



MEMO

Date: July 21, 2020

To: Chairperson Connell
Planning & Zoning Commission

From: Mike May
Village Administrator

Re: Planned Unit Development – Woods of Terra Springs

Cunat (www.cunatinc.com) has submitted an application for a Planned Unit Development (PUD) to develop the ±17.136 acres on Hartigan Road between Home Depot and Terra Springs with 240 rental units in 11 buildings, a clubhouse, and parking facilities.

The property ([Exhibit 1](#)) includes Lot 1 (PIN 05-22-401-015) and Lot 2 (PIN 05-22-401-016) in the Terra Springs Subdivision. The property is zoned Mixed-Use Residential/Commercial (MU-2) with a Special Use Permit (SUP).

Background

The property was annexed in October 1998 as part of the Four Oaks Annexation, which included a portion of Volo Commons (Home Depot), and Terra Springs ([Exhibit 2](#)).

Pursuant to Section IV of the Annexation Agreement ([Exhibit 3](#)), the property was rezoned Mixed Use (MU-III) with a Planned Unit Development (PUD) ([Exhibit 4](#)).

Section IV.B.6.a of the Annexation Agreement provided for the development of 295 apartments on a portion of the property. The unit count was increased to 384 apartments as part of the Second Amendment to the Four Oaks Annexation Agreement ([Exhibit 5](#)).

The Final Plat of Subdivision for Terra Springs ([Exhibit 6](#)), approved in January 2003, created Lot 1 and Lot 2 for future development of the multi-family component contemplated in the Annexation Agreement.

Mayor: Stephen Henley
Trustees: Michael Wagner – Carol Porter – Kurt Johnson – Dustin Heuser – John Buttita – Lesa Northam
Village Clerk: Bonnie Rydberg

Cunat purchased the property in June 2019 for \$2.8 million. The prior approvals, which provide for the development of multi-family units, were a significant factor in the decision to purchase the property.

Proposed Development

The Woods of Terra Springs ([Exhibit 7](#)) includes 240 rental units in 11 buildings, a clubhouse, and parking facilities. Hartigan Road bisects the development.

Lot 1, north of Hartigan Road, includes three (3) 30-unit buildings, three (3) 12-unit buildings, 211 parking spaces, a mail center, and the trash compactor.

Lot 2, south of Hartigan Road, includes three (3) 30-unit buildings, two (2) 12-unit buildings, 230 parking spaces, a mail center, and the clubhouse. A 1.305-acre stormwater detention pond and a 2.03-acre deed restricted woodland area is located on Lot 2.

The 30-unit buildings ([Exhibit 8](#)) are 3 stories with a footprint of 10,947 SF and a total floor area of 31,005 SF. They contain six (6) 2 bed / 2 bath units, and twenty-four (24) 1 bed / 1 bath units.

The 12-unit buildings ([Exhibit 9](#)) are 3 stories with a footprint of 4,960 SF and a total floor area of 13,968 SF. They contain twelve (12) 2 bed / 2 bath units.

Units range in size from 692 SF – 1,013 SF ([Exhibit 10](#)).

Unit	Bed / Bath	Size	Building	#
A	1 / 1	892 SF	30-unit	12
B	2 / 2	928 SF	30-unit	6
C	1 / 1	692 SF	30-unit	6
D	1 / 1	974 SF	30-unit	6
E	2 / 2	1,013 SF	12-unit	6
F	2 / 2	976 SF	12-unit	6

The 7,372 SF clubhouse ([Exhibit 11](#)) features an indoor swimming pool, fitness center, and community room. It also contains office space for on-site leasing / property management and a maintenance shop.

Two (2) mail centers ([Exhibit 12](#)) consolidate the mailboxes for the development. A mail center is located on Lot 1 and Lot 2, serving the buildings north and south of Hartigan Road, respectively. Packages (UPS, FedEx, Amazon) will be delivered to the clubhouse. This ensures only residents have access to the buildings.

A trash compactor ([Exhibit 13](#)) is centrally located on Lot 1. Residents will be required to bring their garbage and recycling to the trash compactor. This will eliminate the need for separate dumpsters and enclosures for each building.

