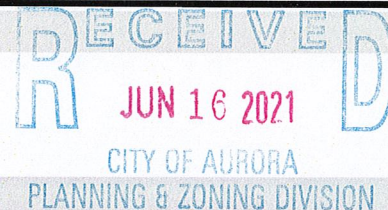


Land Use Petition

2021.177
Project Number: 2020-038

Subject Property Information

Address/Location: North of Indian Trail and east of Randall Road
Parcel Number(s): 15-08-400-038, 15-08-400-047



Petition Request(s)

Requesting the Establishment of a Conditional Use Planned Development, and to change the underlying zoning district from R-2(C) One Family Dwelling District with a Conditional Use to R-4A (C) Two Family Dwelling District with a Conditional Use on the property located north of Indian Trail and east of N. Randall Road

Requesting approval of a Preliminary Plan and Plat for the property located north of Indian Trail and east of N. Randall Road for a ROW Dwelling (Party Wall) (1130) Use

Attachments Required

(a CD of digital files of all documents are also required)

Development Tables Excel Worksheet - digital only (Document 1-0)
Word Document of: Legal Description (Format Guidelines 2-1)
One Paper and PDF Copy of: Qualifying Statement (Format Guidelines 2-1)
Plat of Survey (Format Guidelines 2-1)
Legal Description (Format Guidelines 2-1)
Letter of Authorization (Format Guidelines 2-2)

Fire Access Plan
Preliminary Engineering Plans (2-16)
Project Information Sheet (1-14)
Stormwater Report (2-10)
Wetland Determination
Traffic Impact Study
Required prior to Final Engineering
Final Engineering Plans signed and sealed by an Illinois licensed Professional Engineer.
A Soil Investigation Report
A Drain Tile Survey
Stormwater Permit Worksheet, Application, including Tabs 1 through 3

Word Document of: Plan Description (2-18)
Two Paper and PDF Copy of: Preliminary Plan (Format Guidelines 2-8)
Preliminary Plat (Format Guidelines 2-9)
Renderings

Petition Fee: \$5,050.00 (Payable to The City of Aurora)

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

*The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: Kellie McLean Date 06/10/21

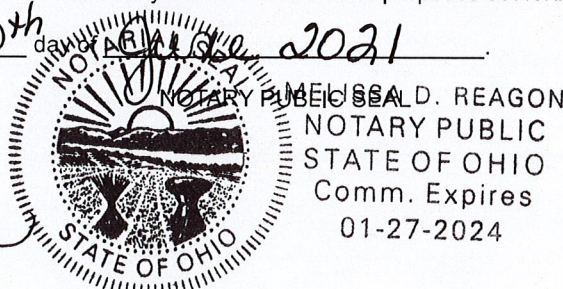
Print Name and Company: Kellie McLean Redwood USA LLC

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 10th day of June, 2021

State of Ohio)
County of Cuyahoga) SS

Melissa D. Reagan
Notary Signature



Filing Fee Worksheet

Project Number: 0

Petitioner: Redwood USA LLC

Number of Acres: 34.80

Number of Street Frontages: 1.00

Non-Profit 0

Linear Feet of New Roadway: 1121.7

New Acres Subdivided (if applicable): 36.04

Area of site disturbance (acres): 36.03

Filing Fees Due at Land Use Petition:

Request(s):	Plan Description Revision	\$1,992.00
	Preliminary Plan & Plat Revision	\$ 1,793.00
	Final Engineering Filing Fee	\$1,250.00
	Public Hearing Notice Sign(s)	\$ 30.00

Total: **\$5,065.00**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Jill N Morgan

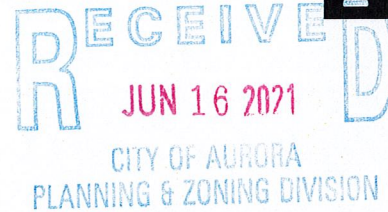
Date: 6/7/2021

RECEIVED
JUN 16 2021
CITY OF AURORA
PLANNING & ZONING DIVISION



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

1-5



Project Contact Information Sheet

Project Number:

Petitioner Company (or Full Name of Petitioner):

Redwood USA LLC

Owner

First Name: William Initial: Last Name: Stoner Title:
Company Name: Stoner Shopping Center Inc.
Job Title:
Address: 1530 Garfield Ave
City: Aurora State: IL Zip: 60506
Email Address: wstoner76@gmail.com Phone No.: Mobile No.:

