



## MEMO

Date: February 17, 2022

To: Chairman Komars  
Planning & Zoning Commission

From: Mike May  
Village Administrator

Re: Planned Unit Development – Redwood Volo

Redwood ([byredwood.com](http://byredwood.com)) has submitted an application ([Exhibit 1](#)) for preliminary and final planned unit development and subdivision approvals in connection with the development of ±32.5 acres at the southwest corner of Gilmer Rd and Ellis Dr with 132 for-rent, single-family attached dwelling units (townhomes) and a leasing center.

The property ([Exhibit 2](#)), which includes portions of PINs 09-02-300-015 and 09-03-400-012, is zoned Regional Business (B-3) with an approved Concept Plan (Resolution No. R-18-242) for a Business Planned Unit Development.

### Background

In October 2018, the Village Board approved Resolution No. R-18-242 ([Exhibit 3](#)) approving the Concept Plan for the Volo Town Center Business Planned Unit Development.

The Concept Plan envisioned a master planned, mixed-use development on the ±87.5-acre site including non-residential and multi-family residential components of varying use and density.

Quadrant #4, which comprises the southeast portion of the site, was planned as a traditional multi-family residential complex with up to 20 units per acre in up to 4-story buildings and surface parking ([Exhibit 4](#)).

Redwood is under contract to purchase ±32.5 acres (Quadrant #4), which will be subdivided by metes and bounds subdivision prior to their acquisition. The remainder of the ±87.5-acre site will remain unsubdivided.

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

## Proposed Development

Redwood's proposed development ([Exhibit 5](#)) includes 132 for-rent, single-family attached dwelling units (townhomes) and a leasing center (4.06 units per acre) in 25 1-story buildings. The development is configured as a typical residential subdivision.

The buildings contain 3 – 8 units with footprints ranging from 5,380 SF to 13,780 SF ([Exhibit 6](#)):

| Building | # Units | Size      |
|----------|---------|-----------|
| A        | 4       | 8,473 SF  |
| B        | 6       | 11,009 SF |
| C        | 5       | 8,929 SF  |
| D        | 3       | 5,380 SF  |
| E        | 6       | 10,664 SF |
| F        | 5       | 8,922 SF  |
| G        | 4       | 6,923 SF  |
| H        | 6       | 10,644 SF |
| J        | 6       | 10,351 SF |
| K        | 5       | 8,636 SF  |
| L        | 4       | 6,923 SF  |
| M        | 4       | 7,173 SF  |
| N        | 6       | 10,937 SF |

| Building | # Units | Size      |
|----------|---------|-----------|
| P        | 4       | 7,137 SF  |
| Q        | 7       | 12,065 SF |
| R        | 6       | 10,351 SF |
| S        | 6       | 10,644 SF |
| T        | 6       | 10,644 SF |
| U        | 5       | 9,222 SF  |
| V        | 4       | 7,173 SF  |
| W        | 4       | 7,173 SF  |
| X        | 4       | 7,215 SF  |
| Y        | 7       | 12,358 SF |
| Z        | 8       | 13,780 SF |
| AA       | 7       | 12,358 SF |

The leasing office is located in Building A.

| # Units | # Buildings |
|---------|-------------|
| 3       | 1           |
| 4       | 8           |
| 5       | 4           |
| 6       | 8           |
| 7       | 3           |
| 8       | 1           |

All units have 2 bedrooms, 2 bathrooms, and an attached 2-car garage. They range in size from 1,294 SF – 1,620 SF ([Exhibit 7](#)).

| Unit                 | Size     | # of Units |
|----------------------|----------|------------|
| Capewood             | 1,620 SF | 12         |
| Forestwood           | 1,294 SF | 67         |
| Haydenwood           | 1,345 SF | 4          |
| Haydenwood w/Sunroom | 1,618 SF | 2          |
| Meadowood            | 1,326 SF | 23         |
| Willowood            | 1,381 SF | 24         |

A mail center ([Exhibit 8](#)), located at the entrance to the subdivision, consolidates the mailboxes for the development.

### *Building Elevations*

The buildings are all 1-story, with an overall height of 18 FT 10 IN – 20 FT 3 IN, measured from top of foundation to the highest point of the roof.

