



May 14, 2014

Mayor Ray Rogina
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

RE: Concept - The Bluffs of St. Charles proposed subdivision

Dear Mayor Rogina,

Please thank Mark Koenen and Rita Tungare, for sending me a copy of the Concept Plan for The Bluffs of St. Charles proposed subdivision located on Route 38 and Brundige Road.

Our Village Board discussed the concept plan at our meeting held on May 6, 2014. Below is a list of items they authorized me to bring to your attention and request St. Charles give special consideration to while evaluating this subdivision:

(1) **Groundwater Recharge/Aquifers.** This area is located within our 1.5-mile jurisdictional planning area and is included in our Green Infrastructure Plan. (www.villageofcamptonhills.org, *Comprehensive Plan link*, *Green Infrastructure Report link*) I have included two maps from the Report for your information (1) "Natural Resource Evaluation Zone Data Map Area C2" showing the property as a "Kane County Class A1 - A4 Sensitive Aquifers" area and (2) "Green Infrastructure Map Area C2" showing a portion of the property is included in the "Evaluation Zone" indicating any development proposed within the Evaluation Zone should take into consideration the impact on these resources.

(2) **Dark Skies.** The Campton Hills' voters passed a referendum encouraging the Village to consider the adoption of a dark sky light ordinance. The Village Board is currently considering a dark sky ordinance encouraging lighting practices which minimize light pollution, glare, and light trespass while maintaining night-time safety and preservation of the night sky for present and future generations. For these reasons the Village respectfully requests that the City of St. Charles require that full-cutoff, shielded street lights with a BUG rating of U0 be used on the property under consideration.

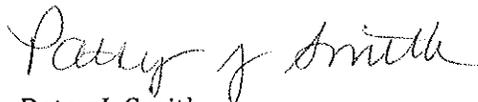
(3) **Rustic Road.** Brundige Road was adopted by Kane County on June 14, 2005 as a Rustic Road. The County's Rustic Road program promotes: (1) a

sense of place, (2) resource preservation, (3) recreation and (4) economic development. The overall objective of the County's Rustic Roads Program is to preserve and enhance Kane County's rural character while incorporating new development and transportation needs as subtly as possible. The Village recommends the City of St. Charles adopt the same requirements the County has regarding development along Brundige Road. A copy of the Historic Preservation Commission Report and Recommendation For Nomination to the Kane County Rustic Roads Program to the Development and Transportation Committees nominating Brundige Road, the Resolution adopting Brundige Road as a Rustic Road and a copy of a brochure regarding Kane County's Rustic Roads Program is attached for your information.

(4) **Boundary.** Several years ago the Village received a petition to annex the property on the west side of Brundige Road. The petition was ultimately withdrawn due to pressure from local LaFox residents. The Village requests that the City of St. Charles not accept any development requests for property on the west side of Brundige Road. The Heritage Prairie Farm located on the west side of Brundige Road is the type of business that is well-suited for our semi-rural environment and the kind that Campton Hills desires to have within its borders.