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Contract Purchaser
Company Name: Redwood USA LLC
First Name: Kellie Initial: Last Name: McIvor Title:
Job Title: Vice President of Acquisitions
Address: 7007 E Pleasant Valley Rd
City: Independence State: OH Zip: 44131
Email Address: kmcivor@byredwood.com Phone No.: 216-254-8425 Mobile No.:

Additional Contact #1

Relationship to Project: Engineer
Company Name: CEMCON, LTD.
First Name: Kevin Initial: Last Name: Serafin Title:
Job Title:
Address: 2280 White Oak Circle, Ste 100
City: Aurora State: IL Zip: 60502
Email Address: KevinS@cemcon.com Phone No.: 847-917-8989 Mobile No.:

Additional Contact #2

Relationship to Project:
Company Name:
First Name: Initial: Last Name: Title:
Job Title:
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

Additional Contact #3

Relationship to Project:
Company Name:
First Name: Initial: Last Name: Title:
Job Title:
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

Additional Contact #4

Relationship to Project:
Company Name:
First Name: Initial: Last Name: Title:
Job Title:
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

June 1, 2021

Jill Morgan, Planner
City of Aurora
77 South Broadway
2nd Floor
Aurora, Illinois 60505

Subject: Qualifying Statement for a Rezoning Land Use Petition, SUPD Revision, and Preliminary Plan/Plat for single-story, attached apartment townhomes (the “Project”) on approximately 34.8 acres situated at East of North Randall Road and North of West Indian Trail, Aurora, Illinois, Parcel Number 15-08-400-049 (“Property”)

Dear Ms. Morgan,

Please find enclosed a Qualifying Statement for a Rezoning Land Use Petition, SUPD Revision, and Preliminary Plan/Plat on approximately 34.8 acres situated at East of North Randall Road and North of West Indian Trail, Aurora, Illinois. The Qualifying Statement includes an overall description of the proposed development project (the “Project” or “Neighborhood”), specific details of the proposal (e.g. types of uses, number of units, variances requested); and how the proposal relates to various City standards.

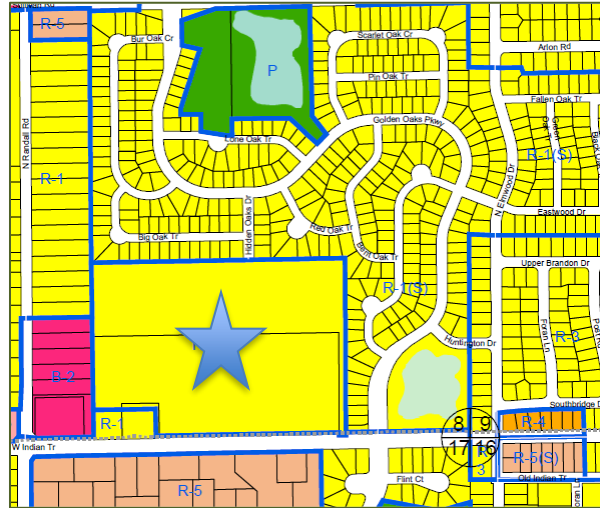
The Property

The site consists of 34.8 acres situated at East of North Randall Road and North of West Indian Trail:



Zoning District in which the Property Is Located

The Property is zoned R-2 (S) Single Family. The City Zoning Map below depicts the current zoning. The Property is indicated by the blue star:



The Property is bounded on the north and east by existing single family homes. It is bounded on the west and south by Business and conventional Multifamily, similar or more intense uses. The Project will provide an intuitive zoning transition from the single family use on the north and east to the more intense B-2 and R-5 uses to the south and west.

Alignment with the Aurora's Future Land Use Goals

From the City's website, *Homes for A Changing Region 2007* notes that Aurora needs more upscale ownership and rental housing. It needs to create new rental... housing for upper income families, including professionals and seniors who want to continue enjoying the benefits of living in Aurora.

Over 37% of the population in the Project area is already in the empty-nester age group:

[continued on the following page]

