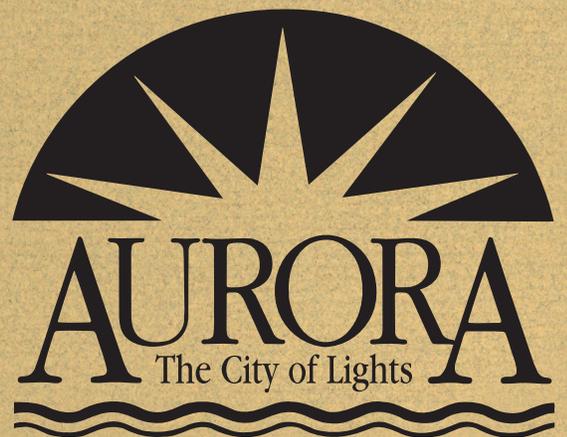
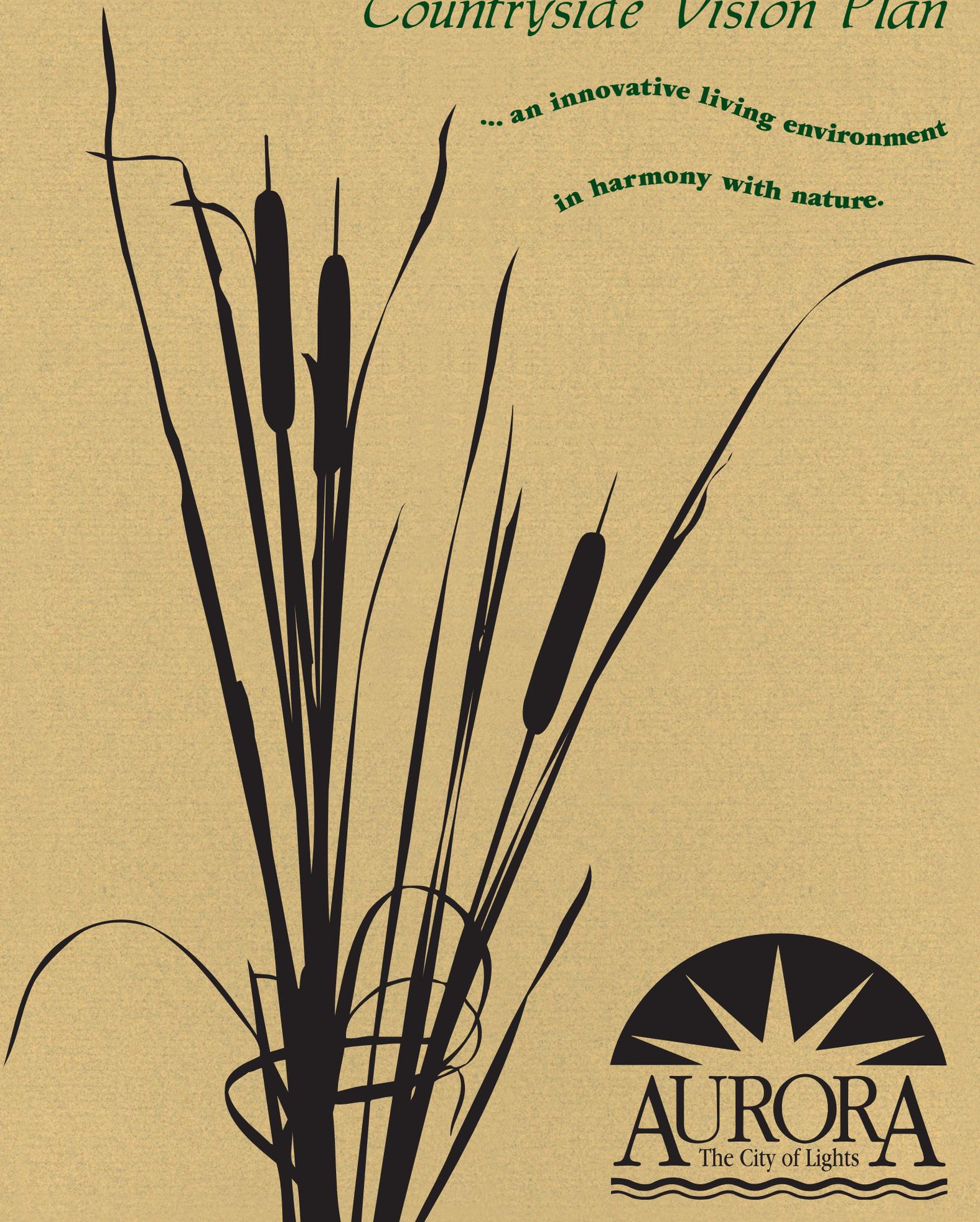


# *Countryside Vision Plan*

*... an innovative living environment  
in harmony with nature.*



# *Vision Statement*

The *Countryside Vision Plan* attempts to meet the challenge of our community's evolving awareness on environmental issues, and our desire to find development strategies that forge a new direction. By looking at the land first and using creativity in development we hope to achieve an innovative living environment in harmony with nature.



Prepared By: Community Development Department with assistance from  
Kane County Development Department and Land Vision Inc.

# Introduction



Comprehensive Plan update which expanded the amount of Open Space and Estate Residential within the area; and perhaps most importantly, the flood of 1996, which dra-



matically highlighted the extreme sensitivity of the Blackberry Creek Watershed.

The specific area of study is defined on the west, north and south by existing municipal boundary agreements with Sugar Grove, North Aurora and Montgomery respectively, and on the east by Orchard

On August 14, 2001, the City Council of the City of Aurora passed Resolution R01-414 accepting the proposal of the Kane County Development Department and Land Planning Services, Inc. (now known as Land Vision, Inc.) to assist City staff in developing a vision for Aurora's far west side planning area. The City Council's directive to establish a vision for this area was motivated by our community's evolving awareness of environmental issues, and our desire to find creative ways to guide development by looking at the land first. Events which prompted this study include increased pressures in the area caused by ongoing improvements to Orchard Road and development of surrounding properties; the recent purchase of several farms in the area by the Kane County Forest Preserve District; the August 2000

Road. The study area includes +/- 4,000 acres. Currently, Aurora's Comprehensive Plan classifies the majority of the study area as Open Space, with the balance being Estate Residential, Farming, Low Density Residential, Office/Research/Light Industrial, and Commercial land uses emphasized in that order.

A unique partnership was formed to work with the consultant, Land Vision Inc., to conduct this study. Partners included the City of Aurora, Kane County, Kane County Forest Preserve District and the Conservation Foundation. The *Countryside Vision Plan* strives to provide, guidelines and techniques to develop the area within the context of jurisdictional and property ownership constraints as well as environmental and physical limitations and opportunities.



## *Countryside Residential Areas*

The proposed plan suggests lot sizes, street configurations, and site designs that have historically not been available within the City of Aurora. Green infrastructure for stormwater management, public open space, viewsheds, a trail network, and rural cross-sections in roadway design are all components of the Vision Plan.

In 2000, the Aurora City Council created an Estate Zoning District to facilitate the Estates designation in the City's Comprehensive Land Use Plan. The Estate Zoning District established 55,000 square foot lots and regulations for building size and setbacks. The Estates land use designation on the Comprehensive Plan shows one dwelling unit per acre. The Vision Plan allows creativity in how the requirements are implemented without removing the estate designation or changing the minimum dwelling unit per acre. This Vision Plan is meant to encourage developers to find ways in which shared

areas can be incorporated so as to provide residents with a maximum amount of open space even on lots less than 55,000 square feet in size. The ultimate goal of the Vision Plan would be to provide new residential choices within the city limits through an array of lots larger than currently found. The expectation would be that many lots would be in the 55,000 square foot or greater size range. This is consistent with existing single family lots in Sugar Grove Township that carry a County estate lot designation and meet or exceed the City's Estate Zoning District 1.25 acre minimum lot size.

