

# COUNTY OF KANE

## FACILITIES, DEVELOPMENT & ENVIRONMENTAL RESOURCES DEPARTMENT

Timothy A. Harbaugh, P.E., DEE  
Executive Director



## County Government Center

719 S. Batavia Avenue  
Geneva, IL 60134

[www.co.kane.il.us](http://www.co.kane.il.us)

Subdivision/Environmental: (630) 208-5118  
FAX: (630) 208-3837

## Mill Creek Vistas Major Adjustment Notice

Please be advised Shodeen Inc., has submitted the following documents for review and approval under the Major Adjustment section of the Kane County Subdivision Ordinance (Section 19-143. Validity and Adjustments).

- Sheet 1 Proposed Site Plan with Lafox Train Station, dated October 19, 2012, prepared by Sheaffer & Roland, Inc.
- Sheet 2 Proposed Site Plan, dated October 19, 2012, prepared by Sheaffer & Roland, Inc.
- Sheet 3 Site Plan Comparison Exhibit, dated October 19, 2012, prepared by Sheaffer & Roland, Inc.
- Sheet 4 1.5 Mile Jurisdictional Exhibit, dated October 19, 2012, prepared by Sheaffer & Roland, Inc.
- Mill Creek Fourth Addition PUD Land Use & Design Guidelines, dated October 12, 2012, prepared by Shodeen Inc.
- 75% Commitment Letter, dated October 26, 2012, prepared by Shodeen Inc.

At the Kane County Board Executive Committee meeting of September 5, 2012, the Executive Board referred this matter back to the Kane County Development Committee for further review. At the Kane County Development Committee meeting of September 18, 2012, the Kane County Development Committee tabled this matter for 60 days. During the review process Shodeen Inc., has held meetings with the residents of Mill Creek to review the proposed density reductions from the original proposed Major Adjustment and the present proposed plan.

The next Kane County Development Committee meeting is scheduled for November 20, 2012. At this meeting public comments will be heard as it relates to this Major Adjustment. To comment on the proposed Major Adjustment you are encouraged to sign up prior to the beginning of the Committee meeting. The Committee will meet on November 20, 2012, at 9:00am, in the 2<sup>nd</sup> Floor Kane County Board Room located at (Building "A") 719 S. Batavia Avenue, Geneva, IL 60119. The public can also write or email any comments they have with regards to this Major Adjustment to:

Kenneth Anderson, Jr.  
Manager – Subdivision & Special Projects Division  
719 S. Batavia Avenue  
Geneva, IL 60119  
630-208-3179  
[andersonken@co.kane.il.us](mailto:andersonken@co.kane.il.us)

After the Kane County Development Committee meeting the Major Adjustment will be forwarded to the Kane County Executive Committee with a recommendation and the public will be provided an opportunity to comment here as well. This meeting is scheduled to be held on December 5, 2012, at 9:00am in the 2<sup>nd</sup> Floor Kane County Board Room. Following Executive Committee action the Major Adjustment will be forwarded to the full Kane County Board for **FINAL ACTION** on December 11, 2012, at 9:45am in the 2<sup>nd</sup> Floor Kane County Board Room, at this meeting the public will be provided an opportunity to comment as well.

Please be advised Committee and Board meetings dates and times may change; please see the following link [www.countyofkane.org/pages/countyboard/committees.aspx](http://www.countyofkane.org/pages/countyboard/committees.aspx) for the most up to date information as it relates to said meetings.

**Mill Creek Fourth  
4<sup>th</sup> Addition Planned Unit Development**

**June 15, 2005  
Revised October 12, 2012**



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# SHODEEN

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## **4<sup>th</sup> ADDITION PUD LAND USE AND DESIGN GUIDELINES**

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# **Mill Creek 4<sup>th</sup> Edition**

## **I. Introduction**

In 2005, the owners requested and the subject Property was rezoned from F-Farming to PUD-Planned Unit Development to permit the development and use of the Property as hereinafter provided, consistent with the Mill Creek Fourth Addition Concept Plan that was approved by the Kane County Development Committee.

The PUD-Planned Unit Development permits the Property to be developed and be used for residential including retirement living continued care, golf course, commercial business, retail, office, school and recreational purposes. The property consists of approximately 221 acres and is contiguous to and will be integral with the Mill Creek Development that was established in 1994 by the Kane County Board.

The County of Kane established the Special Service Area, the boundaries of which are the Property. The Special Service Area will be responsible for providing those services set forth in the Mill Creek Planned Unit Development dated May 11, 1994 in exhibit H.

In July of 2010, the property requested a major change to the Mill Creek P.U.D. and the subject property to allow for multi-family units.

## **II. Mill Creek PUD Land Use Descriptions**

### **A. Residential**

The residential use on the property will consist of single family homes, a continued care retirement community and live/work units. The 293 single family lots will range in size from 60' x 125' to 80' x 125'. They will be clustered throughout the development with many of the home sites backing up to the golf course, parks or other open spaces. The single family plans will provide front porches and 3 car garages similar to the residential product that has been recently incorporated into the Mill Creek Neighborhoods T and U. The resultant overall density of single family homes will be 1.325 units per gross acre of the fourth addition.