The elevations of the buildings ([Exhibit 9](#)) incorporate architectural elements found on residential structures throughout the Village, including:

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

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

- 1<sup>st</sup> story: vinyl horizontal siding and trim; stone (partial)
- gables: vinyl shake siding and trim
- roof: architectural shingles; aluminum fascia and soffit

Overall, the style and design of the buildings, including the materials, are compatible with and complement the residential structures throughout the Village.

## Zoning

The property is zoned Regional Business (B-3) with an approved Concept Plan for a Business Planned Unit Development. Existing uses on the immediately adjacent properties are as follows:

- North: undeveloped (farmland)
- East: single-family detached/attached residential (Symphony Meadows)
- South: single-family detached/attached residential (Symphony Meadows)
- West: undeveloped (farmland)

The Concept Plan identifies Multi-Family Residential as the exclusive use in Quadrant #4 (Exhibit H §1.1) as this use type provides an appropriate transition between the higher-intensity non-residential uses identified for Quadrants #1 – #3 and Symphony Meadows.

The applicable development standards (Exhibit H §2.3) and site data are provided below:

|                     | Required   | Lot 1         |   |
|---------------------|------------|---------------|---|
| Lot Area            | 330,000 SF | 1,403,794 SF  |   |
| Lot Width           | 200 FT     | 772.65 FT     |   |
| Building Height     | 45 FT      | 20 FT 3 IN    |   |
| Building Setback    | 30 FT      | <b>*24 FT</b> | Building B  |
| Building Separation | 20 FT      | 20 FT         |   |
| Unit Size           | 1,000 SF   | 1,294 SF      |   |
| Units per Building  | 6          | <b>*8</b>     | Building Q / Y / AA – 7 units<br>Building Z – 8 units |

The site plan meets the standards for Floor Area Ratio, Building Coverage, and Green Space in the B-3 District (Zoning Ord. §5.10.4):

|                               | Required | Lot 1 |
|-------------------------------|----------|-------|
| Floor Area Ratio (§5.10.4.e)  | 0.25     | 0.168 |
| Building Coverage (§5.10.4.f) | 40%      | 16.8% |
| Green Space (§5.10.4.g)       | 25%      | 77.1% |

## Parking

The site plan includes a total of 547 parking spaces, including 15 off-street parking spaces on Redwood Blvd (8 spaces), Wood Rose Dr (2 spaces), and Alder Way (5 spaces).

The applicable parking standards (Exhibit H §2.3) and site data are provided below:

|                           | Required | Lot 1 |
|---------------------------|----------|-------|
| Parking Spaces (per unit) | 2        | 4     |
| Driveway Depth            | 20 FT    | 20 FT |

Each unit includes 4 parking spaces: 2 spaces in the garage and 2 spaces in the driveway. The leasing center driveway includes 4 parking spaces.

Redwood does not permit parking on the streets within its developments.

## Stormwater

The development includes 4 stormwater management areas (detention ponds) and 2 wetlands ([Exhibit 10](#)). Stormwater is conveyed by on-site or off-site (Ellis Dr) storm sewer to the ponds. The ponds outlet to the wetlands, which release off site.

The north portion of the site (north of Alder Way) drains to the northeast corner of the site. Stormwater flows through the central and/or northeast pond to the northeast wetland, which releases to an inlet in the Gilmer Rd right-of-way.

The south portion of the site (south of Alder Way) drains to the southeast corner of the site. Stormwater flows through the southeast ponds to the southeast wetland, which releases to a culvert under Harmony Rd.

The post-development release rates from the wetlands will not exceed the pre-development rates.

The stormwater management facilities will be owned and maintained by Redwood. An easement will be required over the detention ponds and wetlands, allowing the Village to maintain the stormwater management facilities in the event the developer does not.

See [Exhibit 11](#) for the Engineering Plans and [Exhibit 12](#) 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 (16", 12", and 8") will connect to existing water main stubs at the northwest corner of Gilmer Rd and Ellis Dr and on Harmony Dr to create a water service loop for the development ([Exhibit 13](#)).

The buildings will have combined (domestic/fire sprinkler) water services (1", 1½", or 2"). Each building will have one (1) water meter; units will not be individually metered. A shut-off valve is provided at the exterior of each building.