Building Elevations

The 30-unit buildings and 12-unit buildings are 3-stories, with an overall height of 37 FT 7¾ IN, measured from top of foundation to the highest point of the roof. The buildings are comparable in height to the 3-story court townhome buildings in Terra Springs.

The elevations of the 30-unit building ([Exhibit 14](#)) and 12-unit building ([Exhibit 15](#)) incorporate architectural elements found on residential structures throughout the Village, including:

- articulated wall and roof planes
- roof rakes and eaves
- exterior trim (frieze boards, corner boards, band boards, window casings)
- window grids
- covered entries with columns

All elevations (front, rear, sides) of the buildings incorporate a variety of materials, including:

- 1st story: brick; stone cap
- 2nd story: vinyl horizontal siding and trim; brick (partial)
- 3rd story: vinyl horizontal siding and trim; brick (partial)
- gables: vinyl shake siding and trim; aluminum fascia and soffit
- roof: architectural shingles; aluminum fascia and soffit

The clubhouse elevations ([Exhibit 16](#)) incorporate similar architectural elements and materials.

Overall, the style and design of the buildings, including the materials, is compatible with and complements the buildings in Terra Springs as well as the other residential structures throughout the Village.

Cunat’s proposed use of vinyl trim deviates from the wide-spread use of composite wood trim on residential structures (front elevations) throughout the Village. Cunat has selected vinyl trim to minimize the number of material transitions, which are common locations of water infiltration.

Zoning

The property is zoned Mixed-Use Residential/Commercial (MU-2) with a Special Use Permit (SUP). The existing uses on the immediately adjacent properties ([Exhibit 17](#)) are as follows:

- North: single-family detached residential
- East: single-family attached residential (Terra Springs)
- South: single-family attached residential (Terra Springs)
- West: commercial (Home Depot)

Multi-Family Dwellings is a permitted Special Use in the MU-2 District (Zoning Ord. §5.7.3), which serves as the underlying zoning district for higher density multi-family developments proposed as part of a Planned Unit Development (Zoning Ord. §5.7.1).

A high-density multi-family residential development would provide an appropriate transition between Terra Springs, a moderate-density single-family attached residential development, and Home Depot, a high intensity non-residential development, as contemplated in the MU-2 District (Zoning Ord. §5.7.1).

The applicable development standards (Zoning Ord. §5.7.4) and site data is provided below:

		Required	Lot 1	Lot 2
Lot Area	(§5.7.4.a)	8,800 SF	263,843 SF	465,003 SF
Lot Width	(§5.7.4.b)	65 FT	721.85 FT	757.12 FT
Street Yard	(§5.7.4.c.1)	20 FT	*16.76 FT	20 FT
Rear Yard	(§5.7.4.c.4)	30 FT	30 FT	30 FT
Building Height	(§5.7.4.d)	35 FT	*37 FT 7¾ IN	*37 FT 7¾ IN
Floor Area Ratio	(§5.7.4.e)	0.40	*0.51	0.28
Building Coverage	(§5.7.4.f)	25%	18.08%	10.78%
Green Area	(§5.7.4.g)	55%	61.95%	66.71%

Requested Departures

Cunat is requesting departures from the following development standards as part of the PUD:

- Maximum Building Height (Zoning Ord. §5.7.4.d):

37 FT 7³/₄ IN rather than 35 FT

The requested maximum building height is consistent with the height of the townhome buildings in Terra Springs and Symphony Meadows.

- Street Yard (Zoning Ord. §5.7.4.c.1):

16.76 FT rather than 20 FT – Building #6

16.98 FT rather than 20 FT – Building #8

18.28 FT rather than 20 FT – Building #11

Buildings #6, #8, and #11 are greater than 20 FT from the existing property line. However, the required dedication of additional right-of-way along Hartigan Road and Terra Springs Drive for roadway improvements will cause these buildings to encroach into the required 20 FT street yard.

- Floor Area Ratio (Zoning Ord. §5.7.4.e):

0.51 rather than 0.40 – Lot 1

The overall floor area ratio for the development is 0.36.