The continued care retirement community will consist of:

1. Development program of 200 independent living units, 30 assisted living units and 50 skilled nursing units, encompassing 442,000 square feet. The facility will include a Wellness Center and Common Areas such as dining, library, great room, and recreational studios. The Wellness Center will include a pool and fitness studio.
2. The community will not exceed three stories above grade. Height, story, basement and garage as defined by 2003 IBC, published by International Code Council.
3. Required parking will be based on: 1 space per 1,000 square feet of space devoted to the Wellness Center and Common Areas, plus 1 space per independent living unit, plus .4



spaces per the total number of assisted living units and skilled nursing units. As currently designed, the number of parking spaces would be 275. Additional parking spaces would be designed and held in reserve and constructed only as demanded.

4. The architectural theme of the buildings will incorporate the character of the land, neighborhood, and community with an overlay of financial and operational realities. At this point, the designers are encouraged by the richness of architecture in Geneva and the Fox Valley.

The 290 multifamily residential units will be located within the Mill Creek Commerce Center. The intent of this type of housing is to promote people to live within one (1) mile of the train station and reduce automobile trips and dependency.

#### **B. Golf Course**

Nine holes of golf will be provided within the development. These nine holes will be added to the existing 9 holes of the Tanna Farms Golf Course that is currently a daily fee course and is open to the public. Special discounts will be offered to the residents of the Continued Care Retirement Center. The golf course will use reclaimed water from the Mill Creek Water Reclamation District Waste Water Treatment Plant for irrigation. Services for the new nine holes will include toilet facilities, maintenance equipment shed, half way house serving food and beverages, and two mobile food and beverage carts to serve golfers on the course. Licenses to serve alcoholic beverages at the halfway house as well as on the beverage carts will be permitted.

#### **C. Mill Creek Commerce Center (Changed to Vistas)**

The Mill Creek Commerce Center is to be a multi-family area to serve many purposes including transitional architectural and building style from the large box industrial use to the west at Richardson Electronics and the Pole barn construction of the Industrial Park to the north, to the residential development of Mill Creek, at the same time providing an option for commercial uses for incubator businesses, commercial development needs of the Mill Creek community, so that residents will not need to travel to the Randall Road corridor for daily goods and services, as well as the needs of the employees of the Mill Creek Commerce Center, Richardson Electronics, the industrial park and Friendship Village. The Vistas will consist of up to 15,000 square feet of commercial space, not including storage space or service areas, up to 290 live/work or residential type units, with parking meeting approximately 3 spaces per thousand net square feet of commercial space and one parking space per residential unit. The Vistas will have multi-modal transportation available to it besides the automobile, including bike trails, walk to work distances, as well as working with Pace to establish a bus stop on the route from the Mill Creek Village Center to the Metra Train Station.

The permitted 15,000 square feet of commercial and 290 residential units are maximums. The owners may provide but are not required to provide either or both of these maximums.

Plans for the Vistas show information as required and need not indicate lot width, area, or interior lot lines. Lot widths and area need not be determined until time of sale or lease of a tract

in order that it may meet the requirements of a client; however, subdividing shall occur in such a way that any tract will meet the requirements for minimum lot size.

**C1. Permitted Uses**

- 1) Public and private places or buildings of gathering such as churches, libraries, recreational activities, clubs, lodges, dance halls, skating rinks and health club facilities
- 2) Public and community service buildings such as waterworks, police stations and fire stations
- 3) Transit-orientated uses and waiting stations such as shuttles for railroad and bus passenger stations
- 4) Schools, nursery schools, pre-schools and/or child care centers, music, dancing, business, vocational and colleges
- 5) Storage of gasoline for private use, in underground tanks; installation approved by the State Fire Marshall
- 6) Kennels (indoor only)
- 7) Museums
- 8) Inside storing of lumber or other building materials and/or equipment, not in connection with an authorized building project in progress on the immediate premises
- 9) Banks
- 10) Restaurants, bakeries, delicatessens, taverns, bars, nightclubs, restaurants (including consumption of food, beverages and/or alcoholic beverages on the premises)
- 11) Medical services
- 12) Personal service shops such as shoe repair, beauty parlors, drugstores, barbershops, dry cleaning (no on-site cleaning), print shops, and pet shops
- 13) Business signs as defined herein not to exceed thirty-two (32) square feet in display area per side and twenty (20) feet in height
- 14) Business and professional offices, dental laboratories
- 15) Garage buildings for the repair, servicing, storage, sale or rental of new or used motor vehicles and vehicle parts
- 16) Hotels and motels
- 17) Motor vehicle parking lots not including truck storage or truck terminals
- 18) Retail sale of foods, packaged beer and alcoholic liquors, and merchandise. Temporary seasonal sales may be permitted for a period not to exceed six (6) months without erecting a structure.
- 19) Drive-thru, drive-up and drive-in establishments
- 20) Theaters, indoor
- 21) Undertaking establishments
- 22) Car and truck wash
- 23) Commercial TV and radio towers
- 24) Gasoline stations
- 25) Commercial places of amusement similar to practice golf driving tees, bowling alleys, pool halls, indoor shooting galleries and ranges

- 26) Cemetery monument works
- 27) Hospitals for the treatment of animals
- 28) Wholesale establishments and their facilities (receiving, storing and distributing)
- 29) Light manufacturing within fully enclosed buildings
- 30) Meat processing, including smoking, but not including slaughtering of animals
- 31) All other uses not listed above that comply with the Design Standards and are compatible with the Design Standards and uses noted as approved by the County.
- 32) Multi-family Residential

**C2. Prohibited Uses:**

- 1) Outdoor storage
- 2) Adult Businesses and Adult Entertainment Centers as defined in the Kane County Zoning Ordinance, *Article III. Rules and Definitions*.