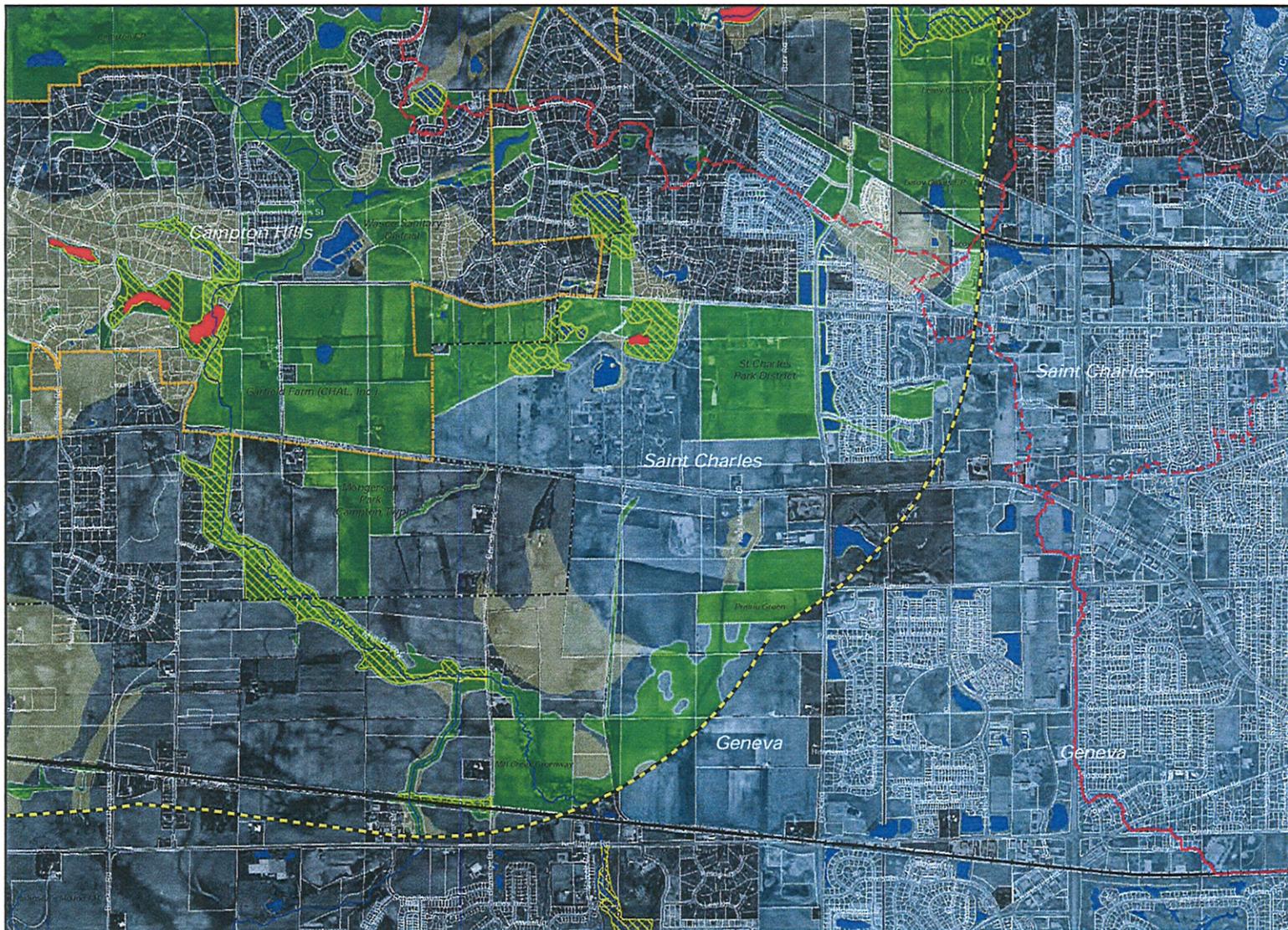
Once again we appreciate the opportunity to review the Concept Plan for The Bluffs of St. Charles subdivision and thank you in advance for your consideration of the four concerns listed above. If you would like any additional information, please do not hesitate to contact me.

Sincerely yours,



Patsy J. Smith
Village President

cc: Mark Koenen, City Administrator
Rita Tungare, Director, Community & Economic Development ✓



Green Infrastructure Map Area C2

Village of Campton Hills & Campton Township

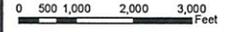


Updated August 2010

- Legend**
- Green Infrastructure Study Area Boundary
 - Village Boundary (Oct 2009)
 - Creeks
 - Campton Twp
 - Watershed Boundary
 - Fens
 - High Quality Wetlands
 - Water
 - Regulated Green Infrastructure
 - Natural Resource Evaluation Zone

Regulated Green Infrastructure shown on this map is the sum of wetlands, streams, mapped floodplains, public open space parcels, and dedicated private open space parcels and conservation easements. These areas are based on available planning-level GIS information and should be used as a guideline to insure the preservation of the community's natural resources.