Creative plans should incorporate shared public open spaces and preserve natural areas. Developers will be encouraged to vary estate lot sizes adjacent to existing R-1 subdivisions. Examples of residential developments that meet these desired objectives already exist in Kane County.



# *Countryside Open Space*

An important objective of the Vision Plan is to ensure that public open space, resource conservation, and protection of natural features are key components of all development plans. Looking at the land first, we identified areas that need protection. These areas make the far west side of Aurora unique and are the framework that complements all other land uses. It is intended that development proposals will use open space to maximize privacy, separate land uses, and maintain viewsheds. Our goal is to take advantage of land held by the Kane County Forest Preserve District and guide its uses for passive and active recreation, regional stormwater management, resource protection, and as a backdrop for unique residential settings.





## *Countryside Non-Residential Areas*

Although the Vision Plan identifies Residential and Open Space as the predominant land uses, areas are designated for Commercial and Office/Research/Industrial adjacent to I-88 and Orchard Road. There are a variety of existing non-residential uses in the area including Splash Country, Blackberry Historical Farm, and a number of churches. Though specific sites are not identified in the Vision Plan, neighborhood commercial would be appropriate allowing residents to bicycle or walk to these destinations.

The Vision Plan identifies site design techniques that should be incorporated in to non-residential development to the greatest extent possible. It is our expectation that non-residential projects will blend with the residential neighborhoods.

Where non-residential developments abut residential neighborhoods, Office would be the preferred zoning classification. Again, it is expected that such uses would be designed in a way to complement the overarching principles and techniques expressed in the residential districts.

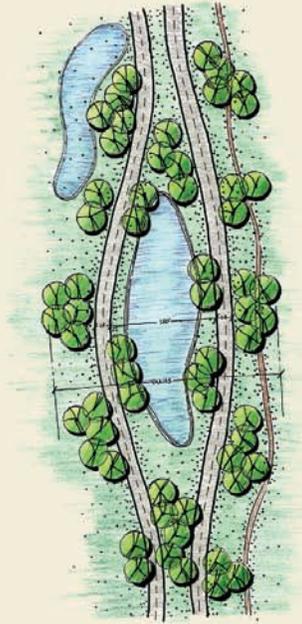


# *Countryside Transportation and Roadway Network Design*

The establishment of an open space roadway interconnect system is an important objective of the Vision Plan. Given the abundance of significant natural areas, traveling through these neighborhoods should evoke appreciation for the unique resources within the geographic boundaries. To create a countryside driving experience, rural cross-sections, including reduced roadway widths with natural drainage swales rather than curb and gutter systems, should be used. A trail network to connect neighborhoods within the Vision Plan area should also make it possible for residents and visitors to enjoy the varied topography and resources of the area as they move from one place to another, or take advantage of commercial opportunities within a short distance of their homes.

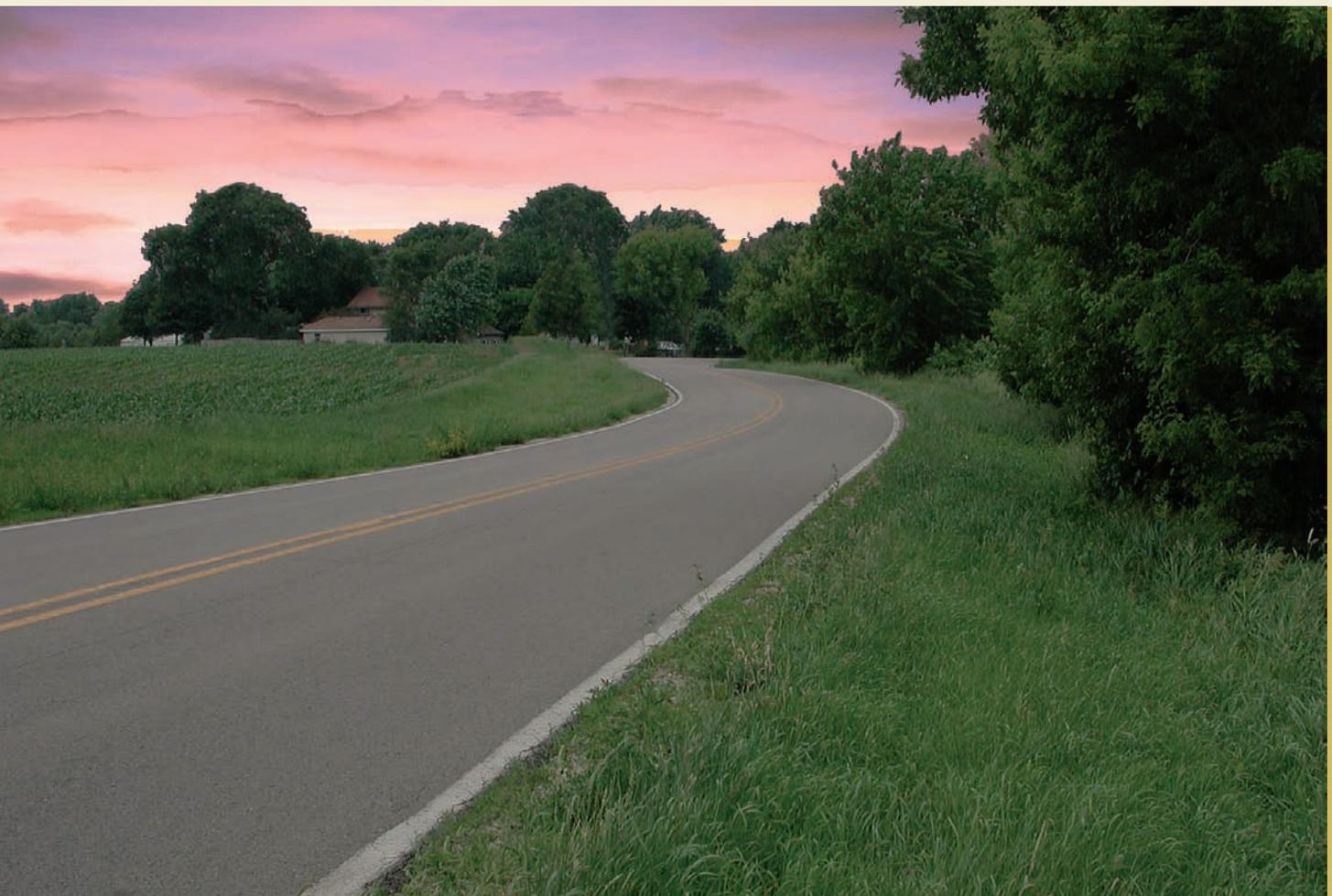
The beginning of this transportation network already exists within this study area: Orchard Road, Deerpath Road,

Jericho Road, Gordon Road/Prairie Street, Galena Boulevard, Hanks Road, and Indian Trail. As part of our municipal boundary agreement with Sugar Grove, Gordon Road is planned to extend south from Prairie Street to Jericho Road, providing a north/south connection between our communities. A transportation study should be undertaken to determine locations, adequate capacity and road design, while ensuring that roadways are compatible with the overall countryside feel of the Vision Plan.



***Proposed Gordon Road***

In addition to the extension of Gordon Road, it is expected that Indian Trail would also be extended west from its present termination point at Deerpath Road and ultimately connect to Hanks Road, thereby creating an east/west route, allowing vehicles to travel conveniently to and from Prestbury using Indian Trail rather than the existing residentially designed roadways.