**C3. Performance Standards:**

All uses in the Mill Creek Commerce Center shall follow the Kane County Zoning Ordinance *11.1-5 Performance Standards* for noise, vibration, smoke and particulate matter, toxic or noxious matter, odors, fire, glare-heat-flash, and radiation.

### **III. Vistas**

#### **A. Building Design**

The building design standards are intended to encourage and challenge architectural diversity while maintaining a harmonious blend of a variety of styles. Samples in the included photographs illustrate the appropriate architectural styles and provide acceptable detail and fenestration.



- A1. One, two and three stories will be permitted along with walk-out or look-out elevations, in addition to the three stories, that will absorb the change in grade across the site while maintaining architectural massing diversity.
- A2. A variety of pitched roofs and flat roofs will enable the commercial buildings to flow effortlessly with the residential, retail and restaurant components of the Commerce Center.





- A3. Building facades must include features to provide interest to people walking or driving in front of the buildings. This may be accomplished with large windows, arcades, entry areas, awnings and similar features.
- A3.1. The front façade of each commercial building shall be transparent for no less than forty (40%) of the horizontal length of the wall, and the other facades shall be transparent for no less than 25% of the horizontal length of the wall, unless otherwise approved as part of final plan approval.
- A3.2. Front facades shall have arcades and awnings to provide climatic shelter and to emphasize entrances.
- A3.3. Rear facades of buildings shall be architecturally pleasing and appear analogous to the front facades as shown in this picture.



- A3.4. Building walls over 100' in length must have projections and/or recesses consistent with the architectural treatment for all sides of the building.





- A4. Entrances must face the street or may be oriented toward a formal plaza or square.
- A5. Building setbacks shall be located approximately 12' from the back of curb to the front façade of buildings to promote interaction with pedestrians and roadways.
- A6. Garbage dumpsters are to be within a fenced or walled enclosure. The enclosure may be constructed of either masonry, cedar or other building materials to match the building façade as shown in the picture below.



- A6.1 Dumpster enclosures may also be incorporated into the building space and behind doors that are accessible to the tenants of the building as shown in this picture.



## B. Circulation

### B1. Pedestrian Circulation

In the center of the Commerce Center will be a vehicular roundabout to create a focal point as well as provide for traffic calming. Wide pedestrian sidewalks will separate the angular parking along the roadway and the buildings. The buildings may have outdoor gathering locations as shown below. A typical street cross section of the roundabout is shown on the next page.



- B1.1. Continuous pedestrian pathways shall be provided between all building entrances, the public sidewalk and alongside parking lots.
- B1.2 Crosswalks shall be emphasized with paint markings, pavers, bricks, and other such surface materials to draw the attention of motorists and increase the attractiveness of walkways.
- B1.3 Sidewalks shall be a minimum of 6 ft. clear in width, unobstructed by street trees, light poles or street furniture, which may be accommodated with a wider sidewalk.

B1.3a. Sidewalks shall connect to Friendship Lane.

### B2. Vehicular Circulation

Motor vehicle circulation of streets and drives shall be designed to emphasize pedestrian safety. Traffic calming features such as roundabouts and landscaped medians may be used to encourage slow traffic speeds.

- B2.1 Vehicular traffic will be accessed through the main core with larger truck traffic designated to travel the outside perimeter.

## **C. Parking**

- C1. Parking for both automobiles and bicycles shall be provided.
  - C1.1 Parking requirements for automobiles are as follows: 3 spaces per thousand net square feet of commercial space; and 1 parking space per residential unit.
  - C1.2 Bicycle racks of uniform design are required at the rate of one rack per 10,000 square feet of commercial space and generally located in public open space.
- C2. All parking, loading, storage and service areas, utility structures and machinery shall be effectively screened from public ways and surrounding areas.
- C3. Parking lots shall be located closer to the street than any building façade.
- C4. Use of concrete or stone permeable pavers, a Best Management Practice, is encouraged for parking lots and drives to reduce surface runoff and promote the absorption of rain and snowmelt.
- C4. On street parking and parking lots or garages may not be adjacent to or be directly opposite a street intersection.
- C5. Loading docks are to be architecturally integrated into building facades.
- C6. Continuous pedestrian pathways shall be provided between all building entrances, the public sidewalk and alongside parking lots.

## **D. Landscaping**

The permitted species are listed in the Mill Creek Planned Unit Development approved planting list.

- D1. All deciduous trees shall have a minimum trunk size of two and one-half inches (2 ½”) in diameter at time of planting. All coniferous trees shall have a minimum height of eight (8) ft. at time of planting.
- D2. Street trees shall be planted along all streets and drives spaced at 40 ft. on center.
  - D2.1 Street trees shall include deciduous native hardwoods with a minimum 2 ½” caliper at the time of installation.
- D3. Landscaping will include native prairie grasses, ground cover, and limited turf in



front of buildings and drives, along all streets, parking islands, and sidewalks.