REDWOOD USA

1325 W Indian Trail Aurora, IL 60505		1 mi radius		3 mi radius		5 mi radius		
Total Age Distribution (2019)								
Total Population	14,552			93,176			204,084	
Age Under 5 Years	968	6.6%		6,103	6.5%		13,882	6.8%
Age 5 to 9 Years	980	6.7%		6,297	6.8%		14,584	7.1%
Age 10 to 14 Years	1,148	7.9%		7,054	7.6%		15,927	7.8%
Age 15 to 19 Years	1,396	9.6%		7,668	8.2%		15,710	7.7%
Age 20 to 24 Years	1,174	8.1%		7,149	7.7%		14,254	7.0%
Age 25 to 29 Years	1,155	7.9%		6,455	6.9%		13,708	6.7%
Age 30 to 34 Years	1,025	7.0%		5,882	6.3%		13,210	6.5%
Age 35 to 39 Years	1,007	6.9%		5,983	6.4%		13,878	6.8%
Age 40 to 44 Years	917	6.3%		5,829	6.3%		13,382	6.6%
Age 45 to 49 Years	986	6.8%		6,186	6.6%		13,792	6.8%
Age 50 to 54 Years	857	5.9%		5,836	6.3%		12,734	6.2%
Age 55 to 59 Years	803	5.5%		5,673	6.1%		12,511	6.1%
Age 60 to 64 Years	705	4.8%		4,930	5.3%		11,006	5.4%
Age 65 to 69 Years	530	3.6%		3,744	4.0%		8,347	4.1%
Age 70 to 74 Years	406	2.8%		3,072	3.3%		6,690	3.3%
Age 75 to 79 Years	244	1.7%		2,219	2.4%		4,611	2.3%
Age 80 to 84 Years	136	0.9%		1,459	1.6%		2,906	1.4%
Age 85 Years or Over	116	0.8%		1,636	1.8%		2,951	1.4%
Total		32.9%		37.3%			37.0%	

*REGIS Demographic Profile, March 2021

The Project aligns with this City goal, proposing a residential townhome neighborhood built, owned, and managed by a company with a proven record of attracting and retaining local empty-nesters. Across Redwood's 13,000+ unit portfolio, approximately 70% of its residents are empty-nesters, with an average age in the early 50s. Most residents come from within a 3-mile radius of the neighborhood. FHA-compliant in all its rental practices, Redwood is experienced and successful at providing an attractive, thriving age-in-place neighborhoods for municipalities.

Redwood neighborhoods are not age restricted. Instead, they are built in a way that is tried-and-tested attractive to people looking to age in place. For example, Redwood apartment homes have zero entry from the attached garage into the kitchen. Doors have lever handles instead of doorknobs. Baths are plumbed for grab bars. There are no high HOA fees or bloated maintenance fees built into the rent. These amenities, along with the high service level Redwood provides, make Redwood neighborhoods very attractive to empty-nesters who choose to age-in-place in an open-age neighborhood while providing flexibility to respond nimbly to population and market changes.

Overall Description of the Project

Redwood builds one thing only: single-story, market-rate apartment homes, each with two bedrooms, two baths, a 2-car driveway, a patio, and an attached 2-car garage. Redwood apartment homes are a home replacement. They are designed to attract residents who *rent by choice*. The Project continues this business model, proposing a neighborhood with 201 single-story apartment homes, each with two bedrooms, two baths, a 2-car driveway, a patio, and an attached 2-car garage.

7007 E. Pleasant Valley Road
Independence, OH 44131
216.254.8425 • byRedwood.com

REDWOOD USA

Over the course of the past year, Redwood has worked extensively with staff, the neighboring Golden Oaks HOA officers, and several aldermen, including Alderman Saville, to design an attractive, upscale neighborhood that will offer:

- ✓ 201 single-story, market rate apartment homes
- ✓ Lush, landscaped buffer from single-family neighbors
- ✓ Park areas, reflection areas, and benches throughout the neighborhood
- ✓ Walking paths throughout and around the neighborhood, creating multiple pathways to experience the neighborhood. Lots of pond views!
- ✓ Over 7 ½ acres of ponds, with fountains and an overlook view with pavilion
- ✓ Mixed and blended, upgraded garage doors and architectural features throughout
- ✓ Roofline variations provided with building steps, raised roof trusses, and dormers

Special Details of the Proposal

Please find below special details regarding the Project:

- ✓ **One Owner.** Per its lenders, Redwood can agree that it will not condominiumize or sell parts off of the Project in any fashion. It will remain under consistent ownership.

Please note that Redwood owns everything it has ever built, and it has been building apartment neighborhoods since 2003. That is because Redwood is mainly a property management firm, dedicating a local operations team to each neighborhood. Redwood creates neighborhoods to grow a business it's really good at-- managing single-story apartment homes with 2-beds, 2-baths, and an attached 2-car garage. Splitting and/or selling the neighborhood is not an option for Redwood's business model.

- ✓ **Parking.** Redwood controls on-site traffic and parking in several ways. First, Redwood provides ample off-street parking for its residents. Each apartment home offers four parking spaces exclusive to that home-- two in the garage and two in the driveway.

