Greg Orput, Executive Vice President of Orput Co. introduced Richard Spinell and Richard Yaras from Mid-America Asset Management, Inc., and Curt Bailey and John Maggiore from Archon Group, co-developers.

Mr. Orput explained that these three companies are working together to develop the 90 acre Ellis property located south of Sea Ray, with frontage on Route 12 and Gilmer Road. They plan to extend Ellis Drive through the center of the development to Route 12. The concept plans that he proposes contains two big box stores, as yet unnamed, as well as a variety of other types of stores. There will be outlots for restaurants, etc. Nothing is definite but they are moving forward to procure a good balance of quality stores for this development. They will work with the Village Engineer and

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Village Planner and Staff. The sanitary sewers and water systems are almost complete and will not delay the project. They are also working with IDOT regarding traffic signalization in and adjacent to the project. A question and answer period followed.

Curt Bailey from Archon Group stated that this development is a cooperative effort with Archon, Mid-America and Orput. John Maggiore, Director of Retail Development wants to have a working partnership with the Village and their Staff will be easily accessible to the Village.

Greg Hummel, Bond Counsel for the Village, was very positive about the abilities and expertise of this group of developers.

ADJOURNMENT – PLANNING COMMISSION MEETING

At 8:25 P.M. Commissioner Wayne Willis made a motion to adjourn the Planning Commission Meeting, seconded by Commissioner Buschick. Voice vote. All ayes. Absent: Commissioner Locke, Commissioner Maassel, and Commissioner Porter. Chairperson Betty Wertke declared the motion approved.

**PUBLIC WATER SUPPLY MASTER PLAN FOR THE VILLAGE OF VOLO,
ILLINOIS OCTOBER, 1004-REVISED MARCH, 2007**

Presentation by Rick Leber of Manhard Consulting Ltd.

Mr. Leber presented the Updated Water System Master Plan to the Village. This report updated the Master Plan for the Village's water system, which was issued in October, 2004. In this report Manhard reviewed and evaluated the Village's water system based on the current rate of residential and commercial development, as well as the ultimate development within the area the Village may serve. This report presents findings and recommendations for both the immediate and future needs for the Village's potable water supply system. This report has been a cooperative effort of Mr. Rick Leber, Karl Krebs, and Village Engineer Bud Reed.

There will be three areas, North, Central and South. The North area takes in Home Depot, Terra Springs and Remington. The North area has three wells and produces 700 gallons of water a minute. This area is just about built out. The South area will take care of the Symphony Meadows, Lancaster Falls North and South, the proposed 90 Acre Ellis development, and to the south Village limits. There are two wells on the South area which will be producing 700 gallons per minute. If additional water is required for the Central area a location for more wells will be determined and dug. All the water systems will be looped together for more efficiency. Old Town can be handled by an 8" water main from the South System.

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The total cost will be \$22,000,000.00 for the 20 year plan. This money will be paid by connection fees charged to the developers. The present fee is \$3,250.00, which Manhard is recommending be increased to \$5,149.00 for single family residences. A copy of this report is attached hereto.

A question and answer period followed.

VILLAGE OF VOLO COMPREHENSIVE TRANSPORTATION PLAN – UPDATE

Presentation by Dan Brinkman of Gewalt-Hamilton Associates, Inc.

Dan Brinkman of Gewalt-Hamilton Associates, Inc. reviewed the Draft of the updated Comprehensive Transportation Plans for the Village. Attached to the Plan (Exhibit A) is a revised chart with updated 2007 unit costs for each of the recommended types of improvements.

Exhibit B Part 1 utilizes the updated 2007 construction costs presented in Exhibit A and recalculates both the total cost for the mainline improvements as well as the shared cost for the planned/proposed land uses in the South Planning Area. Total improvement cost estimate has increased from \$12,640,000.00 to \$19,110,000.00.

Exhibit C Part 1 utilizes the updated 2007 construction costs presented in Exhibit A and recalculates both the total cost for the mainline improvements as well as the shared cost for the planned/proposed land uses in the North Planning Area. Total improvement cost estimate has increased from \$13,985,000.00 to \$20,060,000.00.

Exhibit D compares the shared costs for each unit depending upon the type of Land Use. Four land uses were generally considered in the Comprehensive Plans; Residential, Office/Industrial Space, Commercial Space and Public or Institutional Space

These costs and road construction costs will be divided between the developers and Transportation Impact Fees.

A question and answer period followed.

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ADJOURNMENT

At 9:00 p.m. Trustee Wagner made a motion, seconded by Trustee Grams, to adjourn the meeting. Voice vote. All ayes. Absent: Trustee Evans. The President declared the motion approved.

Respectfully submitted,

La Verne Drake
Village Clerk