# *Countryside Stormwater Management*

The Vision Plan calls for the use of green infrastructure rather than highly engineered systems to manage stormwater. Designing systems in which stormwater and runoff can infiltrate the soil locally rather than being moved off-site will help relieve the burden on existing systems. This concept emanates, in part, from the newly adopted Kane County Stormwater Management Ordinance that encourages the use of Best Management Practices, working with topography and natural features for flood control and water quality enhancement, rather than against them.

In fact, concern over the highly destructive impacts of the Flood of 1996 is the fundamental underpinning for many of the Guiding Principles and Techniques outlined in this Vision Plan. City policies enacted in response to the 1996 flood require a greater ratio of open space to the built environment. This plan takes this mandate and converts it into an opportunity to provide the development community flexibility and creativity. Developing with topography in mind allows for a reduction in mass grading and earth movement, which translates to greatly reduced development costs.





# *Countryside Landscaping and Natural Elements*



Rather than creating a situation in which landscaping functions as a separate and discrete "add-on" to development, the Vision Plan views the landscape as an inherent part of site design. The Guiding Principles and Techniques outlined in the plan will enhance and integrate the existing natural landscape with new development.

We recognize that traditional landscaping in the form of grasses, shrubs, plants and trees will be introduced

as part of individual home sites. It is our desire that developers use existing natural elements and expand upon them with native plantings to preserve and enhance the area. It is extremely important to protect vegetation from mechanical injury, grading change, and excavation. It is expected that along with a development site plan, a prioritized list of resources to be conserved will be presented. It is possible that development or landscaping credits could be offered to developers for resource conservation and preservation.



# *Countryside Land Uses Areas*

## **Countryside Open Space**

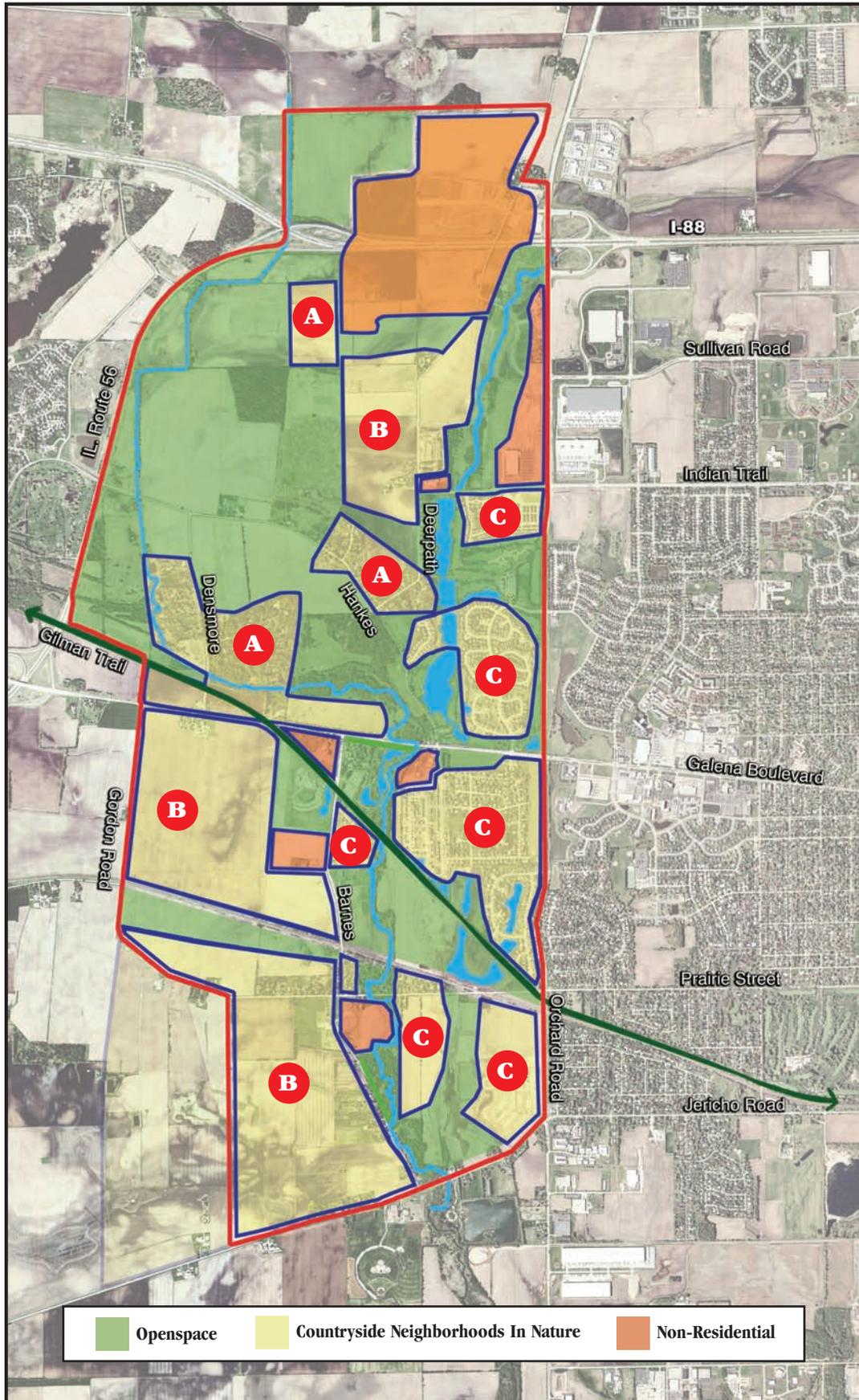
Historically, Aurora's development has taken place with the topography of the land and its natural resources considered as background, if at all. In this Vision Plan, it is the City's intention to move topography and natural resources into the foreground, to look at the land carefully and understand its characteristics before imposing a built environment.

Vast amounts of open space exist within the study area ranging from the high quality natural areas of Blackberry Creek to the East Run and Lake Run watershed areas, to the expansive Kane County Forest Preserve network. Concurrent with development in the area there will be many opportunities for preserving public access and using open space as green infrastructure for stormwater management and flood control. Open space is key in this Vision Plan, creating the aesthetic foundation for future development.

## **Countryside Neighborhoods in Nature**

- A** The land designated as **Neighborhood "A"** consists of undeveloped parcels plus existing residential development in unincorporated Sugar Grove Township. Under this Vision Plan, flexible design standards could be used to develop large lot residential projects while preserving open space, minimizing stormwater runoff, and enhancing the watershed areas. Maintaining viewsheds and public access to open space should be a strong component of site design in these areas. The housing in Neighborhood "A" should take advantage of the unique natural features that can provide for a countryside lifestyle.
- B** Those parcels located in **Neighborhood "B"** consist of both the largest tracts of land with development potential and those parcels fronting along the area's roadway network. Through an innovative network of street design, natural drainage and filtration systems along with parks and open space, development in these areas can be undertaken with minimal negative impacts to the land. Flexible lot sizes and setbacks will achieve a better overall site design and introduce a variety of high quality housing choices.
- C** **Neighborhood "C"** delineates the edge of Aurora's development to date and is comprised of parcels which were developed in a conventional manner. Sections of area "C" were clustered around a golf course designed to function as a regional stormwater management system. Subsequently this regional system was expanded to the southern edge of Neighborhood "C" using a combination of open space and engineered improvements.