Second, Redwood provides additional off-street parking throughout the site. The current plan shows 58 off-street parking spaces in addition to the 804 home-related parking spaces, for a total of 862 parking spaces in the neighborhood. The City's Code requires 402 spaces (two per home).

Third, Redwood expressly prohibits resident and guest on-street parking in each resident's lease and addendum. The penalty is towing and is called out in the lease. All resident vehicles must be registered with the leasing office. From the lease:

REDWOOD

USA

13. AUTOMOBILES: No automobile with any type of fluid leak is permitted. Any damage done to asphalt or concrete will be charged back to tenant. No repairing of automobiles is permitted at the Apartment Complex. Any abandoned automobile, or automobile, which is not operable or not having current license plates, **may be towed after 24-hour notice** from the Apartment Complex at Tenant's risk and expense. The use and storage of Tenant's or any other person's automobile, whether or not parked, driven in or about the Apartment Complex, shall at all times be at the risk of Tenant, and Landlord assumes no liability for said automobile or damage caused to or by said automobile. Tenant covenants and agrees that in no event shall Tenant park more than two (2) vehicles in the parking lot at any time. "Operable" means the vehicle must have air in the tires, have all major components intact, including windows and windshields, and be reasonably clean. Vehicles may not be used to store bulky personal items on a permanent basis. All vehicles are to be parked within marked spaces only, and not in any areas designated "No Parking" or on the lawns, walks, curbs, stoops or patios of the Apartment, the Apartment Complex or any of the common areas. Tenant hereby agrees that except for automobiles, no vehicles (including, without limitation, motorcycles, boats and boat trailers, campers, travel trailers, utility trailers, trucks, commercial vehicles and motor homes) may be parked in the parking lot or driveways without Landlord's prior written consent.

Any violation of the foregoing rules will subject such vehicle to being towed without notice at Tenant's expense. Tenant agrees that Landlord shall not be liable for any damage arising as a result of towing or for loss or damage to Tenant's vehicle (or that of any permitted guest of Tenant) or to any personal property left therein. Tenant agrees to indemnify and hold Landlord harmless for any claims by Tenant's guests or invitees for the towing of any vehicles for violation of these rules. Tenant shall advise its guests and invitees of the proper manner for the parking of vehicles. Landlord may impose additional parking regulations, including limiting the number of vehicles which Tenant or its guests may park, requiring the use of parking decals on vehicles, and/or assigning parking spaces. Tenant agrees to obey posted speed limits signs and inform guests and invitees of the posted speed limit.

And, from the lease addendum:

V. PARKING AND VEHICLES

1. All resident and occupant vehicles **MUST** be registered with the Rental Office. All guests and extra occupants must park in Visitor Parking.
2. ALL vehicles must be operable. Any inoperable vehicle will be towed away at Tenant's expense.
3. Accessible routes must be kept free and clear of all vehicles and obstructions.

Fourth, Redwood posts speed limits of 12 mph. Redwood neighborhoods mandate a low speed limit that encourages thoughtful driving.

In all, the prohibition of on-street parking, adequate off-street parking, low speed limit, and drive aisle width all work together to encourage responsible and slow driving in Redwood neighborhoods. Redwood creates safe egress through thoughtful design, strong lease provisions, and a strong, on-site management presence.

- ✓ **Storage.** Each apartment home provides plentiful interior storage. The calculations below show the square footage of storage in each floor plan. This number includes the space in the closet, pantry, linen closets, master walk-in closet, and two feet on each side of the garage. It *does not* include the *additional* storage available in shelving and cabinet space the bathrooms, kitchen, and the area above the washer/dryer hook-up.



Forestwood – 187.5 SF of storage
Meadowood – 204.4 SF of storage
Capewood – 204.4 SF of storage
Breezewood – 150.9 SF of storage
Willowood – 190.3 SF of storage

Information Relating to Public Health, Safety, Morals, Comfort or General Welfare

The Project promotes the public health, safety, morals, comfort, and general welfare because it allows for a unique housing option that does not currently exist in Aurora-- single-story, market rate apartment homes that provide an age-in-place solution for current City residents. Across Redwood's 13,000+ unit portfolio, approximately 70% of its residents are empty-nesters, with an average age in the early 50s. Most residents come from within a 3-mile radius of the neighborhood (*convenient, comfort, general welfare*). FHA-compliant in all its rental practices, Redwood is experienced and successful at providing an attractive, thriving age-in-place neighborhoods for municipalities (*public health, safety, comfort, general welfare*). Notably, each apartment home has its own private entrance, allowing for social distancing for immunocompromised individuals in non-pandemic times and for all residents in current pandemic circumstances (*public health, safety*).