Parking

The site plan includes a total of 441 parking spaces, 20 of which are handicapped accessible parking spaces.

For the 30-unit buildings and 12-unit buildings (Class No. 2), the required number of off-street parking spaces is 1.5 space per 1-bedroom unit and 1.8 spaces per 2-bedroom unit. The clubhouse (Class No. 8) requires 3 spaces per 1,000 SF of gross floor area (Zoning Ord. §9.2.a).

A comparison of the parking spaces required ([Exhibit 18](#)) and provided is below:

	Required	Provided	Handicapped
Lot 1	207	211	10
Lot 2	208	230	10

Furthermore, a comparison of the distribution of parking spaces ([Exhibit 19](#)) is below:

	Required	Provided	Handicapped
Buildings #6 & #7	69	68	3
Building #8	22	26	2
Buildings #9 – #11	116	117	5
Buildings #1 – #5	185	208	8
Clubhouse	23	22	2

Cunat intends to regulate parking in the development by permit. Permits will be issued by unit (1-bedroom unit = 1 permit / 2-bedroom unit = 2 permits). Additional permits will not be issued. Overnight guest parking will require a permit (48 hours maximum).

A total of 336 permits will be issued for 421 parking spaces (excluding handicapped spaces) leaving 85 parking spaces for guest parking – approximately 0.35 spaces per unit.

The site is designed to accommodate the Fox Lake Fire Protection District’s largest vehicle (Ladder 2232) ([Exhibit 20](#)).

All parking lot lights will be LED with pole heights of 20 FT. The photometric plan ([Exhibit 21](#)) shows minimal light trespass onto adjoining properties (< 0.5 foot-candles) along the perimeter of the site. Bollards are located along the sidewalks at the rear of buildings to ensure the path from parking lot to building entrance is illuminated.

Stormwater

The stormwater management facilities (detention ponds) for the development were originally designed and constructed in conjunction with Terra Springs. The Terra Springs subdivision, which includes Lot 1 and Lot 2, contains three (3) detention basis ([Exhibit 22](#)).

The south pond, located between Terra Vista Court and Grandview Court, currently provides detention for the portion of Terra Springs south of Terra Firm Lane. The central pond, located between Terra Firma Lane and Terra Meadow Circle and Grandview Court and Harvest Court, currently provides detention for the remainder of Terra Springs. The north pond, located on Hartigan Road, currently provides detention for the west portion of Home Depot.

The north and pond flows to the central pond, which outlets to the Fish Lake Drain at the southwest corner of the subdivision ([Exhibit 23](#)). The maximum allowable release rate from the site is set by the Lake County Watershed Development Ordinance (WDO).

Lot 2 and a portion of Lot 1 (Buildings #6 – #8) will drain to the north pond; the remainder of Lot 1 (Buildings #9 – #11) will drain to the central pond ([Exhibit 24](#)). The stormwater runoff from the buildings and parking lots will be conveyed to the detention ponds via storm sewer ([Exhibit 25](#)). Overland drainage down the hill toward Terra Springs was not permitted.

The north pond will be modified to provide the required detention volume for the development and the west portion of Home Depot. 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.

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.

The stormwater management facilities will be owned and maintained by Cunat. An easement will be required over the north pond and emergency overflow, allowing the Village to maintain these facilities in the event the developer does not.

See [Appendix 1](#) for the Engineering Plans.

See [Appendix 2](#) for the Stormwater Report.

Utilities

The development will be served by the Village (water) and Lake County Public Works, formerly Lakes Region Sanitary District (sanitary sewer). Both systems have adequate capacity to serve

the development. The Illinois Environmental Protection Agency (IEPA) will review and permit the water and sanitary sewer improvements.

Water

A series of new water mains (10", 8", and 6") will connect to existing water mains stubs west of the property and on Hartigan Road and Terra Springs Drive to create service loops for the buildings with 13 fire hydrants located throughout the development ([Exhibit 26](#)).

