KENDALL COUNTY
AD HOC ZONING ORDINANCE COMMITTEE

MEETING AGENDA

August 27, 2014
5:00pm - 6:45pm
Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street
Yorkville, Illinois

1. Approval of Agenda
2. Approval of Minutes from the June 25, 2014 meeting
3. Open discussion on possible changes to the LRMP for Kendall and NaAuSay Township
4. Other New Business

Next meeting will be on September 24, 2014
KENDALL COUNTY AD HOC ZONING
ORDINANCE COMMITTEE

Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
5:00 p.m.
Meeting Minutes of June 25, 2014

Present: Larry Nelson (Chairman), Bill Ashton, Scott Gryder, John Shaw and Jeff Wehrli
Members absent: Elizabeth Flowers
Others present: Pete Isoue from Teska Associates, Planning & Zoning Manager Angela Zubko
and Pam Wynne (NaAuSay Township)

Chairman Larry Nelson called the meeting to order at 5:03 p.m.

1. **APPROVAL OF AGENDA**
   Jeff Wehrli made a motion to approve the agenda as written. Scott Gryder seconded
   the motion. All agreed and the agenda was approved.

2. **APPROVAL OF MINUTES**
   Jeff Wehrli made a motion to approve the minutes from March 25, 2014. John Shaw
   seconded the motion. All agreed and the meeting minutes were approved.

3. **Open discussion on possible changes to the LRMP for Kendall and NaAuSay Township**
   Planner Zubko stated in the packet is the text from the NaAuSay Township LRMP and
   also the meeting minutes from the June 12th NaAuSay Township Plan Commission.
   Planner Zubko stated in the packet is the packet of the LRMP and the only changes
   would be on page 10-15 thru 10-17. Pam Wynne from the NaAuSay Township
   presented the township’s concern and there major areas of concern were lot size,
   common area issues and issues with homeowner associations. Other then functional
   common areas try to keep them to a minimum and don’t offer density bonus credits so
   there is not so much area to maintain. Mr. Nelson stated there may still be an issue
   with storm water ponds but that might be taken care of by SSA’s. Mr. Wehrli stated
   he’s not sure if these issues are due to the economic downturn on the community or on
   the developers with the lack of maintenance. Mr. Wehrli does not see any more
   residential communities being proposed like Henneberry’s or Whitetails. He suggested
   putting a moratorium on the smallest RPD to have a chance to look at it as a whole as
   septic’s may not be able to fit. Mr. Gryder is of the opinion limiting it to 1 acre lots
   might stop growth. Mr. Wehrli stated until we have a better business community or
   quicker commutes people will not be moving out to the country, most people will still
be buying in municipalities. Ms. Wynne stated now that we’re in a downtime we should fix or change the plans. Mr. Wehrli stated there is a new process which starts with soil conditions. The plan is for Planner Zubko to work with Teska on bringing some changes to the Zoning Ordinance back next month with regards to the minimum lot sizes for RPD’s and maximum lot sizes.

4. **Concrete crushing and temporary stockpiling of dirt: discussion on revisions**
   Planner Angela Zubko stated she has received a few phone calls about allowing concrete crushers on property in conjunction with all the roadwork going on in the County. Planner Zubko stated 90% of the time these will probably be in the ROW which is permitted by right but the plan was IF it was proposed on private property the County would have some rules and regulations in place. Planner Zubko stated she gave her proposed text to Teska and they have put together a memo. Pete discussed some of the research and proposed text. Teska proposed to put all temporary uses from the Agricultural district be moved to Section 4 of the Zoning Ordinance. Mr. Nelson is concerned about putting this by a commercial business and affecting them. The ad-hoc committee would like hours to be stated Monday thru Saturday unless otherwise requested. Must be 300’ from a business district. This will continue through the process.

5. **Other New Business - None**

**Adjournment:**
The next meeting will be July 23, 2014. Jeff Wehrli made a motion to adjourn the meeting. Scott Gryder seconded the motion. All were in favor and the meeting was adjourned at 6:24 p.m.