- D4. Sidewalks shall be separated from adjacent off-street parking with a masonry wall or landscape hedge providing 100% capacity year round and measuring a minimum of 3ft in height.
- D5. Parking lots shall have landscape islands located at the end of each row of parking stalls and at maximum intervals of every twenty (20) parking stalls.
- D6. Fully landscaped islands will be provided with deciduous native hardwoods to provide a canopy creating a comfortable pedestrian environment along with medium height, and low height native shrubs to compliment each other and not restrict site distances for pedestrians and vehicles as shown in this picture.



- D6.1 Landscaped islands in parking lots shall be sized to provide for mature growth of large shade trees, at a minimum size of 10 ft. by 19 ft.
- D6.2 Landscape islands may contain electrical transformers, pedestals and telephone equipment boxes.
- D7. All parking, loading and service areas shall be effectively screened from public ways and surrounding areas by a wall, fence or densely-planted continuous coniferous hedge, not less than three (2) feet in height, to provide year-round screening.

### **Lighting**

- E1. Wall sconces, gooseneck, window, and signage lighting will be encouraged.



- E2. Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties.
- E3. Parking lot lighting will be provided with reflected light from building lights.
  - E1.1 Lights on columns, pilasters and at points of entry as shown will be used in lieu of extensive parking lot lights.
  - E1.2 When parking lot lights are used, cutoff shields or other appropriate measures to conceal the light source to adjoining uses required. To avoid light pollution, no up lights shall be allowed.

**F. Signage**

- F1. Signage, landscaping, building materials, and street furniture shall be complimentary to enhance the streetscape experience as shown in the picture to the right:
- F2. Awnings, sign lighting and streetscape will flow together as shown here:



- F3. Signage lighting shall include either gooseneck lights or backlit three-dimensional lettering. Raised lettering with lights facing forward will not be permitted.
- F4. Sign materials and colors shall harmonize with building materials and colors.

F5. Building signage shall consist of flush building mounted signs, perpendicular building signs, back lit channel letters and building directories as shown below.

F5.1 In multi-tenant buildings, one flush mounted building tenant sign is permitted per tenant building face exposure.

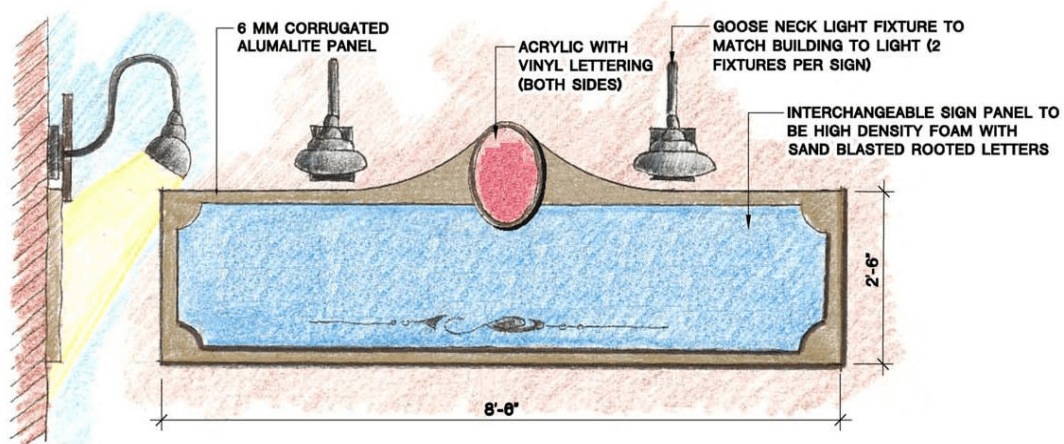
F5.2 Where there is more than one allowable wall sign location for a tenant, the tenant shall have the right to install one sign at each location if desired.

F5.3 The locations of this sign include exterior sides of a building facing a street, courtyard, parking lot, open space or building passageway.

F5.4 The size of the sign is not to exceed 2'6" x 8'6" or 21.3 square feet in sign area.

F5.5 The sign shall be placed on the façade above the suite window or entry door.

F5.6 The sign will be lighted with gooseneck  
t  
u  
r  
e



**C**  
L-2 **BUILDING MOUNTED TENANT SIGN**  
SCALE: 1" = 1'-0"

**D**  
L-2 **PERPENDICULAR TENANT SIGN**  
SCALE: 1" = 1'-0"

F6. In lieu of each of the flush mounted building sign permitted above, in multi-tenant buildings, one building mounted perpendicular (projecting) sign or one freestanding sign per tenant building face exposure is permitted.

- F6.1 The location of the perpendicular sign includes all of the above noted locations listed under F5 (flush mounted building sign).
- F6.2 Each projecting sign shall be a maximum of 6.6 square feet in sign area and its bottom edge shall be mounted a minimum of 7' above the established grade.
- F6.3 Freestanding tenant signs shall be located no farther than 5' from the building façade or when located within a landscaped island, they may be located further away from the building façade.
- F6.4 The maximum height of a freestanding tenant sign shall be no more than 8' to the cross arm supporting the sign panel.