The Natural Resources Evaluation Zone is comprised of aquifer and additional floodplain information. This zone contains sensitive aquifer areas (Kane County Class A1, A2, A3, or A4 shallow aquifers), drinking water well recharge areas, the recharge areas supporting sensitive fen wetland communities, upland wooded areas larger than 5 acres on undeveloped parcels, or estimated 100 Year Floodplain zones (Zone A Unstudied). Any development proposed within the Natural Resource Evaluation Zone should take into consideration the impact on these resources.



Prepared By:
 Trotror & Associates, Inc.
 Data Sources:
 Kane County GIS



Natural Resource Evaluation Zone Data Map Area C2

Village of Campton Hills & Campton Township



Updated August 2010

This map contains the map layers used to construct the Natural Resource Evaluation Zone areas for the Village of Campton Hills.

Legend

- Green Infrastructure Study Area Boundary
- Village Boundary (Oct 2009)
- Creeks
- Campton Twp
- Watershed Boundary
- Water
- Fens
- Water (wetland or manmade)
- Zone A Approximated Floodplain
- Kane County Class A1 - A4 Sensitive Aquifers
- Farmed Wetlands
- Remaining Woodlands on Undeveloped Land
- Fen Recharge Areas
- Local Groundwater Supply Recharge Areas
- HydricSoils

Note: Fen wetlands are shown as a reference for the fen recharge areas. Fen wetlands themselves are considered protected natural resources that are part of the regulated green infrastructure.

Hydric soils are also shown on this map for reference, although they were not used directly in defining the natural resource evaluation areas.



Prepared By:

Data Sources:
 Kane County GIS
 Troter & Associates, Inc.

**HISTORIC PRESERVATION COMMISSION REPORT AND
RECOMMENDATION FOR NOMINATION
TO THE KANE COUNTY RUSTIC ROADS PROGRAM TO THE
DEVELOPMENT AND TRANSPORTATION COMMITTEES**

NOMINATION INFORMATION:

Application No.: 02

Name of Road: Brundige Road

Boundaries:

The length of the road beginning at the intersection with State Highway 38, in Campton Township to its terminus at County Highway 41 (Keslinger Road) in Blackberry Township to include the following properties with the stated boundaries and PIN's:

08-36-300-007 60 feet west of the right of way
08-36-300-011 Area within the right of way
11-01-200-017 50 feet east of the right of way
11-01-200-006 Area within the right of way
11-01-200-016 200 feet east of the right of way
11-01-100-008 200 feet east of the right of way
11-01-200-011 200 feet east of the right of way
11-01-300-008 35 feet west of the right of way

Nomination Criteria for Designation

- It has character, interest, or value, which is part of the development, heritage or cultural character of the area, community, county, state or nation.
- It is identified with a person who significantly contributed to the development of the community, county, state or nation.
- It has a unique location, natural features, or physical characteristics that make it an established or familiar visual resource with a high level of integrity or scenic significance.
- It is suitable for preservation.

Summary of Significance

Brundige Road is a paved and gravel road that traverses the distance between Route 38 and Keslinger Road for about a mile and a half through stands of trees, by farmsteads, open farmland, between Campton and Blackberry Township. As one of the oldest roads in the two Townships, the road was associated with La Fox as a part of the farming community. Today the road has most of the original farmsteads and it appears much as it did after it was built in the 1850's, a narrow farm access road with scenic vistas.

Scenic & Natural Significance

The centerpiece of the road is Mill Creek and its natural greenway and floodways, which cross approximately mid-way between Route 38 and Keslinger Road. The creek provides a path for animals moving through the area such as coyotes and deer in addition to being the habitat for beavers and the Blanding's turtle, an endangered species. The creek also provides viewsheds along its entire length.

There are several natural prairie areas along the road as well. One is along the Union Pacific Railroad right of way, and three private prairie areas, two at about 2 acres, and a restoration project along Mill Creek that is approximately 10 acres. In addition to the natural scenic views there are also the man-made vistas of expansive farmland.