Redwood neighborhoods are not age restricted. Instead, they are built in a way that is tried-and-tested attractive to people looking to age in place (*public health, safety, general welfare*). For example, Redwood apartment homes have zero entry from the attached garage into the kitchen. Doors have lever handles instead of doorknobs. Baths are plumbed for grab bars. There are no high HOA fees or bloated maintenance fees built into the rent. These amenities, along with the high service level Redwood provides, make Redwood neighborhoods very attractive to empty-nesters who choose to age-in-place in an open-age neighborhood while providing flexibility to respond nimbly to population and market changes. (*general welfare, convenience*)

Information Relating to the Use and Enjoyment of Other Property Already Established or Permitted in the General Area

The Project will not adversely impact the use or enjoyment of neighboring property:

- ✓ The Project improves upon the current zoning by allowing a more intuitive transition from less to more intense uses, including existing multifamily across West Indian Trail;
- ✓ The Project will not negatively affect current traffic service levels, as shown by the traffic study submitted with this application;
- ✓ The Project will contain any stormwater that is currently flowing over the Property into the surrounding neighborhood;

- ✓ The Project will bring new users to the commercial uses at the corner of North Randall Road and West Indian Trail;
- ✓ The neighboring Golden Oaks HOA officers are supportive of the Project; and,
- ✓ Staff and Redwood have worked closely together to ensure the proposed neighborhood is attractive and architecturally compatible with the overall community.

Information Relating to Property Values within the Neighborhood

As shown by multiple studies, apartment neighborhoods generally, and Redwood neighborhoods specifically, do not affect the property values of nearby single family homes.



The **Valbridge study** is a third party study commissioned by Superior Township, MI. Superior Township commissioned the study to better understand what Redwood means when it says that its apartments do not affect the property values of neighboring single family homes. For background here: Redwood was entitling a prospective neighborhood located inside an almost built-out subdivision in Superior. The existing subdivision residents were concerned that such immediate proximity to Redwood's apartment homes would negatively affect their property values. Superior engaged an appraiser to examine the issue. Redwood was not permitted to assist with the study except to participate in one interview with appraiser, who actually used several Redwood neighborhoods in the study. The appraiser found that even immediate proximity to apartment homes does not affect the property values of neighboring single family houses. Please note that this study is particularly relevant because it uses Redwood's Orion and Macomb Township, Michigan neighborhoods as case studies.

The Valbridge study cites **2004 and 2006 reports from Harvard**. These studies reached the same conclusion-- that proximity to apartment homes does not affect the value of adjacent single family homes. A recent Utah study shows the same (*The Impact of High-Density Apartments on Surrounding Single-Family Home Values in Suburban Salt Lake County*, Kenn C. Gardner Policy Institute, The University of Utah, February 2021). What's interesting about all the studies is, that although each examines the question from a slightly different angle in terms of community demographic or apartment type, they all reach the same conclusion-- that apartment neighborhoods do not affect the property value of neighboring single family homes.

Additionally, physical aspects of the Neighborhood will help maintain property values in the area. The Project will have lush landscaping, 7+ acres of ponds, enhanced open space areas, and upgraded elevations, all maintained through a regular and rigorous maintenance program. Its homes will be compatible with the neighboring Golden Oaks community, enhancing its elevations with stone accents on all front elevations; variation in accent siding; variation in rooflines through the use of building steps, raised roof trusses, and dormers; upgraded garage doors throughout, and homes with front porch living spaces. This table highlights the architectural elements on the Neighborhood and Golden Oaks elevations, side-by-side:

[continued on the following page]

REDWOOD USA

Redwood Homes	Neighbors' Homes
Single-story apartment homes	Single- and two-story single family homes which may be rented out
2-car garages	2-car garages
Concrete driveways to each home	Asphalt, concrete, dirt, or paver driveways to each home
Vertical variation created with raised roof heel trusses and dormers	Vertical variation created with raised roof heel trusses and 2-story construction
Vinyl siding	Vinyl siding
Shake and board & batten accent siding	No siding accents
Stone on garages, wrap to side elevations, stone band	Occasional stone on front elevations
Decorative detail in garage gables	Some decorative detail in gables
Variation in window trim/treatments (shutters and trim)	Variation in window trim/treatments (shutters and trim)
Garages upgraded with windows and carriage lights	Some garages upgraded with windows
Sense of aesthetic uniformity	Sense of aesthetic uniformity
	

Information Relating to Utilities and Drainage

Storm facilities will contain the Project's water on-site. The City has adequate water and sewer capacity to serve the Project.