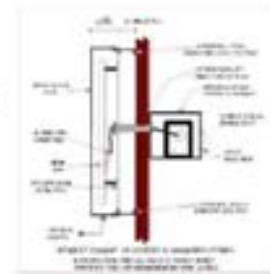


## Hansen Baking Co. CAFE SOUP SANDWICHES COFFEE

INDIVIDUAL SILHOUETTE ILLUMINATED LETTERS

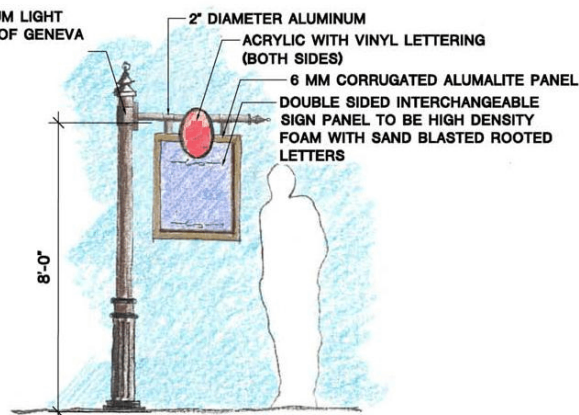
FACEPLATE AND METAL LETTERS OF ALUMINUM AND ZINC

ALL ILLUMINATED LETTERS WILL BE CONTROLLED BY A SINGLE SWITCH  
ILLUMINATED LETTERS WILL BE WHITE LIGHT



### C-1 CHANNEL LETTERS L-2 SCALE: 1" = 1'-0"

ORNAMENTAL ALUMINUM LIGHT  
POST TO MATCH CITY OF GENEVA  
STANDARD



### E FREE STANDING TENANT SIGN L-2 SCALE: 1/2" = 1'-0"

F7. For single tenant buildings, in addition to the above signage criteria, in lieu of either the flush mounted or one perpendicular sign, one back lit channel letters sign shall be permitted per building face exposure.

F7.1 Each building mounted channel letter wall sign shall not exceed 30 square feet in sign area.

F8. Window signs painted on, attached to, or placed behind glass will not be allowed to exceed 30% of the window glass size.

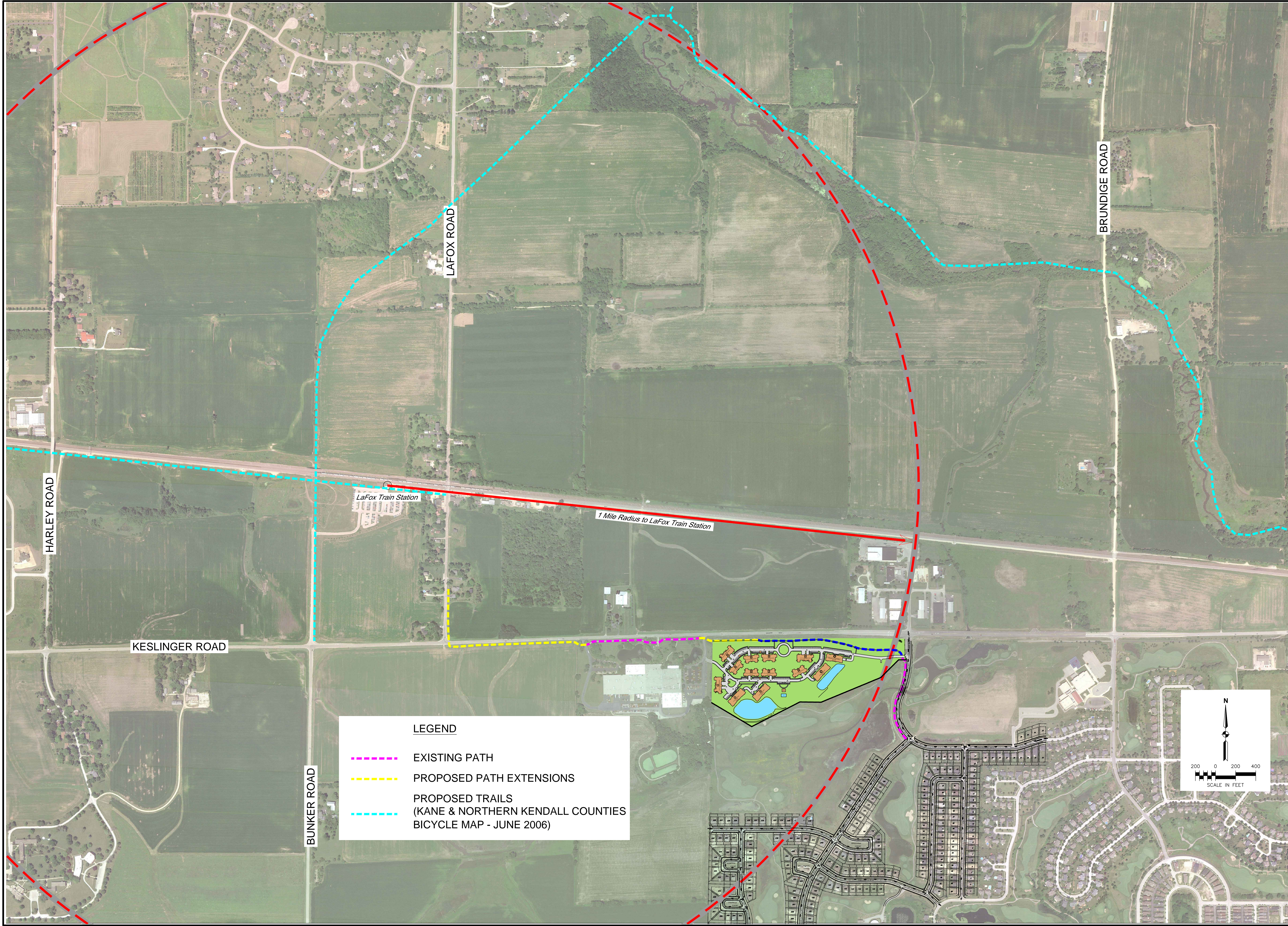
#### **IV. PRE-PERMITTING REVIEW PROCESS**