Historic Significance

The construction of the north portion of Brundige Road was started in 1850 as a farm access road serving the Levi Brundige, Joseph Hilts and G.W. Stone Farms. The south portion of the road was constructed in 1857 after Brundige and Hilts laid out Keslinger Road.

Because the properties along the road continue to be used for farming, Brundige Road retains much of the character of Fox Valley farming at the turn-of -the 20th century. An example of this is the Levi Brundige Jr. house, built in 1874, on the south portion of the road. Most of the early farmsteads built on Brundige Road still exist. Several houses and barns have been restored to their original condition.

CORRIDOR MANAGEMENT PLAN:

The Corridor Management Plan for Brundige Road defines features and characteristics that should be protected and alterations to be reviewed for appropriateness for each property included in the road corridor. Those features protected generally include, but are not limited to, the following:

- Mature trees
- Restored prairies
- Viewsheds along the roadway
- Views of historic structures

Types of alterations to be reviewed for appropriateness generally include, but are not limited to, the following:

- Removal of native desirable healthy trees
- New road access points
- New site development that includes changes to existing topography

PROPERTIES THAT HAVE OPTED OUT:

Property owners Suzanne Hendrickson and Martha Kapochis, PIN 11-01-400-004, and Pete Folkerts, PIN 11-01-300-003 have requested that their property be excluded from the nominated road corridor according to Sec. 16-79 of the Historic Preservation Ordinance. Their property is marked as such on the Corridor Management Plan.

Comments Received at the February 24, 2005 Public Hearing:

Participating property owner Bronwyn Weaver stated that she would like to have horse-crossing signs installed.

Adjacent property owners Jim O'Brien & Sue Lytle, as co-trustees, and Peter Brennan both wrote letters stating that at this time they did not want to participate in the Rustic Roads designation and program.

RELATIONSHIP OF THE NOMINATED PROPERTY TO THE ON-GOING EFFORTS OF THE PRESERVATION COMMISSION:

Designation of Brundige Road as a Rustic Road would assist the Commission in meeting the following goals of the Kane County Historic Preservation Plan:

- Goal 1:** to "locate, designate, protect, and maintain the County's most important historic and natural sites, districts, and landscapes;"
- Goal 2:** to "maintain the elements of the landscape that contribute to the attractiveness and historic character of the suburbanizing and urban fringe areas of the County;"
- Goal 4:** to "maintain the historic character of the County's rural towns and villages while encouraging their development as commercial and cultural centers;"
- Goal 5:** to "improve the economy of Kane County by encouraging expenditures for restoration work, adaptively reusing buildings to improve local economies, and promoting tourism related to historic resources;" and
- Goal 6:** to "foster public education and greater appreciation and understanding of historic and archeological resources, and public support for preservation in Kane County."

Historic Preservation Commission Recommendation:

Brundige Road should be designated a Rustic Road for its scenic, natural and historic significance.

This Report and Recommendation adopted by the Kane County Historic Preservation Commission this 28th day of April, 2005.