Information Relating to Ingress/Egress & Traffic Congestion in the Public Streets

The Project's main ingress/egress point is a two-lane boulevard entry West Indian Trail. A secondary access for emergency services will be situated along the northern property line. At the request of the single family neighbors north of the Project, this secondary access will be gated for emergency service access only.

Per the traffic study provided by Rempe-Sharpe & Associates:

- West Indian Trail/North Randall Road. The Project will not affect service levels on West Indian Trail Road. When the Project is built-out, traffic will operate at acceptable levels of service. The current intersection improvements can accommodate the Project's traffic.
- West Indian Trail/Orchard City Access. The Project will not affect service levels at this location. When the Project is built-out, traffic will operate at acceptable levels of service. Redwood will stripe the center median on West Indian Trail to create a separate, eastbound left turn lane into the Project.



Requested Variances, Modifications or Exceptions from the City's Codes and Ordinances

Applicant requests a variation from Subdivision Ordinance Section 42-20 to allow the construction of an FHA-compliant private drive aisle to service the homes in the Neighborhood. Redwood will own and maintain the private drive aisles

How Many School-Aged Children Will Live in the Proposed Neighborhood?

Based on historical data from its portfolio of 13,000+ apartment homes, Redwood expects that 22 school-age children will live in its Aurora neighborhood. Across its portfolio, typically:

- 7 ½% apartment homes in any neighborhood will house school-age children.
- Those apartment homes with children contain 1 ½ children each.
- Thus, every 100 apartment homes in a Redwood neighborhood will house approximately 11 school-age children.

Redwood's Aurora neighborhood plan proposes 201 apartment homes. Using the calculation above, Redwood expects to see 22 schoolchildren in its Aurora neighborhood. This includes children from elementary school through high school.

When reviewing this number, it's important to consider general demographics of a Redwood neighborhood. Across Redwood's 13,000+ unit portfolio, approximately 70% of its residents are empty-nesters, with an average age in the early 50s. Most residents come from within a 3-mile radius of the neighborhood. Redwood averages 1.65 residents per apartment home. Accordingly, most Redwood residents do not have school age children living with them. For those that do, it's Redwood's experience that those, the children are already enrolled in the school district.

Why Do Redwood Residents Make Great Neighbors?

As mentioned above, most residents come from within a 3-mile radius of the neighborhood. They are already great neighbors with history and personal investment in Aurora.

Additionally, Redwood utilizes strong approval criteria for every applicant. With no exception, each applicant over 18 years of age is subject to credit, criminal, and rental history background checks. Every adult who lives in a Redwood apartment home must go through the background checks; meaning, for example, if two applicants would like to live in an apartment together, both must apply and satisfy background check criteria. If an applicant has multiple DUIs in a given time period, Redwood will not lease to him. If an applicant has *any* assault conviction at *any* time, Redwood will not lease to her. The consistent application of strict approval criteria allows Redwood to control the make-up of its neighborhoods in a way that single family HOAs without rental restrictions in their covenants cannot.

Redwood prides itself on its tight, close property management. The majority of Redwood neighborhoods have a live-in leasing professional and live-in maintenance technician. On-site staff help assure a high-quality living experience for its residents and a long-term premium product for its investors.



Nature of the Use/Who Is Redwood?

Redwood builds, and then owns and manages, single-story apartment neighborhoods across the Midwest and southern states. Redwood owns and manages over 13,000 apartment homes in Michigan, Ohio, Indiana, North Carolina, South Carolina, Kentucky, and Iowa. **Redwood owns every apartment home it has ever built.**

All Redwood neighborhoods are privately-financed and leased at market-rate.

Where Can One Visit an Existing Redwood Neighborhood?

Nearby Fort Wayne, Indiana is home to four Redwood neighborhoods:

- Redwood at Fort Wayne Brafferton Parkway, 14134 Brafferton Parkway, Fort Wayne, IN 46814
- Redwood at Fort Wayne Cowen Place, 1208 Cowen Place, Fort Wayne, IN 46825
- Redwood at Fort Wayne Frost Grass Drive, 4021 Frost Grass Drive Fort Wayne, IN 46845
- Redwood at Fort Wayne Kinzie Court, 5450 Kinzie Court, Fort Wayne, IN 46835

You can preview all existing Redwood neighborhoods at www.byredwood.com, and virtually tour its apartment homes at https://www.youtube.com/channel/UCkm7Biar4V_dW00xRovr5pA.