The buildings will have a combined (domestic / fire sprinkler) water service – 4" (30-unit) and 2.5" (12-unit). Each building will have one (1) water meter; units will not be individually metered. A shut-off valve (domestic) is provided on the exterior of each building.

All water mains (6" and larger) and structures (fire hydrants, valves) will be dedicated to and maintained by the Village. Easements will be required over all Village facilities for maintenance and repair.

Sanitary Sewer

The sanitary sewer services for each building will connect to existing sanitary sewer mains on Lot 2, Hartigan Road, or Terra Springs Drive ([Exhibit 27](#)).

All sanitary sewer mains (8" and larger) and structures (manholes) will be dedicated to and maintained by Lake County Public Works (LCPW). Easements will be required over all LCPW facilities for maintenance and repair.

Access

Access to the development is off Hartigan Road and Nippersink Road. There is no access from Terra Springs Drive. An emergency access drive with a crash gate is located behind Building #1, connecting to the service drive behind Home Depot.

Buildings #1 – #5 and the clubhouse are served by the central access point on Hartigan Road, with emergency access from emergency access drive. Buildings #6 and #7 are served by the west access point on Hartigan Road, with emergency access through the parking lot south of Building #6. Buildings #8 – #11 are served by the central access point on Hartigan Road and the access point on Nippersink Road.

The central access point on Hartigan Road provides cross-access between Lot 1 and Lot 2 and will likely function as the primary access to the development. Accordingly, the trash compactor and mail centers are located proximate to this access point.

Traffic Impact Study

Gewalt-Hamilton Associates (GHA) conducted a Traffic Impact Study (TIS) in accordance with guidelines published by the Institute of Transportation Engineers (ITE) to determine the impact the development will have on the area roadway network.

GHA conducted the traffic counts on Thursday, January 9, 2020 from 6:00 AM – 9:00 AM (weekday AM) and 3:00 PM – 6:00 PM (weekday PM) and on Saturday January 25, 2020 from 10:00 AM – 1:00 PM (weekend MID-DAY).

Observed Peak Hours were 7:00 AM – 8:00 AM (weekday AM), 4:45 PM – 5:45 PM (weekday PM), and 11:30 AM – 12:30 PM (weekend MID-DAY). Traffic at Hartigan Road / Terra Springs Drive during the peak hours is summarized below:

	Weekday AM	Weekday PM	Weekend
Terra Springs Drive (SB) to Hartigan Road (WB)	55	61	63
Terra Spring (SB)	10	55	17
Hartigan Road (EB) to Terra Springs Drive (NB)	37	85	68
Hartigan Road (EB) to Terra Springs Drive (SB)	3	57	30
Terra Springs Drive (NB) to Hartigan Road (WB)	37	26	28
Terra Springs Drive (NB)	68	16	21

Under current conditions, the intersection operates at a “B” Level of Service (LOS), with relatively low delays (10 – 15 seconds per vehicle).

Based on the traffic characteristics (trip generation and distribution) for the development, published by the ITE in its *Trip Generation Manual (10th Edition)*, GHA projected traffic at Hartigan Road / Terra Springs Drive during the peak hours at built-out:

	Weekday AM	Weekday PM	Weekend
Terra Springs Drive (SB) to Hartigan Road (WB)	(+9) 64	(+28) 89	(+24) 87
Terra Spring (SB)	10	55	17
Hartigan Road (EB) to Terra Springs Drive (NB)	(+25) 62	(+17) 102	(+23) 91
Hartigan Road (EB) to Terra Springs Drive (SB)	3	57	30
Terra Springs Drive (NB) to Hartigan Road (WB)	37	26	28
Terra Springs Drive (NB)	68	16	21

The intersection is projected to continue to operate at the “B” LOS.

The TIS indicates that traffic projected to be generated by the development will have little effect on the operations of the area roadway network with improvements (see below) to Hartigan Road and Terra Springs Drive providing additional capacity.

See [Appendix 3](#) for the Traffic Study.