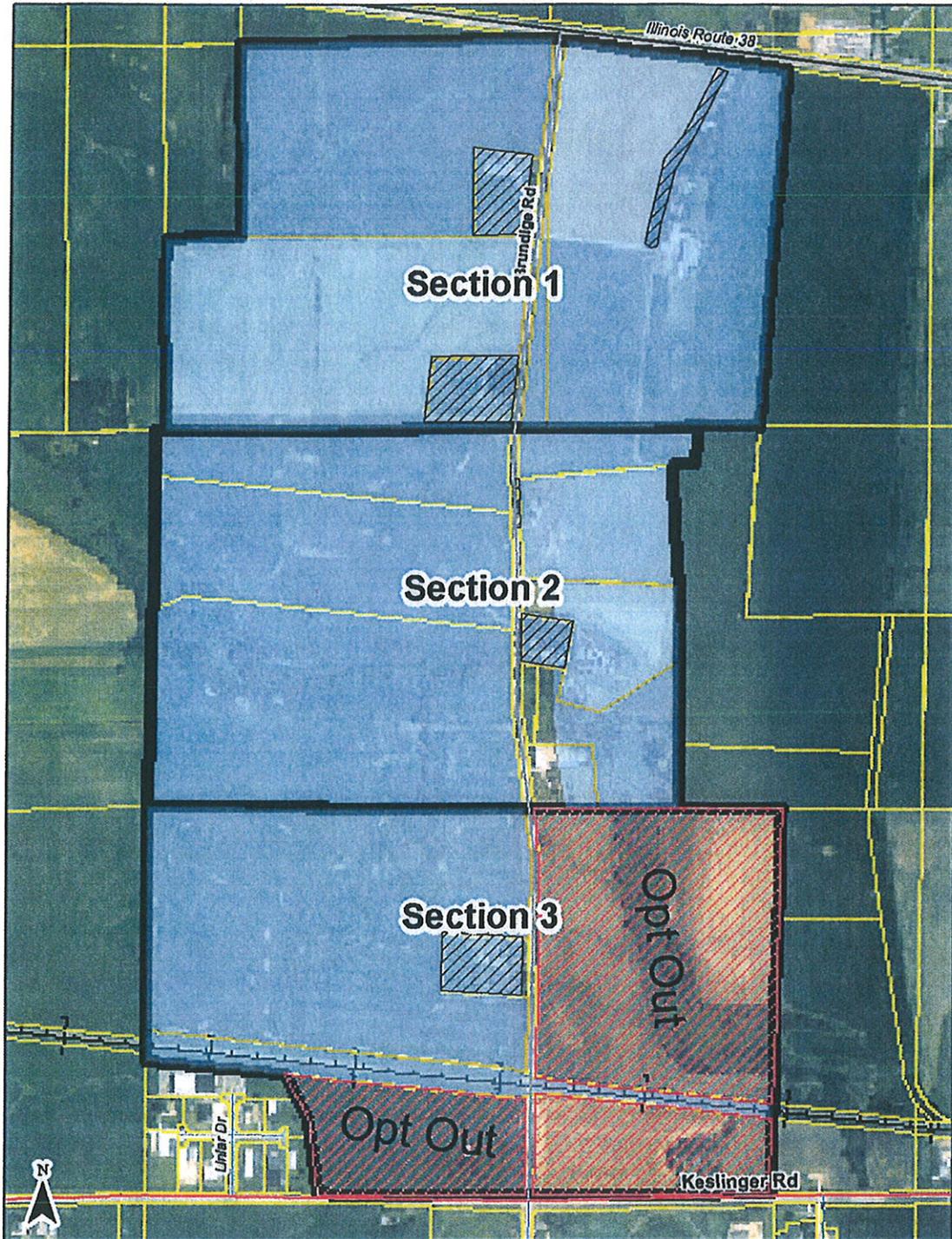
 Shauna Wiet, Chair
 Kane County Historic Preservation Commission

5/10/05

 Date

LOCATION OF THE NOMINATED PROPERTIES

The road right of way and portions of property that are not shaded are included in the Road Corridor.



STATE OF ILLINOIS
COUNTY OF KANE

RESOLUTION NO. 05-193

DESIGNATING A KANE COUNTY RUSTIC ROAD
(BRUNDIGE ROAD)

WHEREAS, the people of the County of Kane take great pride in the historic buildings, structures, sites, and landscapes of the County that exemplify the heritage or culture of the County of Kane, State of Illinois; and

WHEREAS, the County of Kane has conducted a comprehensive survey identifying certain buildings, structures, areas, sites, and landscapes that are of historic, architectural, cultural, archaeological, educational, or scenic significance; and

WHEREAS, the County of Kane is empowered pursuant to 55 ILCS 5/5 - 30001 (1990), to establish and appoint by ordinance a preservation commission and to designate by ordinance landmarks and preservation districts upon the recommendation of the preservation commission; and