Conclusion

Aurora and Redwood are a great fit. Aurora's demographics, amenities, and community-feel match well with a typical Redwood neighborhood. In turn, Redwood can offer Aurora a distinctive choice for its residents to age in place and to remain rooted in the City long into active adult life. I respectfully submit this application. I welcome any questions or feedback you may have about this application and look forward to the process of becoming part of Aurora.

Yours,

Kellie McIvor



April 23, 2020

From: William Stoner, President
Stoner Shopping Center, Inc.
1530 Garfield Ave, Aurora, IL 60506
Email: wstoner76@gmail.com

TO:
City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora, IL 6050
630-256-3080
coaplanning@aurora-il.org

RE: Authorization Letter for 1325 W. Indian Trail Rd - PPN: 15-08-400-038

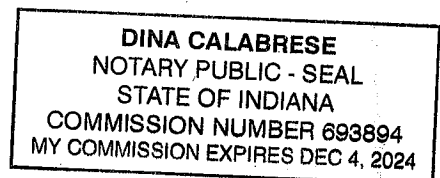
To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Redwood USA LLC., and its representatives to act as the owner's agent through the Rezoning Land Use Petition, SUPD Revision, Preliminary and Final Plat & Plan Approval processes with the City of Aurora for said property.

DocuSigned by:
Signature: William Stoner Date: 4/23/2020

Subscribe and Sworn to Before Me This 26th Day
Of May, 2021

Notary Signature Dina Calabrese



PARCEL DESCRIPTION

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF RANDALL ROAD ESTATES, AS THE SAME IS SHOWN BY A PLAT RECORDED IN PLAT BOOK 29 AT PAGE 39 OF THE RECORDS OF THE RECORDER OF KANE COUNTY, ILLINOIS, FOR THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 01 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF SAID RANDALL ROAD ESTATES, 877.41 FEET TO A POINT ON THE EAST LINE OF LOT 12 OF SAID RANDALL ROAD ESTATES, SAID POINT BEING EQUIDISTANT FROM THE NORTHEAST AND SOUTHEAST CORNERS OF SAID LOT 12; THENCE NORTH 89 DEGREES 14 MINUTES 18 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4, 1520.75 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 AND 740.97 FEET NORMALLY DISTANT WESTERLY THEREFROM; THENCE SOUTH 0 DEGREES 00 MINUTES 07 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 1094.92 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 14 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 1143.4 FEET TO THE EAST LINE OF PROPERTY OWNED BY THE CITY OF AURORA; THENCE NORTH 0 DEGREES 01 MINUTES 12 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 AND ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE CITY OF AURORA 217.7 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH 89 DEGREES 14 MINUTES 18 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4, BEING ALSO ALONG THE NORTH LINE OF THE PROPERTY OWNED BY THE CITY OF AURORA AND ALONG THE NORTH LINE OF PROPERTY OWNED BY THE COMMONWEALTH EDISON COMPANY 377.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF AURORA BY DEED RECORDED AS DOCUMENT 2012K070053 DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF RANDALL ROAD ESTATES; THENCE SOUTHERLY ALONG THE EAST LINE OF RANDALL ROAD ESTATES EXTENDED TO THE SOUTH LINE OF SECTION 8 THENCE
EASTERLY ALONG SAID SOUTH LINE OF SECTION 8 A DISTANCE OF 177.00 FEET; THENCE NORTHERLY ALONG THE EAST LINE OF

COMMONWEALTH EDISON COMPANY PROPERTY A DISTANCE OF 217.70 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE LAST DESCRIBED COURSE 35.00 FEET; THENCE EASTERLY ALONG A LINE WHICH IS PARALLEL WITH SAID SOUTH LINE OF SECTION 8 A DISTANCE OF 220.00 FEET; THENCE SOUTHERLY AND PARALLEL WITH SAID EAST LINE OF COMMONWEALTH EDISON COMPANY PROPERTY 202.70 FEET TO THE NORTH LINE OF INDIAN TRAIL ROAD; THENCE WESTERLY ALONG SAID NORTH LINE OF INDIAN TRAIL ROAD AND PARALLEL WITH SAID SOUTH LINE OF SECTION 8 A DISTANCE OF 20.00 FEET TO A POINT THAT IS 200.00 FEET EAST OF THE EAST LINE OF SAID COMMONWEALTH EDISON COMPANY PROPERTY, AS MEASURED ALONG SAID NORTH LINE OF INDIAN TRAIL ROAD; THENCE NORTHERLY AND PARALLEL WITH SAID EAST LINE OF COMMONWEALTH EDISON COMPANY PROPERTY 167.70 FEET; THENCE WESTERLY AND PARALLEL WITH SAID SOUTH LINE OF SECTION 8 A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ALSO EXCEPTING FROM SAID PARCELS 1 AND 2 THAT PART DEDICATED TO THE CITY OF AURORA BY DEDICATION RECORDED FEBRUARY 11, 2003 AS DOOCUMENT 2003K026503