Respectfully submitted,
Angela L. Zubko
Planning & Zoning Manager
8.01 RPD-1 RESIDENTIAL PLANNED DEVELOPMENT - ONE

RPD-1. This district applies to all developments lying within the Contiguous Growth Area or Rural Transition identified in the Land Resource Management Plan. Such developments must meet the following standards:

A. Density. Base density of 0.33 dwelling units per acre of buildable acreage (excluding any density bonuses as permitted under Section 8.03 C Density Incentives), provided that not less than 30% of the total acreage of the property is designated as open space. To determine the permitted number of dwelling units, the buildable area of the site shall be multiplied by the sum of the base density, plus any applicable density bonuses.

B. Maximum Density. Maximum density, including all density bonuses as provided in Section 8.03 C, shall not exceed 0.45 dwelling units per acre of buildable land (0.33 dwelling units per buildable acre base density, plus maximum incentive of 0.12 dwelling units per buildable acre1). Provision of multiple amenities shall not entitle the applicant to a density which exceeds the maximum density of 0.45 dwelling units per buildable acre. Regardless of the application of density bonuses, at least 30% of the total acreage must still be designated as open space.

C. Density Incentives. The following density incentives may be used to increase development density up to the permitted maximum density in each RPD District. Provision of multiple amenities shall not entitle the applicant to a density which exceeds the maximum density for the applicable RPD District. Regardless of the application of density bonuses, at least 30% of the total acreage must still be designated as open space.

1. Provision of public access to open space areas (bonus not to exceed 0.03 dwelling units per buildable acre1). Some examples would include trails (walking or bike), sidewalks, etc.

2. Innovative detention/retention facilities or sewage disposal methods (bonus not to exceed 0.04 dwelling units per buildable acre1). The following are examples of improvements which may qualify for a density bonus:

   a. Significant use of native vegetation such as prairies and wetlands to retain water.
   b. Integration of natural land forms, existing soil filtration characteristics and natural landscaping into the drainage plan, in order to enhance water

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1 Subject to approval by the County Board.
quality while reducing or eliminating stormwater runoff and the attendant flooding and erosion.

c. Provision of alternatives to detention basins such as stormwater infiltration in naturalized swales, native prairie landscapes and gently sloped depressional areas through the development.

3. Secondary open space that is substantially more than the minimum size otherwise required for storm water detention or through park dedication requirements (bonus not to exceed 0.07 dwelling units per buildable acre 1).

4. Provision of recreational amenities, beyond minimum standards established in the subdivision ordinance, including but not limited to: a golf course, ball fields, playground equipment, tennis courts, basketball courts, swimming pool, hiking and bicycling paths (beyond those designated on the County Transportation Plan), community centers, and exceptional landscape improvements such as native or natural plantings (bonus not to exceed 0.01 dwelling units per buildable acre1).

5. Offsite and perimeter road improvements or an ownership and maintenance fund for management of open space in addition to those needed to provide adequate access solely for the proposed development (bonus not to exceed 0.03 dwelling units per buildable acre1).

6. Conservation of traditional rural architecture reminiscent of Kendall County's agricultural heritage, preservation of historical structures, or design of new structures which reflect these architectural themes (bonus not to exceed 0.01 dwelling units per buildable acre2).

7. Enhancement or expansion of an existing wetland or creation of a new wetland beyond that required for compliance with Army Corps of Engineers Section 404 Permit requirements (bonus not to exceed 0.01 dwelling units per buildable acre1).