# Countryside Land Use Plan

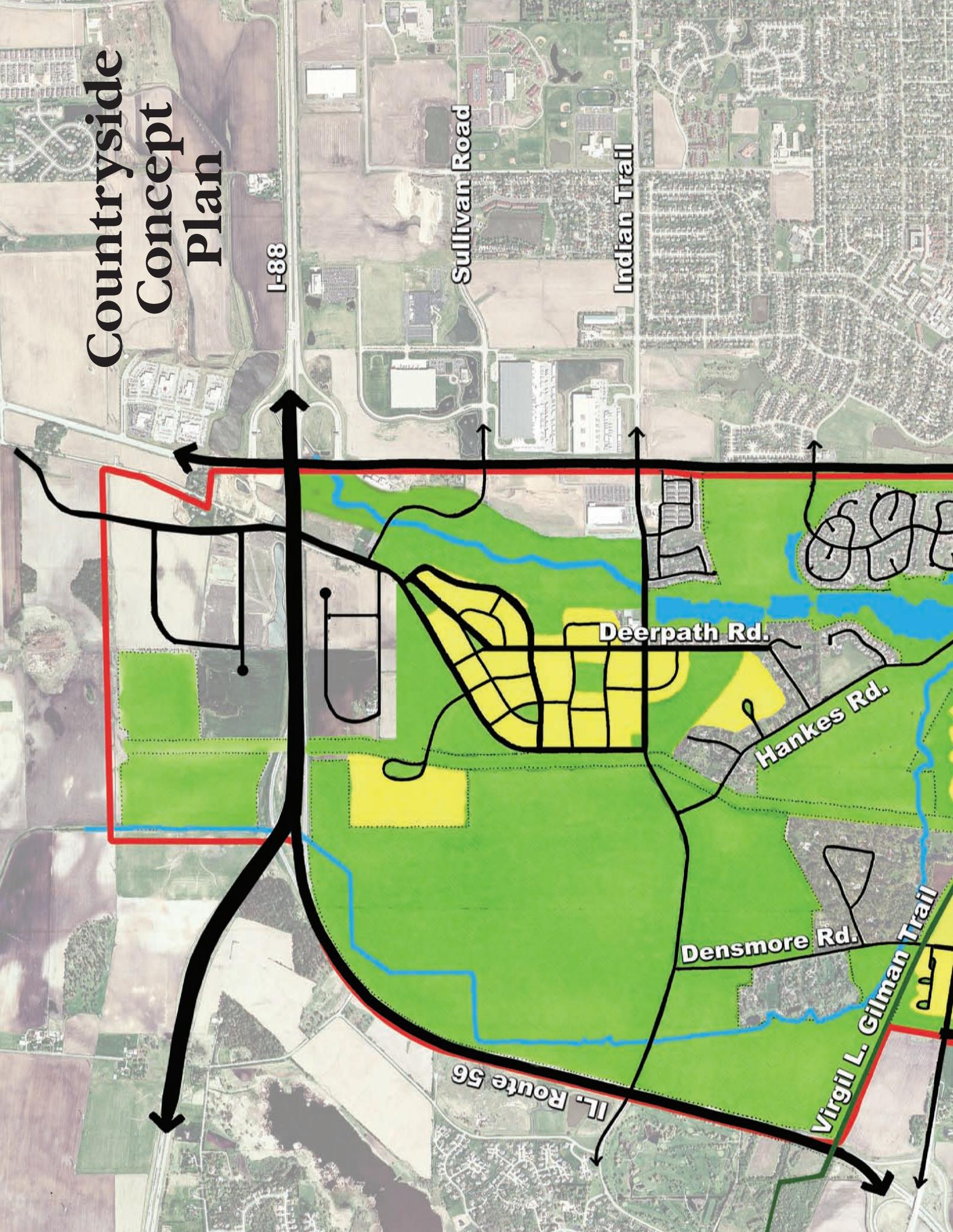


## Non-Residential Supporting Land Uses

These areas consist of parcels for existing and future non-residential developments. Future projects should incorporate extensive landscape screening and buffering. Developers are encouraged to incorporate design features advocated throughout this Vision Plan.



# Countryside Concept Plan



I-88

Sullivan Road

Indian Trail

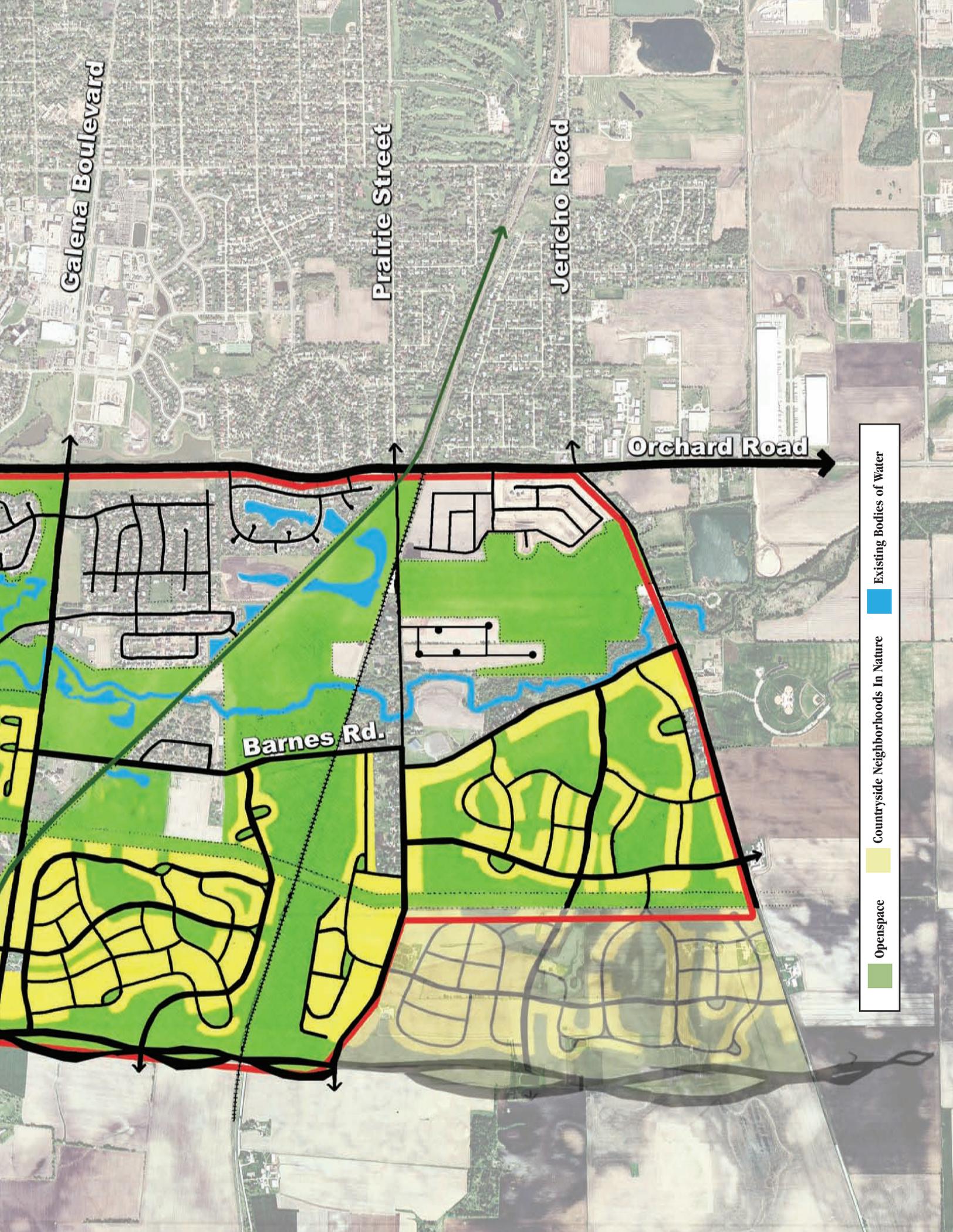
Deerpath Rd.