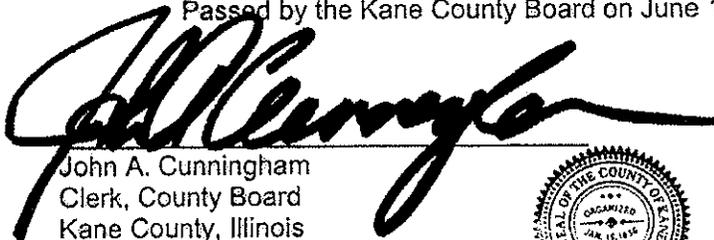
WHEREAS, the Kane County Board adopted the Kane County Historic Preservation Ordinance establishing said Commission on June 14, 1988 as Ordinance 88-99; and amended it on July 11, 2000, with Ordinance Number 00-186 in order to allow for the identification, designation and protection of road corridors; and

WHEREAS, the Kane County Historic Preservation Commission has found that Brundige Road, in its entire length, and with certain adjacent properties as defined in the Corridor Management Plan, exemplifies the characteristics of rural Kane County; and is important in the history of the development of Kane County; and

WHEREAS, the Kane County Historic Preservation Commission has recommended that it be designated a Rustic Road for its scenic, historic and natural significance.

NOW, THEREFORE, BE IT RESOLVED, by the Kane County Board, that Brundige Road, as recommended by the Kane County Historic Preservation Commission, is hereby designated a Kane County Rustic Road, placed on the Kane County Register of Historic Places, and afforded the protection of a historic district as provided through provisions in the Kane County Historic Preservation Ordinance.

Passed by the Kane County Board on June 14, 2005.


John A. Cunningham
Clerk, County Board
Kane County, Illinois


Karen McConaughay
Chairman, County Board
Kane County, Illinois



Vote:
Yes 24
No 0
Voice -
Abstentions -

6BrundigeRd

STATE OF ILLINOIS
COUNTY OF KANE
DATE 5/7/14
I, John A. Cunningham, Kane County Clerk and Keeper of the Records in Kane County, Illinois do hereby certify that the attached is a true and correct copy of the original record on file.
In witness whereof, I have hereunto set my hand and affix the Seal of the County of Kane at my office in Geneva, Illinois

John A. Cunningham, Kane County Clerk

FEATURES OF RUSTIC ROADS

NATURAL FEATURES:

- Expansive views, such as those that overlook stream valleys
- Unusual land forms, ridgelines, ravines, narrow valleys, and rock outcrops
- Water
- Woods
- Wildflower glades, evergreen groves, flowering native trees, and shrub masses
- Other areas of native vegetation

BUILT FEATURES:

- Churches and old cemeteries
- Farmsteads
- Architecturally and/or historically significant buildings
- Monuments, memorials, and statues
- Historical markers
- Concrete automobile club guideposts
- Railroad and accessory features
- Designed landscapes
- Roadway pavement, drainage, bridges, tunnels, and other features
- Local activity centers, such as farm supply stores, village stores, inns, mills, factories, and institutions



FOR MORE INFORMATION, CONTACT:

KANE COUNTY DEVELOPMENT DEPARTMENT

719 BATAVIA AVE., GENEVA, IL 60134

PHONE: 630.232.3480

OR

KANE COUNTY DIVISION OF TRANSPORTATION

41W011 BURLINGTON RD., ST. CHARLES, IL 60175

PHONE: 630.584.1170



EVERYBODY NEEDS BEAUTY

as well as bread.

places to play in

and pray in.