D. **Lot Size.** Due to the existing soils types which are prevalent throughout Kendall County, a minimum lot size of 45,000 will be required if the subdivision design contemplates the use of traditional septic leach fields and individual wells up to a maximum lot size of 130,000 sq. ft. Lot sizes of less than 45,000 sq. ft. down to a minimum size of 20,000 sq. ft. may be considered under one or more of the following circumstances:

1 Subject to approval by the County Board.
2 As determined by the County Board or as identified in a local historic preservation plan.
1) The developer can demonstrate to the satisfaction of the Kendall County Health Department and Planning, Building and Zoning Department that each lot has been appropriately sized to provide:

   a) An adequate area of undisturbed and unencumbered soils within each lot that can support a primary and secondary area for a conventional septic drainfield which complies with the schedule for sizing of septic envelopes as specified in the Kendall County Subdivision Regulations, and

   b) Sufficient buildable area outside the septic envelope to allow construction of a standard single-family residential dwelling which complies with all applicable setbacks and height bulk requirements of the corresponding RPD Zoning District, and which meets the required setbacks and separation requirements between the sewage disposal system(s) and potable water supply system(s).

2) A centralized on-site wastewater treatment and disposal system is contemplated meeting the requirements of all applicable state and local government agencies.

3) A community well is proposed to serve the individual lots within the proposed development provided the developer has demonstrated that the individual lots comply with the requirements as stated under Section 8.03.D.1 herein.

E. Lot Width. Lot width shall not be less than one hundred (100) feet measured at the front building setback.

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F. Minimum Amount and Size of Open Space. The minimum percentage of land that shall be designated as permanent open space, not to be further subdivided, and restricted from further subdivision though a recorded permanent conservation easement held (at the County's option) by the County, Forest Preserve, or a recognized land trust or conservancy, shall be specified as follows:

1. A minimum of 30% of the total acreage of the development shall be used for open space. The open space areas shall include the following:

   a. all non-buildable acreage (except land within an existing road right-of-way), and

   b. a minimum of twenty-five percent (25%) of the buildable acreage.

2. At least twenty-five percent (25%) of the minimum required open space shall be suitable for active recreation purposes, but no more than fifty percent (50%) of the total open space provided shall be utilized for that purpose. This maximum active recreation area may exceed fifty percent for a golf course development. The uses for which open space areas are proposed shall be documented by the applicant.
3. The minimum width of any open space shall be 50'.

4. Wherever practical, the open space areas shall generally be designated as undivided, contiguous open space, to facilitate easement monitoring and enforcement, and to promote appropriate management by a single entity according to approved land management standards.

5. Undivided open space shall be directly accessible to the largest practical number of residential lots within a RPD. The majority of house lots should abut undivided open space in order to provide direct views and access. Safe and convenient access to all lots not adjoining the open space shall also be provided. Where the undivided open space is designated as separate, non contiguous parcels, no parcel shall consist of less than three (3) acres in area nor have a length-to-width ratio in excess of 4:1, except such areas that are specifically designed as village greens, ball fields, buffers to wetlands, water bodies/watercourses, or trail links.

6. The required open space may be used for underground drainage fields for individual or community septic systems, and for "spray fields" or spray irrigation purposes in a "land treatment" sewage disposal system. However, "mound" systems protruding above grade and aerated sewage treatment ponds or "spray fields" shall be limited to no more than ten percent (10%) of the required minimum open space.

7. Stormwater management ponds or basins may be included as part of the minimum required open space, as may land within the rights-of-way for underground utilities. However, land within the rights-of-way of over-head high tension power lines shall not be included as comprising part of the minimum required open space. In no event shall the areas devoted to stormwater management ponds or basins constitute more than 50% of the minimum required open space.

O. Types and Location of Open Space. Open space shall be comprised of two types of land: "Primary Open Space and "Secondary Open Space."

1. Primary Open Space consist of all non-buildable areas (except existing road rights-of-way), specifically wet-lands, lands that are generally inundated (under ponds, lakes, creeks, etc.), land within the 100 year floodplain, slopes exceeding 25% and soils subject to slumping. The location of Primary Open Space Areas are predetermined by the locations of these features.

