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Volo panel delays vote on homes

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The Volo village planning board Thursday delayed voting on whether a new Remington Homes project should become a reality.

Planning board members said they have a long way to go before making the final decision as to whether the controversial 248-home project should come to life or die. It would be on Route 12 between Molidor and Brandenburg roads.

Planning board members said they would meet in two weeks decide whether the homes ranging between \$275,000 and \$395,000 have a place in the village.

The issue seems to be whether the project would hurt Big Hollow School District 38 in Ingleside or whether enough money would be recaptured from the housing project to justify the development.

Remington Homes said the district would bring about 188 new students to Big Hollow, which serves portions of Volo, Fox Lake, Lakemoor and Ingleside.

However, Big Hollow Superintendent Ron Pazanin said it looks like the district would not take in enough in the required impact fees developers pay to make up for its costs. The district would lose up to about \$100,000 when comparing the fees to the costs for the amount of students coming in, he said.

"We would have more data if we received the numbers needed," Pazanin said. "I've been trying to get accurate numbers from Remington and the village, but I have been getting the runaround."

Remington officials admitted the district would lose about \$72,000 per year if the housing project is approved.

They added that Grant High School District 124 would gain only 78 new students from the project and would receive a positive of \$92,000 per year due to property taxes.

Big Hollow is expected to get \$2.1 million in impact fees within the first three years of the project.

The project would feature between 6,000- and 12,000-square-foot lots. The village would get roughly 887 people and \$32 million in taxable value of homes.

This is one of many projects in Volo currently under consideration for annexation. The village said roughly 1,800 homes are due to be built in the village over the next five years.

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