Hankes Rd.

Densmore Rd.

IL Route 56

Virgil L. Gilman Trail



Calena Boulevard

Prairie Street

Jericho Road

Orchard Road

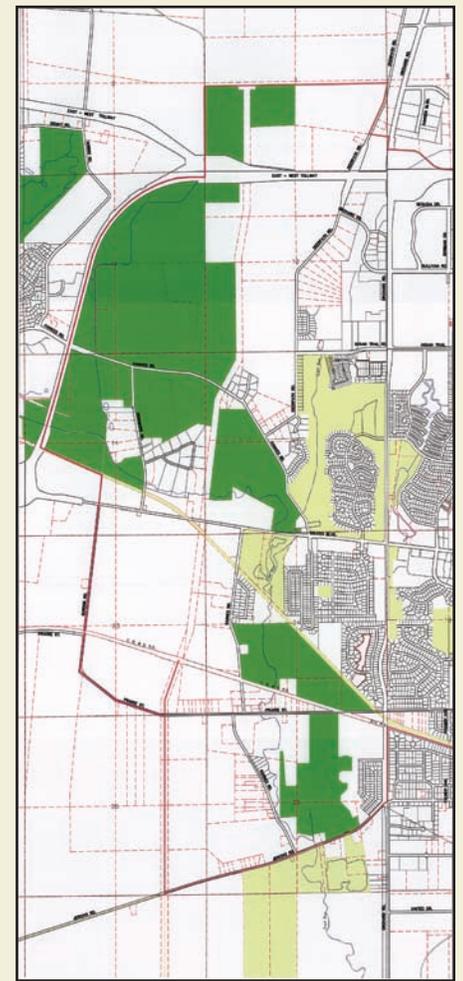
Barnes Rd.

- Openspace
- Countryside Neighborhoods In Nature
- Existing Bodies of Water



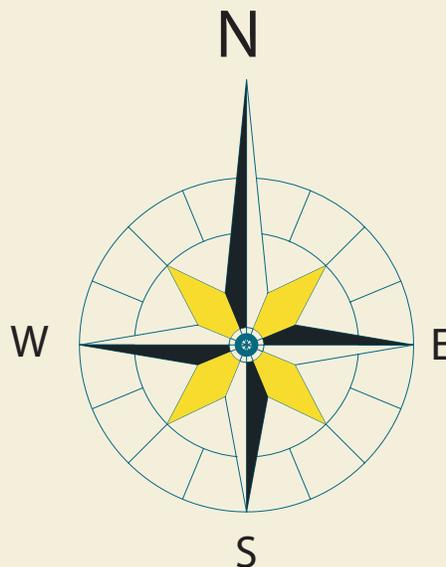
## *Contributing Factors*

Contributing Factors considered in this process include unique topography, the Blackberry Creek and its tributaries, the expansive Forest Preserve lands and the mixture of wetlands and hydric soils. Also considered were the constraints to development, particularly boundary agreements with adjacent municipalities; the installation of public utilities; amounts of publicly held lands; and the expanded flood-plains defined by the 1996 flood.



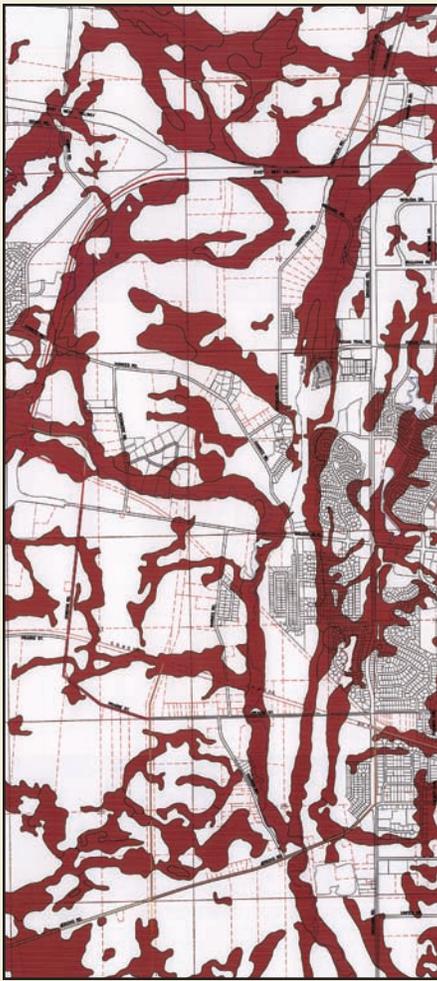
### *Topography*

The topography of the study area is one of gently rolling terrain bisected by the drainage patterns of Blackberry Creek and its tributaries. This area consists of a large glacial outwash plain drained in part by Blackberry Creek. This is an area of very productive soils, which historically has been part of our agricultural base.



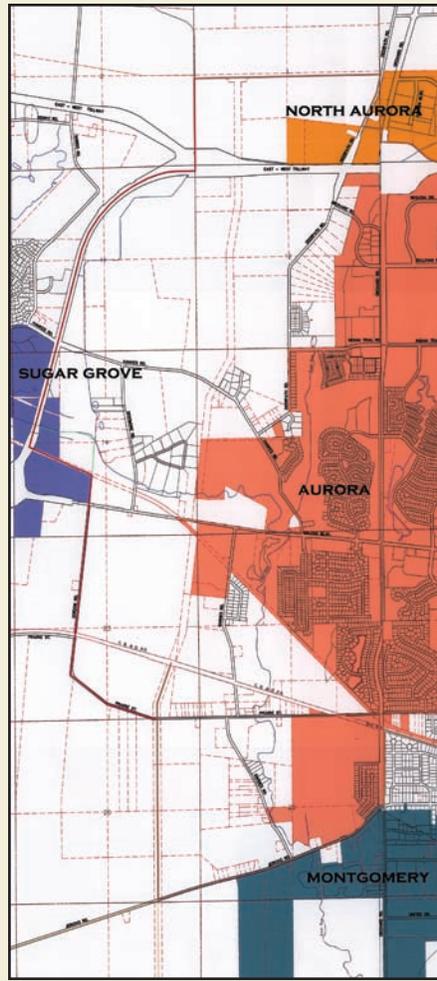
### *Existing and Proposed Publicly Held Lands*

One of the most important elements affecting the study area is publicly held lands, the majority of which are owned by the Kane County Forest Preserve District. The District is the largest landowner in the area and thus, forest preserve open space forms the framework that complements all other land uses designated in this plan. These open space areas provide environmental protection, water resource management, recreational opportunities, and enhancements to our community's quality of life. The Fox Valley Park District and the City of Aurora also have significant land holdings in the study area.



### *Hydric Soils*

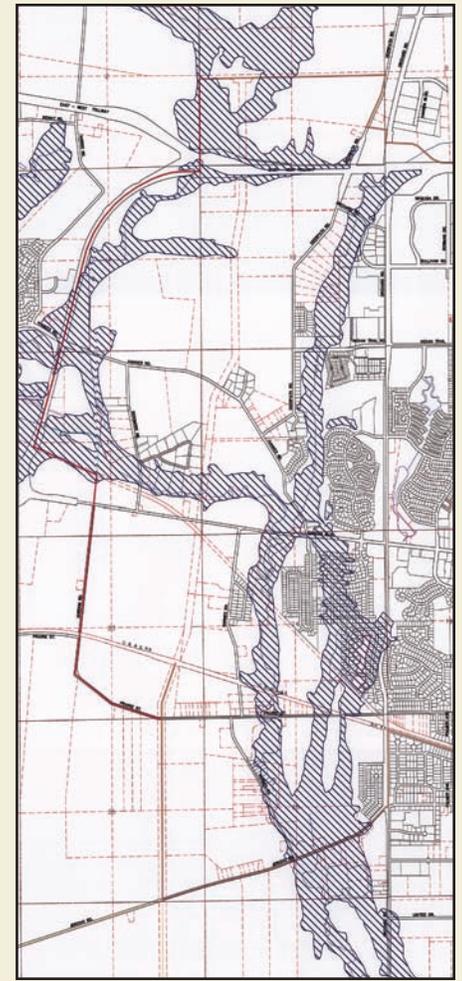
Hydric soils are poorly and very poorly drained soils as defined by soil type, and may be flooded, saturated, or ponded for at least part of the year. Approximately 32% of soils in Kane County are hydric, and a comparable percentage exists in the study area. While hydric soils typically correspond with floodplain areas, they also often comprise low or flat areas of farmed fields. The potential for development is poor within hydric soil areas due to the seasonally high or permanent water table within one foot of the surface.