Submit schematic design package to Building Officer for verification of application completeness. Application package to include:

- Site plan – building, walks, parking, street, landscaping, and property boundary
  - Site plan to include context plan and detailed plans.
- Ground Floor Plan(s),
- Building Floor Plans (upper levels)
- Building Elevations – including materials, colors and signage location (in addition to standard elevation data)
- Photographs or prospective drawings showing buildings in context
- Building Officer and three-dimensional architectural intent verifies compliance and makes a decision as to conformance with the design standards or returns to applicant to complete.



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LEGEND

EXISTING PATH

PROPOSED PATH EXTENSIONS

PROPOSED TRAILS  
(KANE & NORTHERN KENDALL COUNTIES  
BICYCLE MAP - JUNE 2006)

13JUL11

PROJECT NO:

CADPLAN JULY 11 2012

SHEET:

1

OF

4

THE VISTAS AT MILL CREEK  
GENEVA, ILLINOIS  
KANE COUNTY

SHODDEN, INC.  
17 NORTH FIRST STREET  
GENEVA, ILLINOIS 60134

REVISIONS

DATE	DESCRIPTION	REV #
29JUL11	BIKE PATH REVISION	3
07AUG11	PLAN REVISION	4
13JUL12	PLAN REVISION	5
18JUL12	PLAN REVISION	6
27JUL12	PLAN REVISION	7
19OCT12	PLAN REVISION	8

DESIGN: JCF  
DRAFTING: JWF

SHEAFFER & ROLAND, INC.

CONSULTING ENGINEERS & SURVEYORS

611 STEVENS STREET

GENEVA, ILLINOIS 60134-1359

(630) 208-8888

FAX: (630) 208-9855

ILLINOIS DESIGN FIRM LICENSE NO. 184-002287 (82-02726)

SHEAFFER & ROLAND, INC.