All water mains and structures (valves, fire hydrants) 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 mains (12", 8", and 6") serving the development will connect to the existing sanitary sewer main stub at the southwest corner of Gilmer Rd and Ellis Dr ([Exhibit 14](#)).

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 / Streets**

Access to the development will be off Ellis Dr. There will be no access off Harmony Rd or Gilmer Rd (access stub to be removed). A gated emergency access will be located at the end of Redwood Blvd, connecting to Harmony Dr.

All streets within the development (Redwood Blvd, Wood Rose Dr, Alder Way, and Rowan Ln) will be private. They will be owned and maintained by Redwood.

The streets (concrete pavement) will be 22 FT wide (11 FT lanes) with a 4 FT integral sidewalk (stained) on one side. They will not have curbs (they drain toward the centerline). Redwood uses this cross-section to maintain ADA accessibility across the entire development.

The development will not have streetlights. The neighborhood will be illuminated by each unit's exterior garage lights (coach lights), which will be controlled by a photocell (previously required in Remington Pointe North).

### **Ellis Dr**

The Village will be extending Ellis Dr from Gilmer Rd to US Route 12 ([Exhibit 15](#)). The project is currently out to bid; construction will begin in the spring.

Ellis Dr will have 2 lanes (12 FT) in each direction and a center median (9 FT). There will be a left turn lane at Redwood Blvd. The roadway corridor will include a 5 FT sidewalk (concrete) and an 8 FT multi-use path (asphalt) on the north and south sides of the road, respectively.

The existing signalized intersection at Gilmer Rd will have 3 lanes (left turn, thru, right turn). The intersection at US Route 12 will be STOP-controlled (warrants not met for a traffic signal) and will have 2 lanes (left turn, right turn) with 2 additional lanes (left turn, thru) striped out.

To facilitate the roadway extension, Volo Partners LLC has agreed to dedicate the right-of-way and grant a stormwater easement ([Exhibit 16](#)) in conjunction with the metes and bounds subdivision of the property.

Redwood will be responsible for a portion of the cost of the improvements.

### **Landscaping**

The Landscape Plan ([Exhibit 17](#)) includes 363 trees (154 shade, 88 ornamental, 121 evergreen) and 697 shrubs planted throughout the site, primarily around the perimeter (landscape buffer) and along the streets within the development (parkway trees). In addition, perennials and grasses will be planted along the front of each unit.

At the Village's request, Redwood will remove undergrowth, invasive and undesirable species, and trees in poor condition or exhibiting poor form in the small existing woodland along the south property line.

A comparison of the landscaping required and provided is below:

|                                     | Required | Provided |             |
|-------------------------------------|----------|----------|-------------|
| <b>Parkway Trees (§2.6.2)</b>       | 163      | 149      | <b>- 14</b> |
|                                     |          |          |             |
| <b>Roadway Buffer (§2.6.3.1)</b>    |          |          |             |
| <b>Ellis Dr</b>                     |          |          |             |
| <b>Trees (shade)</b>                | 10       | 10       |             |
| <b>Trees (evergreen)</b>            | 14       | 14       |             |
| <b>Shrubs</b>                       | 131      | 110      | <b>- 21</b> |
|                                     |          |          |             |
| <b>Gilmer Rd</b>                    |          |          |             |
| <b>Trees (shade)</b>                | 23       | 24       | <b>+ 1</b>  |
| <b>Trees (evergreen)</b>            | 30       | 30       |             |
| <b>Shrubs</b>                       | 295      | 306      | <b>+ 11</b> |
|                                     |          |          |             |
| <b>Harmony Rd</b>                   |          |          |             |
| <b>Trees (shade)</b>                | 16       | 14       | <b>- 2</b>  |
| <b>Trees (evergreen)</b>            | 22       | 14       | <b>- 8</b>  |
| <b>Shrubs</b>                       | 211      | 179      | <b>- 32</b> |
|                                     |          |          |             |
| <b>Transition Buffer (§2.6.3.3)</b> |          |          |             |
| <b>Trees (shade)</b>                | 21       | 21       |             |
| <b>Trees (evergreen)</b>            | 42       | 44       | <b>+ 2</b>  |