### *Intergovernmental Boundary Agreements and School District Jurisdictions*

The City of Aurora has entered into jurisdictional boundary agreements with the Villages of Montgomery, North Aurora and Sugar Grove. These Agreements have set a defined growth area on the west side. Boundary agreements allow for the coordination of planning efforts and intergovernmental cooperation in managing land resources. They also allow for the planned orderly growth of the community and the efficient use of utility services.

Two school districts serve the study area. West Aurora School District #129 serves the area north of the Burlington Northern Santa Fe Railroad, or Prairie Street further west. Kaneland School District #302 serves the area to the south of that line. Coordinated land use planning is important to plan for the impact of new residential developments on school districts.



### *Floodplain*

One of the most important environmental constraints on the study area is the 100-year floodplain as defined by the Federal Emergency Management Agency and more recently by the City of Aurora. This area has been remapped since the 1996 flood and now more accurately reflects true flooding potential. The predominant floodplain feature is that of the Blackberry Creek drainageway. Just as significant is the extensive floodplain of East Run, generally located between Orchard and Deerpath Roads. Another extensive swath further south extends through the existing Cherry Hill Estates and Lakeside of Sans Souci subdivisions and down to Blackberry Creek near Jericho Road.

*(continued on next page)*

## *Contributing Factors (continued)*



### *Property Ownership Lines*

The undeveloped areas of the far west side are comprised of large tracts of land with relatively few owners. For example, between Galena Boulevard and I-88 only three owners control the remaining undeveloped land. The same can be said for the area south of Galena Boulevard where there are only seven owners, with two controlling the majority of the holdings. The property ownership within the study area is not split by municipal boundary agreements with the exception of one owner south of Prairie Street whose property crosses west of the Commonwealth Edison right-of-way into the Village of Sugar Grove's planning area. Also within the Village of Sugar Grove's planning area is the Schingoethe Farm, which is closely associated with Aurora University. The University's trademark popcorn is grown on this farm. To avoid future conflicts for these and other property owners, the Village of Sugar Grove and the City of Aurora have agreed to discuss a mutual planning effort in this area. For this reason the Vision Plan includes a possible plan for the west side of the Commonwealth Edison right-of-way. It may also be worthwhile to discuss the possibility of shifting the boundary agreement line to effectuate coordinated development along this common area if an overall better effort can be achieved.

### *Utility Systems*

The study area lies within the Fox Metro Water Reclamation District planning area. The District has acknowledged that with the extension of the existing infrastructure, the area is capable of being served with sanitary sewer. The area can also be served by the City of Aurora's water service. Both water and sanitary sewer lines currently extend as far west as Deerpath and Barnes Road.

### *Transportation Systems*

The existing network of roads serving the study area consists of east/west roads that are generally more established than the north/south roads. Currently, Orchard Road is the major north/south arterial, with Gordon Road being a proposed north/south collector with the extension south from Prairie Street as far as Route 30. Gordon Road, as designed pursuant to the Vision Plan, is proposed as a boulevard to enhance the rural setting of the area. Indian Trail is also being proposed to extend west from Deerpath Road and link up to Hanks Road. A major bike and pedestrian pathway system is also included in the plans for the area.

### *1996 Flood*

The west side of Aurora was hit with over 16 inches of rain in a 24-hour period in July, 1996. Massive flooding occurred within the study area. The City and other agencies have taken extensive measures to improve the stormwater and flood control infrastructure in this area. The Vision Plan recognizes the importance of environmentally sensitive development within the Blackberry Creek Watershed and its tributaries

### *Floodplain*

One of the most important environmental constraints on the study area is the 100-year floodplain as defined by the Federal Emergency Management Agency and more recently by the City of Aurora. This area has been remapped since the 1996 flood and now more accurately reflects true flooding potential. The predominant floodplain feature is that of the Blackberry Creek drainageway. Just as significant is the extensive floodplain of East Run, generally located between Orchard and Deerpath Roads. Another extensive swath further south extends through the existing Cherry Hill Estates and Lakeside of Sans Souci subdivisions and down to Blackberry Creek near Jericho Road.

## *Recent Residential Developments*



In the past twenty-five years, the City of Aurora has experienced unprecedented residential growth. With few exceptions, lot sizes and housing types have followed a traditional pattern of development. The Planned Development lots have characteristically been in a range up to 8,000 square feet in size with the R-1 districts requiring a 10,000 square feet minimum lot size. The residential subdivisions have been developed with cul-de-sac street layouts with curb, gutters, and sidewalks with stormwater detention/retention facilities limited to the subdivision (i.e., not a regional plan or facility).

The City has successfully implemented an open space roadway interconnect system with recent residential development in Will and Kendall counties. This has allowed the elimination of curb cuts, as well as the siting of parks and stormwater detention areas along roadway networks connecting new subdivisions to one another. As a consequence, the City has been able to expand the range of housing choices available, particularly for residents who seek proximity to high quality open space. The recent amendments to Aurora's stormwater control ordinance and increased school and park land dedication requirements will allow the City to further enhance residential development with parks and open space in the future. The City's desire to further expand the range of housing choices and the neighborhood open space concept is reflected in this Vision Plan.



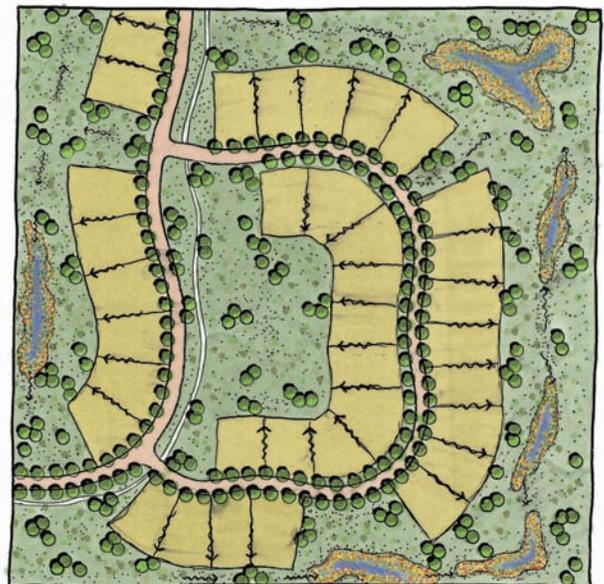


## *Guiding Principles*

Aurora's far west side is part of a region that has recently received a great deal of attention from a variety of governmental and not-for-profit agencies and organizations. This focus has come about because of the presence of a multitude of sensitive natural resources, a desire to synchronize efforts with Kane County's growth management policies, implementation of a new countywide stormwater management ordinance, watershed studies, and concerns about historically flood-prone areas. The underlying motivation for creating the *Countryside Vision Plan* was to provide an opportunity for developers and home-seekers to move beyond what has been traditionally constructed within our geographic boundaries, and to attempt to be responsive to the goals and objectives set forth by regional stormwater management and resource conservation studies.