CONSULTING ENGINEERS & SURVEYORS

611 STEVENS STREET

GENEVA, ILLINOIS 60134-1359

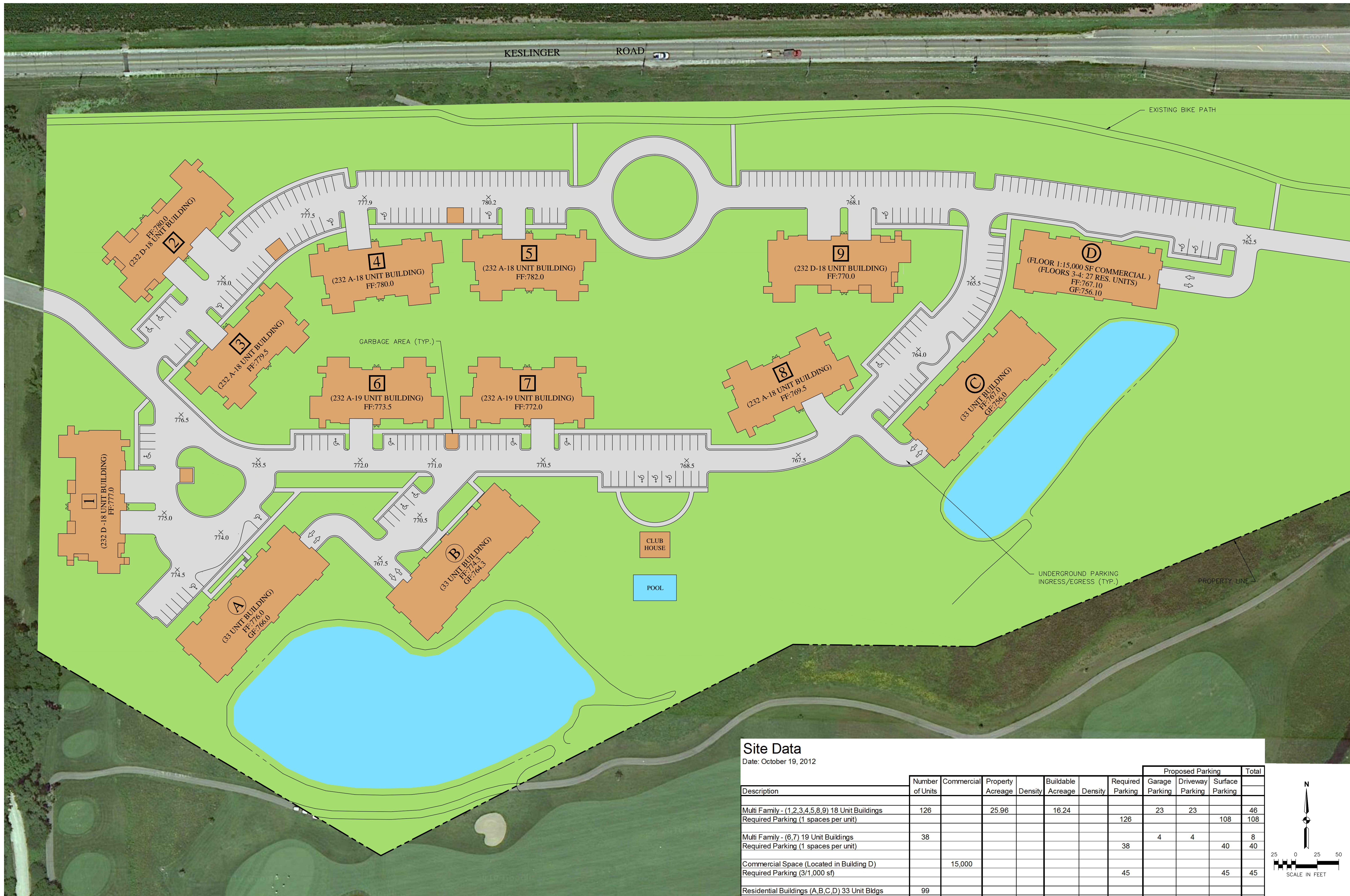
(630) 208-8888

FAX: (630) 208-9855

ILLINOIS DESIGN FIRM LICENSE NO. 184-002287 (82-02726)



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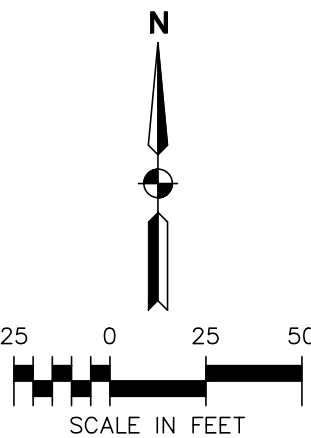


### Site Data

Date: October 19, 2012

Description	Number of Units	Commercial	Property Acreage	Density	Buildable Acreage	Density	Required Parking	Proposed Parking			Total
								Garage Parking	Driveway Parking	Surface Parking	
Multi Family - (1,2,3,4,5,8,9) 18 Unit Buildings	126		25.96		16.24			23	23		46
Required Parking (1 spaces per unit)							126			108	108
Multi Family - (6,7) 19 Unit Buildings	38							4	4		8
Required Parking (1 spaces per unit)							38			40	40
Commercial Space (Located in Building D)		15,000									
Required Parking (3/1,000 sf)							45			45	45
Residential Buildings (A,B,C,D) 33 Unit Bldgs	99										
Residential Building (D) 27 Units	27										
(All Residential Buildings are 3 Floors Residential and 1 Floor Garage)											
required Parking 1 spaces per unit)							126	126		50	176
Totals	290	15,000	25.96	11.171	16.24	17.857	335	153	27	243	423

Overall Provided Parking: 1.45 parking spaces per unit (Includes the shared commercial parking)



**SHEAFFER & ROLAND, INC.**  
CONSULTING ENGINEERS & SURVEYORS  
611 STEVENS STREET  
GENEVA, ILLINOIS 60134-1359  
TEL: (630) 208-9898 FAX: (630) 208-9895  
ILLINOIS DESIGN FIRM LICENSE NO. 184-002287 (62-02726)

REVISIONS		DATE	DESCRIPTION	REV #
	BIKE PATH REVISION	29JUL11		3
	PLAN REVISION	07AUG11		4
	PLAN REVISION	13JUL12		5
	PLAN REVISION	18JUL12		6
	PLAN REVISION	27JUL12		7
	PLAN REVISION	19OCT12		8
DESIGN: JCF		DRAFTING: JWF		

THE VISTAS AT MILL CREEK  
GENEVA, ILLINOIS  
KANE COUNTY  
SHODEEN, INC.  
17 NORTH FIRST STREET  
GENEVA, ILLINOIS 60134

## PROPOSED SITE PLAN

DATE: 13JUL11

PROJECT NO: .

CADPLAN JULY 11 2012

SHEET:





MILL CREEK COMMERCE CENTER - APPROVED PLAN



MILL CREEK VISTAS - PROPOSED PLAN AUGUST 2011



MILL CREEK VISTAS - REVISED PROPOSED PLAN OCTOBER 2012

SITE PLAN  
COMPARISON EXHIBIT

DATE:	13JUL11
PROJECT NO:	
SHEETS 1 - 4 JULY 2012	
SHEET:	3 OF 4

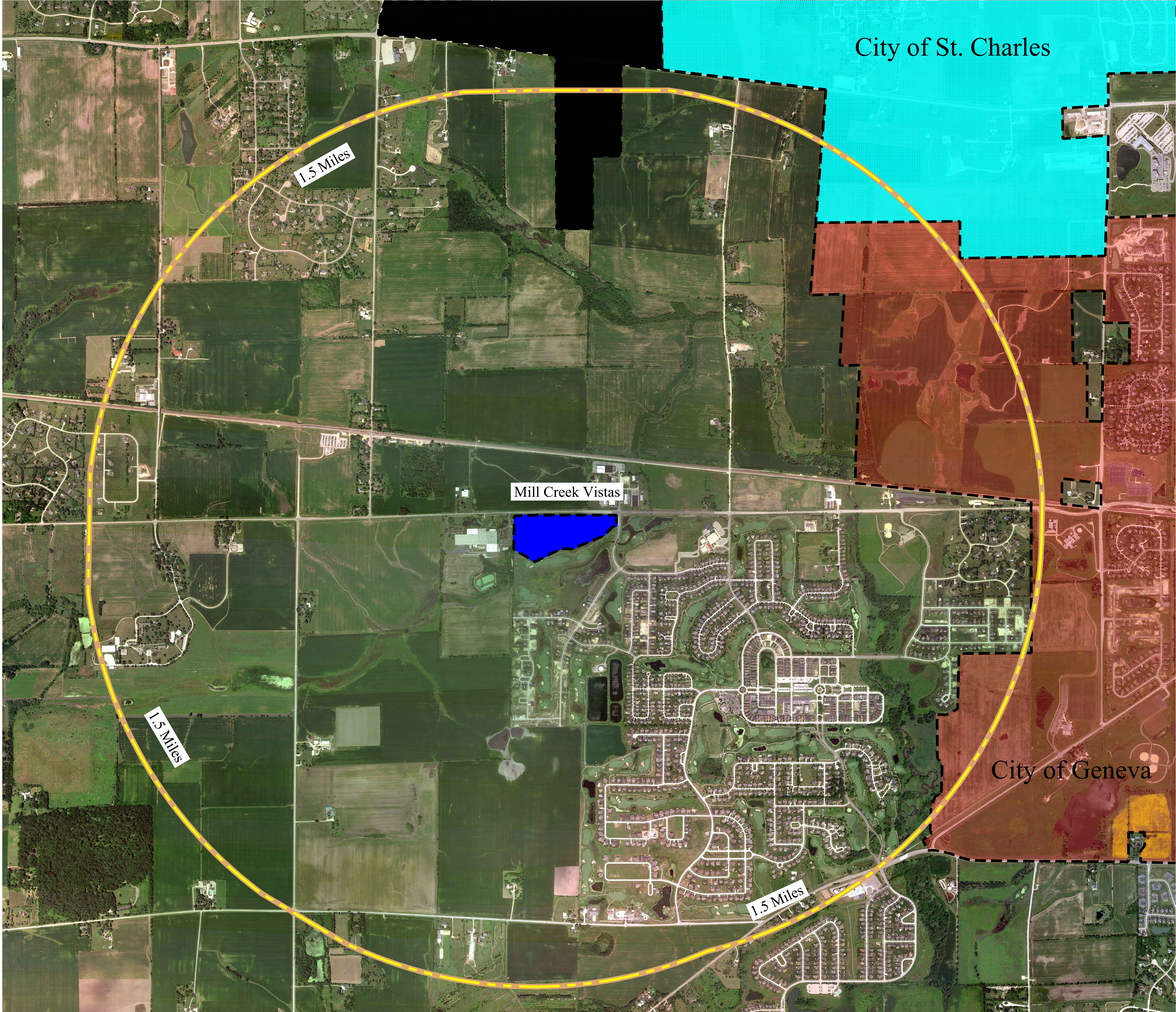
THE VISTAS AT MILL CREEK  
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DESIGN: JCF	DRAFTING: JWF

**SHEAFFER & ROLAND, INC.**  
CONSULTING ENGINEERS & SURVEYORS  
611 STEVENS STREET  
GENEVA, ILLINOIS 60134-1359  
(630) 238-8888 FAX: (630) 238-9855  
ILLINOIS DESIGN FIRM LICENSE NO. 184-002287 (62-02726)







1.5 MILE  
JURISDICTIONAL EXHIBIT

THE VISTAS AT MILL CREEK  
GENEVA, ILLINOIS  
KANE COUNTY  
  
SHODEN, INC.  
17 NORTH FIRST STREET  
GENEVA, ILLINOIS 60134

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19OCT12	PLAN REVISION
DESIGN: JCF	
DRAFTING: JWF	

**SHEAFFER & ROLAND, INC.**  
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October 26, 2012

Ken Anderson  
Kane County  
719 S. Batavia Avenue  
Geneva, IL 60134


Re: Mill Creek PUD  
Major Change – Vistas

Dear Ken:

During the voluntary public hearing and viewing of the model for the proposed Mill Creek Major Change for the Vistas, residents raised a request if Sho-Deen would provide a commitment to building out more of the multi-family units in the Mill Creek Village Center prior to commencing with construction of the multi-family units within the proposed Vistas area. That evening, as the representative of Sho-Deen, I agreed with the residents to a 75% multi-family commitment. This letter provides the outline of the agreement that should be contained within the County's approval of the Major Change.

The County Development Department in May 2012 confirmed in writing after a review that Mill Creek has a total of 2069 units. Included in this 2069 units are 321 Multifamily units within the Mill Creek Village Center and in the Commerce Center. Included in this 321 is 70 units that are currently approved for the Commerce Center (Vistas). Thus 321 minus 70 would be 251 units that are approved and can be or are to be built within the Village Center. In order to comply with the 75% commitment, we would need to build (75% of 251) 188 units. Included in this 251 units, 78 units (or 31%) have been built. Thus we need to build (188-78) 110 more units before building any units in the Vistas. As you know we are currently in for a permit on 66 units for two buildings within the Village Center, thus we would need to draw, submit for permit and construct another (110-66) building or building consisting of at least 44 units.

Sincerely,



David Patzelt  
Shodeen Construction Company, L.L.C.  
President

cc: Tim Harbaugh  
Drew Frasz

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