Where individual requirements were not met (due to space constraints), additional landscaping was provided (around the detention ponds) to achieve overall compliance with the standards.

|                          |              |
|--------------------------|--------------|
| <b>Trees (shade)</b>     | <b>+ 24</b>  |
| <b>Trees (evergreen)</b> | <b>+ 19</b>  |
| <b>Shrubs</b>            | <b>+ 102</b> |



In total, the number of trees and shrubs included on the Landscape Plan exceeds those required under the Concept Plan (Exhibit H, §§2.6.2-3).

|                   | Required | Provided |      |
|-------------------|----------|----------|------|
| Trees (shade)     | 233      | 242      | + 9  |
| Trees (evergreen) | 108      | 121      | + 13 |
| Shrubs            | 637      | 697      | + 60 |

All landscape areas will be irrigated. The detention ponds will have fountains (aerators).

### Subdivision

Redwood’s site (±32.5-acres) will be created by metes and bounds subdivision of the overall ±87.5-acre property. Volo Partners LLC will complete the subdivision prior to Redwood’s acquisition of the property.

Redwood will subdivide its parcel (required for a planned unit development) to create a single lot (Lot 1) for the development. The Final Plat of Subdivision for Redwood Volo ([Exhibit 18](#)) will establish access, grant utility and stormwater management easements, and prescribe restrictive covenants for the wetlands.

### Rent

Redwood’s units are market-rate; they do not accept Section 8 housing vouchers.

Redwood projects the average rent for the units at \$2,160 per month plus additional charges for water, sewer, and garbage (billed with rent). Residents are responsible for electricity, gas, phone, cable, and internet. Each unit will include a stove, refrigerator, dishwasher, microwave, and washer and dryer hook-up. Pets are permitted, subject to certain restrictions and a fee.

See [Exhibit 19](#) for Redwood’s Lease Addendum.

The Leasing Office hours will be 10:00 AM – 6:00 PM (Tu – F) and 10:00 AM – 4:00 PM (Sat). Maintenance is on-call after hours.

Redwood contracts for landscaping and snow removal (street and driveways). The walks to units are shoveled by on-site maintenance staff.

### Estimated Population

The Village uses a population table developed by the Illinois School Consulting Service and Associated Municipal Consultants, Inc. ([Exhibit 20](#)) 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 263 residents, including 23 school-age children in Wauconda Community Unit School District #118.

Redwood has developed their own projections based on data from their other communities. They project 218 residents and 15 school-age children.

### Taxes / Fees

Using a projected assessed value of \$5 million at build-out, the development would generate \$511,764 in property taxes at the current tax rate (10.235280). The share of property taxes to each taxing district is detailed below:

| District                                     | Tax Rate         | Tax \$           |
|--|------------------|------------------|
| Wauconda Community Unit School District #118 | 6.771449         | \$338,572        |
| Village of Volo                              | 0.744525         | \$37,226         |
| Wauconda Fire District                       | 0.666338         | \$33,317         |
| Lake County                                  | 0.598027         | \$29,901         |
| Wauconda Library District                    | 0.438712         | \$21,936         |
| Wauconda Township                            | 0.331101         | \$16,555         |
| College of Lake County                       | 0.289671         | \$14,484         |
| Lakes Region Sanitary District               | 0.213639         | \$10,682         |
| Lake County Forest Preserve District         | 0.181818         | \$9,091          |
| <b>Total</b>                                 | <b>10.235280</b> | <b>\$511,764</b> |

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

- \$88,704      Wauconda Community Unit School District #118
- \$33,000      Wauconda Fire District
- \$19,800      Wauconda Library District

### **Development Schedule**

Redwood plans to begin site work (earthwork, utilities, and roads) in April or May (weather permitting), following final development approval by the Village Board and final plan approval by the Village Engineer.

The site work will take approximately 6 months to complete. Construction of the buildings would begin in the fall and continuing through completion.

Building A will be completed first to open the leasing center by the end of the year. Occupancy of the first units is anticipated in early-2023.

The development will take approximately 24 – 30 months to complete.

### **Requested Action**

The Commission is being asked to consider a recommendation on the preliminary and final planned unit development and subdivision approvals for Redwood Volo.

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.