*The Guiding Principles behind this Vision Plan include:*

- Protect against flooding
- Create a quality living environment
- Enhance water quality
- Provide adequate buffers/greenways along stream channels
- Look at the land first: identify and analyze natural elements, scenic view sheds, topography, watersheds, and scenic road corridors prior to development
- Minimize site development costs to maximize open space

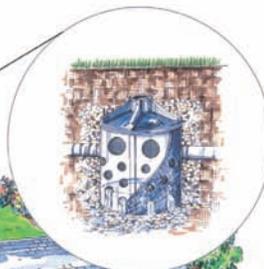


*Native vegetated borders planted with deep rooted native perennials can infiltrate rainwater from lawns and roofs*

*Drywells can be used to infiltrate rain water from roof tops*



*Rain barrels can be used to store rainwater for landscape irrigation*



*Slot drains can be used to infiltrate rainwater from driveways*



WASEM 2001  
The Frontis Group

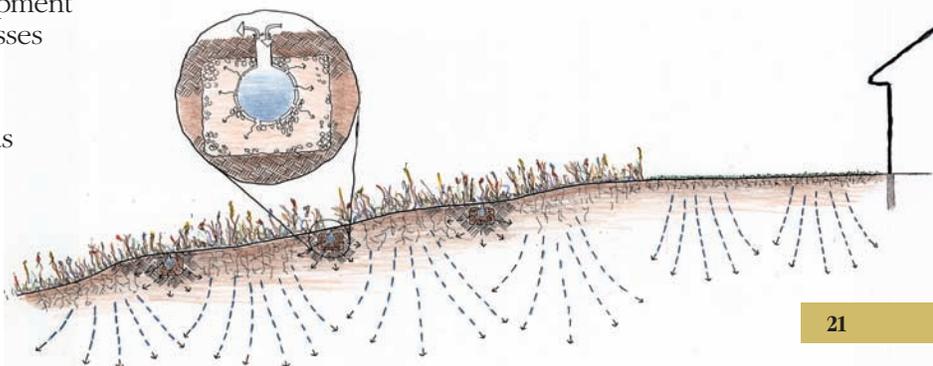
## Techniques

The techniques outlined throughout the Vision Plan are intended to suggest ways in which our Guiding Principles can be implemented.

*They include:*

- Design roadways to open onto natural areas; create open areas at intersections to allow for viewsheds; preserve natural areas along roadways
- Encourage on-site natural stormwater management areas and eliminate the need for curb/gutter and piped stormwater systems
- Use Best Management Practices (BMPs) for stormwater management and resource protection to create green infrastructure; modify stormwater detention and retention facilities with natural areas
- In parking lot design, encourage bio-retention areas, filter strips, etc. within landscaped areas to reduce or eliminate the use of curb/gutter and piped stormwater systems
- Preserve or restore diverse native vegetation as part of any development proposal; reduce use of turf grasses
- Consider flexible lot sizes in neighborhoods to accommodate and harmonize with natural areas
- Reduce development costs by minimizing earthwork
- Minimize or eliminate cul-de-sacs; incorporate loop roads or native landscaped islands in street design
- Use an integrated trail system throughout each neighborhood and within easy reach of all households to link neighborhoods and open space as an alternative to sidewalks
- Use design guidelines to achieve diversity in architectural styles; consider adaptive re-use of farmsteads
- Provide meaningful incentives for creativity in carrying out the guiding principles of this plan; offer flexibility in site design
- Educate the community about the value and function of open space and natural areas for recreation, conservation, and

*Recommended backyard stormwater system*





## *Implementation Strategy*

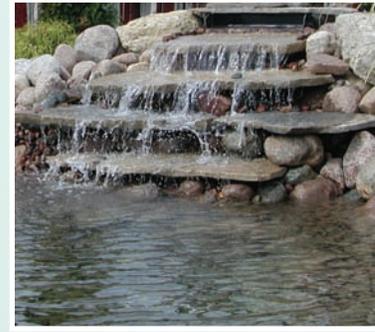
Implementation of The *Countryside Vision Plan* will first require the adoption of a revision to Aurora's Comprehensive Plan, this will set forth the framework and direction of the plan in very basic land use terms. Subsequently, the City shall define and quantify the required infrastructure that will be needed to achieve the vision. Once these infrastructure elements are identified in quantifiable terms, a financial analysis will be done to direct the physical environment towards a sustainable balance between the public's interests and the private sector's development needs. Detailed design standards can then be developed for all of the components involved with the Vision Plan to insure that the City achieves its goals for the study area: the last significantly sized property available for new development within Aurora's planning jurisdiction.

### **Aurora's Comprehensive Plan Revision**

The Comprehensive Plan needs to be revised to reflect the basic land use and transportation network being contemplated by the City for this area. The Vision Plan generally follows a residential density of one single family detached dwelling unit per gross acre, or Estate Residential designation. This will be integrated with an Open Space designation that reflects the existing soils condition and topography of the area as well as recreational needs of the anticipated population. The transportation network will be filled in using the matrix that exists through the rural area today. This includes trails, and the interconnection of neighborhoods with supporting non-residential land uses. With the adoption of the Comprehensive Plan Revision the basic framework and direction will be established, providing the basis for the next steps of implementation.

### **Community Infrastructure Needs Identification**

As has been previously stated, the central theme of the Vision Plan is the land/environmental setting. It is with this in mind that all of the various developmental components will be quantified from a purely technical needs point of view, which includes both physical improvements and services. These developmental components can be grouped into three basic categories. The first includes those that have a user charge associated with them such as water, sanitary sewer, gas, electric, and telecommunications. Then there are those that do not involve user charges, but still require large up front expenditures by the developer such as storm sewers, roadways and bicycle/pedestrian-ways, which also require long-term maintenance by the City. The third group includes services which may involve lower up front expenditures, but primarily require operational funding such as schools, parks, fire, police and other such municipal services. Each of these then must be assessed to determine the level of need associated with them for this given area of the City. This will be done recognizing that the City's limits will end with the full development of this area, and that there will have to be a balance achieved between the costs associated with each component and the ability for the developer to deliver the City's desired vision for this area. To this end, it is necessary to apply a different approach to the development of this area rather than look at it as another typical development with standard public improvements and more of the same type of housing product that the City has had for the last 20 years.



## Financial Analysis

The community infrastructure needs, once identified and quantified, will then necessitate an analysis of public sector fiscal impact and private sector feasibility. It is at this phase of analysis where refinement of the infrastructure components may need to be considered in order to achieve a balance between realizing the Vision Plan and the ability to physically develop it. The private sector's ability to develop is recognized as the only way that this area will be built out; however, it is just as important to recognize that the cost of land should not be the driving force behind how this area will be allowed to develop. Market forces can be strongly influenced by the actions taken by the community, and with the adoption of The *Countryside Vision Plan*, Aurora is taking the steps necessary to realize that vision can positively affect those market forces.

## Design Standards Development

Subsequent to identifying the infrastructure components and refining them through financial analysis, design standards will need to be established forming the basis for annexation and zoning of the property within the study area. These standards will set forth the details of roadway and bicycle/pedestrian-way design and how they contribute to the vision. Housing and landscape design will also be subject to these standards, providing clear direction in order to insure that all elements contribute towards the vision. This includes other physical improvements such as stormwater facilities, which have a very important part to play in realizing the Vision Plan. The establishment of this tool becomes vital in the annexation process, as it is

these design standards that will form the basis for the zoning on the property, which in turn is the land use regulation needed to implement the vision.