2. Secondary Open Space includes all buildable acreage protected as open space. Secondary open space areas shall include, at a minimum, a 150 foot deep greenway buffer along all water bodies and watercourses, and a 50 foot greenway buffer alongside arterial and major collector streets and wetlands. The location of Secondary open space areas shall be guided by the maps and
policies contained in the Land Resource and Management Area Policies of the Land Resource Management Plan and shall typically include all or part of the following kinds of resources: the 500 year floodplain, mature woodlands, aquifer recharge areas, area with highly permeable soil according to the Kendall County Soil Survey, significant wildlife habitats, sites listed by the Critical Trends Assessment Program of the Illinois Department of Natural Resources, prime farmland, historic or traditional rural architecture reminiscent of Kendall County’s agricultural heritage, and scenic views into the property from existing public roads.

3. The location of open space conserved through compact residential development shall be consistent with the policies contained in the Land Resource and Management Area Policies of the Land Resource Management Plan, the recommendations contained in this section and the Development Evaluation Criteria of Section 8.03 P.

4. All lands within both the Primary and Secondary Open Space shall be permanently reserved as open space and protected from being developed for anything other than passive or active open space uses through one or more of the following means:

a) Through the donation or dedication of the proposed open space parcels to a Forest Preserve or local Park District for use as perpetual open space. In such instances the donation or dedication shall be noted in any accompanying development agreements and the individual parcels planned for dedication or donation shall be noted as “Park Site” or “Forest Preserve” lands on the final plat.

b) Imposition and recordation of a deed restriction limiting the use of the property to passive or active open space in perpetuity and identifying the maintenance responsibilities of the individuals or entities having ownership of the properties (i.e. individual lot owners and or Homeowner’s Associations). Such restrictions and conditions shall be noted on the final plat and shall also be referenced in any accompanying development agreements.

c) Through the recordation of a conservation easement that prohibits further development, and sets other standards safeguarding the site’s special resources from negative changes provided:

i. The property contains significant wetlands, fens, native areas or tree stands that require specialized care and maintenance to insure the preservation of specific natural features; and,

ii. An established conservation agency, land conservancy foundation, trust or group with the knowledge and skill to manage and oversee the short and long term maintenance of these specialized areas has
agreed to either take title to the property or enforce the provisions of the easement.

The easement provisions, restrictions and conditions shall be noted on the final plat and shall also be referenced in any accompanying development agreements.

P. Development Evaluation Criteria. In evaluating the layout, amount, and location of lots and open space, the County shall evaluate the extent to which the site plan does the following:

1. Protects floodplains, wetlands and steep slopes from clearing, grading, filling or construction.

2. Preserves and maintains mature woodlands, existing fields, pastures, meadows and orchards and creates a sufficient buffer area to minimize conflicts between residential and agricultural uses.

3.Locates development on open fields or pastures because of site constraints. Dwellings should be sited on the least prime agricultural soils or in locations at the far edge of a field, as seen from existing public roads.

4. Visually buffers development from existing public roads, such as by a planting screen primarily consisting of indigenous trees, shrubs and wildflowers as identified in Appendix 4 of the Subdivision Control Ordinance.

5. Maintains or creates an upland buffer of native species vegetation of at least 50 feet in depth adjacent to wetlands and surface waters and 150 feet deep greenway along all water bodies and water courses.

6. Landscaped common areas, cul-de-sac islands, and both sides of new streets with native species shade trees and flowering shrubs with high wildlife conservation value. Deciduous shade trees shall be planted at forty-foot intervals in the front yards on both sides of new streets.

7. Designs around existing hedgerows and tree lines between fields or meadows and minimizes impacts on large woodlands (greater than 5 acres), especially those containing many mature trees or a significant wildlife habitat, or those not degraded by invasive plants.

8. Protects wildlife habitat areas and ravines.

9. Leaves scenic views and vistas unblocked or uninterrupted, particularly as seen from public thoroughfares.

10. Avoid locating new construction on prominent hilltops or ridges, by taking advantage of lower topographical features.
11. Designs around and preserves sites of historic, archaeological value, or rural architecture reminiscent of Kendall County’s agricultural heritage.