Hartigan Road / Terra Springs Drive

Cunat has agreed to widen to Hartigan Road and Terra Springs Drive to a 3-lane cross-section with a thru lane in each direction and a center left-turn lane ([Exhibit 28](#)). The new road width will be 33 FT edge-to-edge (three (3) 11 FT lanes). The existing road width is 20 FT edge-to-edge (two (2) 10 FT lanes).

To accommodate the roadway expansion, Cunat will dedicate additional right-of-way (ROW) along Hartigan Road (20 FT) and Terra Springs Drive (4 FT). The dedication totals approximately 0.405 acres.

The north curbline of Hartigan Road and the east curbline of Terra Springs Drive will remain, with the widening extending to the south and west, respectively.

At the intersection of Hartigan Road / Terra Springs Drive, right turn lanes will be added to the north (Terra Springs Drive to Hartigan Road) and west (Hartigan Road to Terra Springs Circle) legs of the intersection. The intersection will become a full 3-way stop.

The new intersection configuration will allow residents of Terra Springs to enter the subdivision from Hartigan Road and Terra Springs Drive without having to wait for turning traffic (i.e. thru or development traffic).

A 5 FT sidewalk will be added along Hartigan Road (north side – full; south side – partial) and Terra Springs Drive (west side).

Requested Departure

Cunat is requesting the following departure from the Subdivision Ordinance as part of the PUD:

- Sidewalk (Subdivision Ord. §V.C.5.a):

No sidewalk on the south side of Hartigan Road from the central access point west to the property line.

Sidewalk at this location would be adjacent to the steep side slope of the north pond, which drops 20 FT from the right-of-way to the bottom of the pond. This is a potential safety concern. At the Village's request, Cunat has agreed to install a split rail fence along the detention pond.

Tree Survey

Kimley-Horn and Associates conducted a tree survey, recording the location, size, species, and condition of all trees on the property with a trunk size of 4" DBH or greater in accordance with the requirements of the Zoning Ordinance (§7.6.1.b.1) ([Appendix 4](#)).

The property is heavily wooded, with 1,328 trees recorded in the survey. A total of 1,153 trees will be removed in conjunction with the development of the property. 828 trees will be removed for forestry management – invasive species (609), poor condition (106), and poor form (113). Only 325 trees will be removed solely due to construction. 175 trees will be preserved.

The southern portion of Lot 2 is designated as Deed Restricted Woodlands. A deed restriction will prevent development on this 2.03 acres and require the restoration and maintenance of this woodland area.

At the Village’s request, Cunat has agreed to restore and maintain this woodland to encourage the continued growth of a number of significant mature cherry, oak, and walnut trees on this portion of the property.

Landscaping

The Landscape Plan ([Appendix 4](#)) includes 385 trees (171 shade, 191 evergreen, 23 ornamental), 1,306 shrubs, 2,800 ornamental grasses, and 909 perennials.

A comparison of the landscaping required ([Exhibit 29](#)) and provided is below:

	Lot 1		Lot 2	
	Required	Provided	Required	Provided
Parkway Trees (§7.6.2)	40	40	19	19
Parking Lot Interior (§7.6.3)				
Landscaping	3,247 SF	6,366 SF	8,575 SF	*5,455 SF
Trees	19	26	48	48
Parking Lot Perimeter (§7.6.7)	100% frontage	100% frontage	100% frontage	100% frontage
Perimeter Yard (§7.6.5)	32	32	43	*30
Foundation (§7.6.6)				
Landscaping	5,277 SF	8,400 SF	9,300 SF	9,314 SF
Trees	11	24	19	23
Transition Setback (§7.6.7)				
Trees (shade)	30	30	17	17
Trees (evergreen)	60	60	36	36
Shrubs	36	36	22	22

Requested Departures

Cunat is requesting departures from the following landscape requirements as part of the PUD:

- Interior Parking Lot Landscaping (Zoning Ord. §7.6.3):

5,455 SF rather than 8,575 SF – Lot 2

22 additional parking spaces (3,363 SF), are provided on Lot 2. If not for the additional parking spaces, the standard would be met.