Landscape Material Worksheet

Project Number: 0

Petitioner: Redwood USA LLC

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
SAPINDACEAE	ACER	AUTUMN FANTASY	AUTUMN FANTASY MAPLE
LEGUMES	GLEDITSEA	SKYLINE	SKYLINE HONEYLOCUST
PLATANACEAE	PLATANUS	EXCLAMATION	LONDON PLANETREE
MALVACEAE	TILIA	AMERICAN SENTRY	AMERICAN SENTRY LINDEN

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
SAPINDACEAE	ACER	AUTUMN FANTASY	AUTUMN FANTASY MAPLE
LEGUMES	GLEDITSEA	SKYCOLE	SKYLINE HONEYLOCUST
PLATANACEAE	PLATANUS	EXCLAMATION	LONDON PLANETREE
MALVACEAE	TILIA	AMERICAN SENTRY	AMERICAN SENTRY LINDEN

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
PINACEAE	PICEA	ABIES	NORWAY SPRUCE
PINACEAE	PICEA	GLAUCA	WHITE SPRUCE
PINACEAE	PINUS	HELDREICHII	BOSNIAN PINE
PINACEAE	PICEA	OMORIKA	SERBIAN SPRUCE

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
ROSACEAE	AMELACHIER	LAEVIS	ALLEGHANY SERVICEBERRY
ROSACEAE	CRATAEGUS	VIRIDIS	WINTER KING HAWTHORN
ROSACEAE	MALUS	BEVERLY	BEVERLY CRABAPPLE
ROSACEAE	SYRINGA	RETICULATA	IVORY SILK LILAC

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
CORNACEAE	CORNUS	SERICEA	RED OSIER DOGWOOD
AQUIFOLIACEAE	ILEX	VERTICILATA	NORTHERN GENTLEMAN WINTERBERRY
ADOXACEAE	VIBURNUM	PLICATUM	SHASTA DOUBLEFILE VIBURNUM
ROSACEAE	PRUNUS	CISTENA	PURPLE SAND CHERRY

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
JUNCACEAE	JUNIPER	CHINENSIS	SEA GREEN JUNIPER
JUNCACEAE	JUNIPER	CHINENSIS	HETZ BLUE JUNIPER
TAXACEAE	TAXUS	MEDIA	WARD'S YEW
CUPRESSACEAE	THUJA	PLICATA	WOODWARD GLOBE ARBORVITAE

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By: _____

Date: _____

Landscaping CTE Requirement Worksheet

<u>Project Number:</u>	0			
<u>Petitioner:</u>	Redwood USA LLC			
<u>Street Frontage</u>	1,122	L.F.	<u>Perimeter Yard</u>	5,652 L.F.
<u>Stormwater HWL</u>	7,308.30	L.F. Wet Bottom	<u>Buffer Yard</u>	- L.F.
	-	L.F. Dry Bottom	<u>Surface Parking Spaces</u>	461 spaces
<u>Neighborhood Border</u>	-	L.F.	<u>Parking Lot Islands</u>	- Number
<u>Dwelling Units</u>	201	units	<u>Building Foundation</u>	400 L.F.
<u>Subdivision Name:</u>	Redwood Aurora	<u>Unit/Phase:</u>	1	<u>Lot Number</u>

Standard Requirements

Standard Requirements		Plant Mix Guidelines				
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equilivant Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	34.0	34	0	0	0	0
Wet Stormwater Facility	219.0	110	85	79	569	526
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	201.0	201	0	0	0	0
Perimeter Yard	170.0	85	77	77	340	340
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	35.0	23	0	0	117	117
Building Foundation	4.0	0	0	0	40	40
Total:	663.0	453	162	156	1066	1023

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By:

Date:

Parking and Stacking Requirement Worksheet

Project Number: 0

Petitioner: Redwood USA LLC

Parking Requirement

Total Parking Requirement	804
Enclosed Parking Spaces	402
Driveway Spaces	402

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

OFFICE USE ONLY

Verified By: Jill N Morgan

Requirement Based On:

Sq Ft / Units	Use	Needed	Number Required
201 units	Structure 1130: Townhouses	2 enclosed spaces per dwelling unit	402
201 units	CUPD Requirement	2 driveway spaces per dwelling unit	402

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JUN 16 2021
CITY OF AURORA
PLANNING & ZONING DIVISION