12. Protects roadside rural character and improves public safety and vehicular carrying capacity by avoiding development fronting directly onto existing roads. Establishes buffer zones along the scenic corridor of rural roads with historic buildings, stones walls, hedgerows, etc., as identified in the County Transportation Plan.

13. Provides active recreational areas in suitable locations that offer convenient access by residents and adequate screening from nearby house lots.

14. Includes a pedestrian circulation system designed to assure that pedestrians can walk safely and easily on the site, between properties and activities or special features within the neighborhood open space system. All roadside footpaths should connect with off-road trails, which in turn should link with potential open space on adjoining undeveloped parcels (or with existing open space on adjoining developed parcels).

15. Provides open space that is reasonably contiguous. To the greatest extent practicable, open space shall be designed as a single block with logical, straightforward boundaries.

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8.04 RPD-2  RESIDENTIAL PLANNED DEVELOPMENT - TWO

RPD-2. This district applies to all developments lying within Contiguous Growth Area - Rural Transition. Such developments shall meet the following standards:

A. Base Density. Base density of 0.45 dwelling units per acre of buildable land (excluding any density bonus which may be awarded in accordance with the provisions of Section 8.03 C, Density Incentives), provided that not less than 30% of the total acreage of the property is designated as open space.

B. Maximum Density. Maximum density, including all density bonuses as provided in Section 8.03 C, shall not exceed 0.65 dwelling units per acre of buildable land (0.45 dwelling units per buildable acre base density, plus maximum incentive of 0.20 dwelling units per buildable acre). An additional density bonus of 0.20 dwelling units per buildable acre (which would allow up to 0.85 dwelling units per acre of buildable land) may be granted in the case of a proposed development that:

1. Is all or partially located within 100 feet of a Class A Stream as defined by IDNR, (i.e. the Aux Sable Creek and Big Rock Creek) or its tributaries;
2. and utilizes both community septic and community water services.
Such bonuses shall be subject to review and approval by the County Board. Examples of additional and significant public amenities may include but shall not be limited to contributions for off-site roadway improvements, construction of road improvements that facilitate the development of planned re-alignment of existing and/or future roads, land contributions to the Forest Preserve District in excess of the minimum amount required under the County’s land cash donation ordinance. Density transfers may be considered where land with unique natural features such as woodlands will be dedicated to the Forest Preserve District. Regardless of the application of density bonuses, at least 30% of the total acreage must still be designated as open space. (Amended 4/18/06)

C. All other standards of the RPD-1 district except the density regulations of Section 8.03 A-B, Density and the Maximum Lot Size under Section 8.03 D. The Maximum Lot Size in the RPD-2 shall be limited to 90,000 sq. ft.

8.05 RPD-3 RESIDENTIAL PLANNED DEVELOPMENT - THREE

RPD-3. This district applies to all developments lying within Contiguous Growth Area - Urban. Such developments shall meet the following standards:

A. Base Density. Base density of 0.86 dwelling unit per acre of buildable land (excluding any density bonus which may be awarded in accordance with the provisions of Section 8.03 C, Density Incentives), provided that not less than 30% of the total acreage of the property is designated as open space.

B. Maximum Density. Maximum density, including all density bonuses as provided in Section 8.03 C, shall not exceed 1.0 dwelling units per acre of buildable land (.86 dwelling units per buildable acre base density, plus maximum incentive of .14 dwelling units per buildable acre). Provision of multiple amenities shall not entitle the applicant to a density which exceeds the maximum density of 1.0 dwelling units per buildable acre. Regardless of the application of density bonuses, at least 30% of the total acreage must still be designated as open space.

C. All other standards of the RPD-1 district except the density regulations of Section 8.03 A-B, the Maximum Lot Size in the RPD-3 shall be limited to 65,000 sq. ft.

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Four-Step Process. Each sketch plan or Concept Plan shall follow a four-step design process, as described below. When the Concept Plan is submitted, applicants shall be prepared to demonstrate to the Concept Plan Committee and Kendall County Board that these four design steps were followed by their site designers in determining the layout of their proposed streets, house lots, and greenway lands.