- Perimeter Yard Landscaping (Zoning Ord. §7.6.5):

30 trees rather than 43 trees – Lot 2

The Village has requested a fence be installed on the west property line adjacent to the buildings and detention pond (800 LF). The fence would substitute for the 13 trees required along this portion of the property line (1 tree per 60 LF).

A privacy fence is provided along the north property line (Lot 1) to screen the properties on Nippersink Road. In addition, a significant portion of the landscaping on Lot 1 is planted along the north property line to provide a landscape buffer.

At the Village's request, Cunat will also provide a privacy fence along the west property line, adjacent to the buildings to screen the rear loading area of Home Depot. A split rail fence continues along the west property line adjacent to the detention pond.

Rent

The development will not include Section 8 housing.

Cunat projects rent for the units at \$1,200 – \$1,600 per month, which includes water, sewer, and garbage. Residents are responsible for electricity, phone, cable, and internet. Pets are permitted, subject to certain restrictions and a fee.

Each unit will include a stove, refrigerator, dishwasher, washer, and dryer. All appliances are electric. Heat (electric) and A/C are provided by PTAC units (in-wall), with a low-profile grille on the exterior of the building.

Cunat will have an on-site leasing / property management office and maintenance shop located in the clubhouse. Regular office hours are 8:00 AM – 5:00 PM (M – F) and 9:00 AM – 1:00 PM (Sat). Maintenance is on-call after hours.

Landscaping will be maintained by a landscape contractor. The on-site maintenance personnel will be responsible for snow removal.

Taxes / Fees

Using a projected assessed value of \$6.5 million at build-out, the development would generate \$647,952 in property taxes at the current tax rate (9.968499). The share of property taxes to each taxing district is detailed below:

District	Tax Rate	Tax \$
Big Hollow School District #38	3.962806	\$257,582
Grant Community High School District #124	2.350940	\$152,811
Village of Volo	0.844394	\$54,886
Fox Lake Fire Protection District	0.600183	\$39,012
Lake County	0.596778	\$38,791
Grant Township	0.553560	\$35,981
Fox Lake Library District	0.381186	\$24,777
College of Lake County	0.281521	\$18,299
Lakes Region Sanitary District	0.217362	\$14,129
Lake County Forest Preserve District	0.179769	\$11,685
Total	9.968499	\$647,952

The projected impact fees to other taxing districts are detailed below:

- \$75,000 Big Hollow School District
- \$25,000 Grant Community High School District
- \$10,000 Fox Lake Library District
- \$25,000 Fox Lake Fire Protection District

Estimated Population

The Village uses a population table developed by the Illinois School Consulting Service and Associated Municipal Consultants, Inc. ([Exhibit 30](#)) to project the number of residents, including school-age children, generated by a new development. These projections are used to calculate impact fees.

At build-out, the development is projected to add 437 residents, including 18 school-age children – 13 in Big Hollow (District #38) and 5 in Grant (District #124) ([Exhibit 31](#)).

Development Schedule

The project will be developed in two (2) phases:

- Phase 1: Lot 2 (3 – 30-unit buildings; 2 – 12-unit buildings; clubhouse)
- Phase 2: Lot 1 (3 – 30-unit buildings; 3 – 12-unit buildings)

Each phase will take approximately 12 – 18 months to complete.

Cunat hopes to begin site work (tree clearing, grading, underground infrastructure) in September, following final development approval by the Village Board and final plan approval by the Village Engineer.

Earthwork should be completed this fall, allowing building foundations to be poured before a hard freeze. Work on the buildings would continue over the winter through next summer.

The clubhouse will be completed first in order to open the leasing / property management office. Estimated occupancy for the first units is mid-2021.

Phase 2 (Lot 1) would begin following the completion of Phase 1 (Lot 2).

Requested Action

The Commission is being asked to consider a recommendation on the Planned Unit Development (PUD) for The Woods of Terra Springs.

A consolidated list of the departures requested as part of the PUD is attached as [Appendix 5](#).

As final plans for the development are still being reviewed, any recommendation on approval should be conditioned on the incorporation of any pending comments from the Village Engineer, or Village Attorney on any plans, plats, or other required submittals.

If you have any questions, please do not hesitate to contact me.