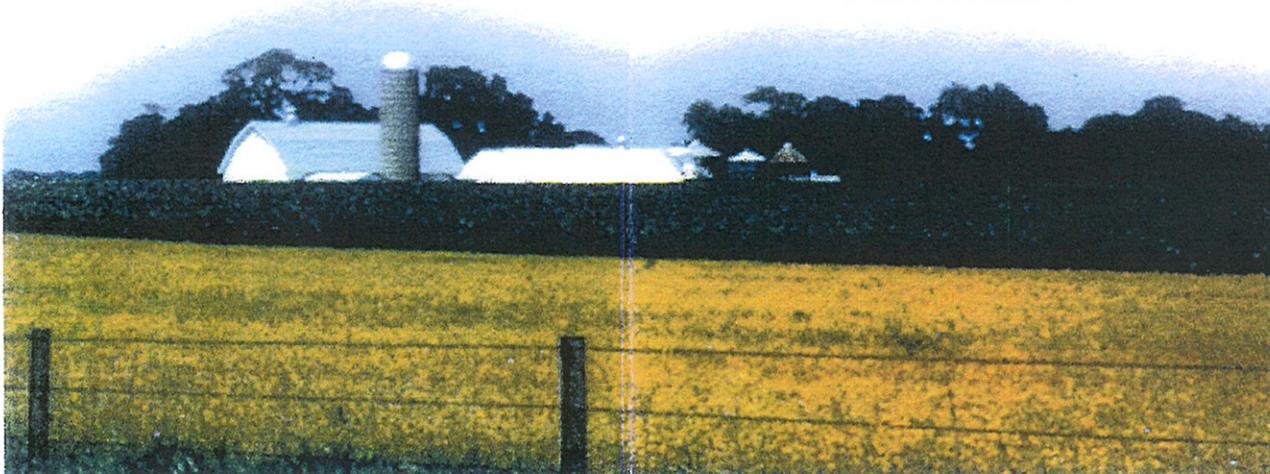
where nature may heal

and give strength

to body and soul alike.

John Muir, The Yosemite

A PROGRAM OF THE
KANE COUNTY DEVELOPMENT DEPARTMENT
AND
THE KANE COUNTY DIVISION OF TRANSPORTATION





ANY OF THE ROADS IN KANE COUNTY

reveal the rural character of the area. Views of the countryside from these roads provide a sense of stability in a fast-changing world. Points of visual interest along rustic roads, both natural and man-made, add to the enjoyment of roadside scenery and to a sense of place. In Kane County, rustic roads provide views of expansive woods and gently rolling farm fields, the Fox River and its tributaries, autumn color, farmhouses, barns, hedgerows, and churches.

Roadside land is often the first and most visible land to be converted to residential or commercial uses. Kane County has taken the lead in establishing the Rustic Roads Program to protect some of its rural roads and scenic vistas for future generations. The Rustic Roads Program promotes:

- 1. **A SENSE OF PLACE**, by preserving community identity and quality of life;
- 2. **RESOURCE PRESERVATION**, by protecting the significant scenic, natural and historic resources within road corridors;

3. **RECREATION**, by providing enjoyment for those who drive for pleasure and sightseeing; and

4. **ECONOMIC DEVELOPMENT**, by generating tourist revenue through the promotion of the scenic beauty of the county.

BACKGROUND

The overall objective of the Rustic Roads Program is to preserve and enhance Kane County's rural character while incorporating new development and transportation needs as subtly as possible. The program was developed in response to two of the Strategic Objectives adopted by resolution on August 12, 1997, by the County Board. Objectives three and five set forth in the resolution state that the board will work *"To maintain and preserve the natural beauty of Kane County"* and *"To promote responsible, managed growth patterns through intergovernmental planning agreements."* In addition, both the County's 2020 Transportation Plan and 2020 Land Resource Management Plan cited the need for and desirability of establishing a Rustic Roads Program in Kane County. On July 11, 2000, the Program was adopted by the Kane County Board.

OVERVIEW OF PROCESS

- The Rustic Roads program was established to preserve both roads and the surrounding features that create their character (the road corridor). Designated road corridors minimally include the road right-of-way and can also include properties and features adjacent to the right-of-way. The program applies to roads located in unincorporated Kane County and can include municipal roads through intergovernmental agreements.
- The designation process includes gathering input from property owners within and adjacent to nominated road corridors, the appropriate highway authority, public officials and other governmental jurisdictions.
- Rustic Road designation does not "freeze" roads in time. During the designation process, a Corridor Management Plan is developed which defines the significant features of the road corridor that should be protected and enhanced. Traffic and life safety issues continue to be addressed while those features are preserved.