1. Designating the Open Space. During the first step, all potential conservation areas (both primary and secondary) are identified, using the
Existing Features (Site Analysis) Plan. Primary Conservation Areas shall consist of wetlands, floodplains, slopes over 25%, and soils susceptible to slumping. Secondary Conservation Areas shall include all remaining open space areas and shall strive to include the most sensitive and noteworthy natural, scenic, and cultural resources on the property.

Guidance on which parts of the remaining land to classify as Secondary Conservation Areas shall be based upon:

a. the procedures described in Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks, produced by Natural Lands Trust and published by Island Press,
b. on-site visits or inspections,
c. the open space location criteria contained in Section 8.03 N above,
d. the evaluation criteria listed in Section 8.03 P above, and
e. information from published data and reports.

Step 1: Developing a “yield plan” to determine the maximum allowable density for the site.

The site is 120 acres, which includes 10 acres devoted to wetlands. At 90,000 square feet per lot, the 110 buildable acres yield 47 total lots. In addition, the 120 acre site provides for about 15% open space.

2. Location of House Sites. During the second step, potential house sites are tentatively located. Because the proposed location of houses within each lot represents a significant decision with potential impacts on the
ability of the development to meet the evaluation criteria contained in Section 8.03 P above, subdivision applicants shall identify tentative house sites on the Concept Plan and proposed house sites on the detailed Final Plan. House sites should generally be located not closer than 100 feet from Primary Open Space Areas, but may be situated within 50 feet of Secondary Open Space Areas, in order to enjoy views of the secondary open space without negatively impacting the primary open space. The building "footprint" of proposed residences may be changed by more than fifty feet in any direction with majority approval from the members of the Kendall County Board. Changes involving less than fifty feet do not require approval.

Step 2: Identifying and analyzing key environmental features such as woodlands, topography, wetlands, and natural drainage.

This site has extensive environmental features, including large woodlands (shown as the green area) with natural drainage ways (shown as the blue dotted line). One of the natural drainage ways leads to a river on the west side of the graphic. Wetlands are shown as light blue shapes.

3. Street and Lot Layout. The third step consists of aligning proposed streets to provide vehicular access to each house in the most reasonable and economical way. When lots and access streets are laid out, they shall be located in a way that avoids or at least minimizes adverse impacts on both the Primary and Secondary Conservation Areas. To the greatest extent practicable, wetland crossings and streets traversing existing slopes over 15% shall be strongly discouraged. Street connections shall generally be encouraged to minimize the number of new cul-de-sacs to be maintained
by the County or Township and to facilitate easy access to and from homes in different parts of the property (and on adjoining parcels). Cul-de-sacs serving more than six homes shall generally be designed with a central island containing indigenous trees and shrubs (either conserved on site or planted).

Step 3: Identifying "development opportunities" and "conservation opportunities."

Illustrated in green, conservation opportunities are formed by the environmental features identified in Step 2. The yellow shapes represent development opportunities, offering sites for residential lots.

The County generally encourages the creation of single-loaded residential access streets, in order that the maximum number of homes in new developments may enjoy views of open space.
Note that in situations where more formal, "neo-traditional," or village-type layouts are proposed, Steps Two and Three may be reversed, so that the location of house sites follows the location of streets and squares.

4. Lot Lines. The fourth step is simply to draw in the lot lines (where applicable). These are generally drawn midway between house locations.
Step 4: Preparing a site design with residential lots, a road network, and conservation areas.