## Annexation and Zoning

The majority of the land within the study area must first be annexed by the City prior to its development. In this process of negotiating an Annexation Agreement, the City will have the opportunity to fully implement The *Countryside Vision Plan*. The subject area falls within Aurora's planning jurisdiction, and is not subject to border disputes with surrounding communities due to the Intergovernmental Boundary Agreements that exist with North Aurora, Sugar Grove and Montgomery.

Zoning on the property will be in the form of a Planned Development District for properties larger than 200 acres, or Special Use Planned Development for those less than 200 acres. In the case of a Special Use Planned Development the underlying zoning will be the E – Estate Residential District. The City established the Estate District in 2000 to relate with Aurora's Comprehensive Plan. It will be through the Plan Description documents that the Vision Plan guidelines will be adopted on the properties. These guidelines shall set forth the various bulk restrictions that will be applicable to each property, recognizing that a varied housing product is desirable. All of the housing products being developed will not have to be on an acre and a quarter lot.



The *Countryside Vision Plan* attempts to meet the challenge of our community's evolving awareness on environmental issues, and our desire to find development strategies that forge a new direction. By looking at the land first and using creativity in development we hope to achieve an innovative living environment in harmony with nature.

## *Conclusion*

The City Council's directive to establish a vision for the far west side of Aurora progressed from our community's evolving awareness of environmental issues, and our desire to find creative ways to guide development by looking at the land first.

Considering the existing countryside character of this area, it is the City's desire to continue this theme in the future development, using the Guiding Principles and Techniques put forth in this Vision Plan. It is the City's intent to provide a lifestyle choice currently unavailable in our community, by establishing high

quality residential homes in an environmentally sensitive setting. Creative site design will assist with the implementation of the Vision Plan and help balance costs and return on investment associated with development.

The adoption of The *Countryside Vision Plan* is the first step in fostering high quality development of the far west side. The ultimate success of this plan will be judged by its implementation. All parcels from the smallest single lot to the largest expanse of land are equally important if The City Council's vision is to be fully realized.



# *Acknowledgements*

*Thanks to the following individuals who provided guidance, information and expertise:*

## **City Council of the City of Aurora**

Mayor David L. Stover  
Lynda D. Elmore, Alderman 1st Ward  
David Marquez, Alderman 2nd Ward  
Ronald R. Moses, Alderman 3rd Ward  
Chuck Nelson, Alderman 4th Ward  
Judy Morrison, Alderman 5th Ward  
Michael B. Saville, Alderman 6th Ward  
Sheketa Hart-Burns, Alderman 7th Ward  
Chris Beykirch, Alderman 8th Ward  
John "Jim" Meisch, Alderman at Large  
Robert O'Connor, Alderman at Large

## **City of Aurora Planning Commission**

Michael Pehan, Chairman  
Linda Cole  
Patrick Divine  
Bill Donnell  
Marlene Dunn  
Tom Hammond  
Matt Jones  
Kenneth Karrels  
Davis Offutt  
Charles Pagels  
Rose Smilgys  
Paul Stewart  
Margaret Truax

### **Countryside Vision Plan Staff Contributors**

The City of Aurora  
Bill Wiet, Director of Community Development  
Bill Spaeth, Planning Director and Deputy Director of Community Development  
Stephane Phifer, Planner  
Karen Christensen, Downtown Development Coordinator  
Ed Sieben, Land Use and Zoning Director  
Stephen Andras, Assistant City Engineer

### **Kane County Development**

Sam Santell, Director of Planning and Special Projects  
Janice Hill, Executive Planner  
Christy Ried, Executive Planner

### **Kane County Forest Preserve**

John Duerr, Executive Director  
Richard Young, Environmental Consultant

### **Kane County Department of Environmental Management**

Karen Kosky, Watershed Engineer

### **Kane County Division of Transportation**

Carl Schoedel, Chief of Planning

### **Conservation Foundation**

Ksenia Rudensiuk, Watershed Manager

### **Countryside Vision Plan Consultant Contributors**

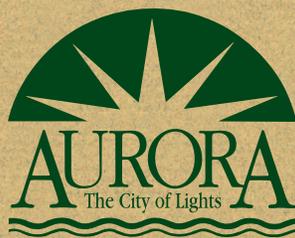
Land Vision, Inc.  
116 W. Main St, Suite 208  
St. Charles Illinois, 60174

### **Photo, Illustration, Graphic Design and Printing Credits**

City of Aurora Planning Division  
Kane County Planning and Special Projects  
Pond Supplies of America, Inc.  
Targeted Marketing, LLC  
The Conservation Foundation  
The River Street Press

# *Suggested Resources*

- 2020 Land Resource Management Plan Kane County Illinois, produced by Kane County Regional Planning Commission and the Kane County Development Department, 1995.
- An Atlas of Biodiversity, prepared by Chicago Wilderness, 1999. [www.chiwild.org](http://www.chiwild.org)
- Best Development Practices - Reid Ewing. APA Planners Press, 1996. [www.planning.org](http://www.planning.org)
- Conservation Design for Communities – a workshop publication presented by Fox Valley Land Foundation, 1998. [www.fvlf.org](http://www.fvlf.org)
- Growing Greener; A Conservation Planning Workbook for Municipal Officials in Pennsylvania, a workbook prepared by Natural Lands Trust, 1999. [www.natlands.org](http://www.natlands.org)
- Living With Wetlands, produced by The Wetlands Initiative, 1998. [www.wetlands-initiative.org](http://www.wetlands-initiative.org)
- Local Government Handout #3 Scenic Roads, prepared by Chester County Planning Commission, 1984. [www.chesco.org/planning/index.html](http://www.chesco.org/planning/index.html) or [www.chesco.org/planning/mappubgd.html](http://www.chesco.org/planning/mappubgd.html)
- Low Impact Development Design Strategies, prepared by the Department of Environmental Resources Prince George's County Maryland, 1999. [www.goprincegeorgescounty.com](http://www.goprincegeorgescounty.com)
- Native Plant Guide for Streams and Stormwater Facilities in Northern Illinois prepared by the Natural Resources Conservation Service, 1997. [www.nrcs.usda.gov](http://www.nrcs.usda.gov)
- Natural Resources and Your Development, a workshop publication presented by Prairie Rivers Resource Conservation and Development, Natural Resources Conservation Service, Tri-County Regional Planning Commission, Peoria, Tazewell and Woodford County Soil and Water Conservation Districts, 1999. [www.prairieriversrcd.org](http://www.prairieriversrcd.org)
- Prairie Crossing Plan 2000 by Skidmore Owings and Merrill, LLP and Calthorpe & Associates, Prairie Holdings Corporation, 2000.
- Preserving Rural Character - Fred Heyer, APA Planning Advisory Service, 1990. [www.planning.org](http://www.planning.org)
- Residential Streets - Walter M. Kulash, Urban Land Institute 2001; 3rd ed. [www.planning.org](http://www.planning.org)
- The Economic Benefits of Parks and Open Space - Steve Lerner and William Poole. The Trust for Public Land, 1999. [www.tpl.org](http://www.tpl.org)
- Transportation & Land Use Innovations - Reid Ewing. APA Planners Press, 1997. [www.planning.org](http://www.planning.org)
- You and Your Land, prepared by The Urban Committee of the Association of Illinois Soil and Water Conservation Districts, 1992. [www.aiswcd.org](http://www.aiswcd.org)



**City of Aurora**

44 East Downer Place  
Aurora, IL 60505-3305

(630) 844-3670 phone  
(630) 906-7430 fax

[www.ci.aurora.il.us](http://www.ci.aurora.il.us)