At 40,000 square feet per lot, the 110 buildable acres yield 59 total lots in this conservation design plan. The 120 acres site provides about 60% open space, which is much greater than the yield plan from Step 1. The existing farm structure along the eastern edge was also preserved as its own lot (light orange area). The higher lot count and greater open space coverage emphasize the benefits of using the conservation design approach.
Subdivisions and Zoning:

**RPD-1**

**Equestrian Estates at Legacy Farms**

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<th>Minimum Lot Size</th>
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**RPD-2**

**Deere Crossing**

**Whitetail Ridge**

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**Highgrove (never built)**

**Henneberry**

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**Grove Estates**

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**Tanglewood**

**Highpoint Meadows**

**Tucek-Oak Grove (never built)**

**Fox River Bluffs (never built)**
### Schaefer Glen (never built)

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### Rose Hill

### RPD-3

### Matlock Subdivision (never built)

### Ravine Woods

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LOT SETBACK DATA

DENSITY INCENTIVES:

1. Provide public access to open space, 0.5 D.U. Buildable Area
2. Innovative stormwater management facilities, 0.5 D.U. Buildable Area
3. Additional open space beyond the required amount, 0.5 D.U. Buildable Area
4. Storm improvements to help preserve wetlands, 0.5 D.U. Buildable Area
5. Providing of recreational amenities, 0.5 D.U. Buildable Area

PLAN DATA

TOTAL AREA +/- 408.5 ACRES (100%)
EXTERIOR R.O.W. 0.5 ACRES (0.2%)
WETLANDS 1.2 ACRES (0.3%)
FEMA FLOODPLAIN 0.0 ACRES (0.0%)
PERMANENT ESNDS. 0.0 ACRES (0.0%)
NET BUILDABLE ACREAGE 406.8 ACRES (99.5%)
TOTAL OPEN SPACE 168.8 ACRES (41.8%)
GOLF COURSE 157.8 ACRES
OPEN AREA 11.2 ACRES
RESIDENTIAL AREA 239.8 ACRES (59.2%)
TOTAL LOTS 24
DENSITY 0.6 D.U./AC.
MIN. LOT SIZE 33,000 SF
MAX. LOT SIZE (Excluding Lot 244) 55,460 SF
MIN. LOT WIDTH 100'
AVERAGE LOT SIZE 34,833 SF
PROPOSED ZONING RPD-2

CARD OF THE COURSE

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<td>36</td>
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<td>690</td>
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* Percent of total buildable area

Whitetail Ridge, L.L.C.
18 Stone Hill Road
Glen Ellyn, IL 60134
**SITE DATA**

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<tr>
<th>Description</th>
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<td>Buildable Area</td>
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**Development Area**

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**Units**

- Units: 387
- Average Lot Size: 37,776 S.F.
- Minimum Lot Size: 74,000 S.F.
- Density: 0.81 Du / Ac

**CONCEPTUAL DEVELOPMENT PLAN**
GROVE ESTATES
KENDALL COUNTY, ILLINOIS
CONCEPT PLAN

Prepared By:
Grove Ventures, LLC.

Legal Description:

SITE DATA

Total Acres: 83.42 Ac. - 100%
Existing Road R.O.W. 3.02 Ac. - 0.74%
Easements 2.50 Ac. - 3.0%

Buildable Acreage 79.20 Ac. - 95.14%

Zoning - Existing A-1
Proposed - FPD-2
Unit: 30,000 S.F. Min. 50 S.F.

Density (Units / Buildable Acreage): 0.92 Du/Ac.

Development Area: 44.01 Ac. - 55.99%
Proposed Development 23.63 Ac. - 30.2%
Open Space: 26.59 Ac. - 34.01%
Common Amenities: 0.52 Ac. - 0.66%

Average Lot Size = 32,800 Sq. Ft. - 45,667 Sq. Ft.
Lot Range = 35,000 Sq. Ft. - 45,667 Sq. Ft.

TOTALS: 59 Du. - 83.42 Ac. - 100%

SURROUNDING LAND USE AND ZONING

Location: Adjacent Land use Adjacent Steetage
North Agricultural A-1
South Agricultural A-1
East Agricultural A-1
West Agricultural A-1

LOT SIZES

Simple Family Lots

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SOILS LIST

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Prepared By:
Schoppe Design Associates
Landscape Architecture and Land Planning
24 W. MAIN STREET
OSWEGO, IL 60543
Phone: (630) 561-2350
Fax: (630) 561-3698