

## History of Development Proposals La Fox, IL

Unincorporated La Fox was settled in the 1840's as an agricultural community centered on the U.P. West line railroad. It currently has about 600 residents in the 4 sq. mile area bordered by Rt. 38, Keslinger, Brundige and Harley Roads. All residences are large lots on well and septic.

Two major planned communities were approved in the 1990's by Kane County, Fox Mill to the north of La Fox and Mill Creek to the south. At the time, it was stated that allowing for these denser developments would concentrate development and preserve the open space between them.

In the late 90's, another planned community was proposed on 1200 acres centered on La Fox. Called Grand Prairie, its developer sought annexation to St. Charles which would give it high suburban densities allowing for 2200+ homes.

In 2000, the La Fox Civic Organization was formed which successfully defeated St. Charles' annexation with the help of 17 resolutions of support from every area governmental unit. The La Fox group sought development under Kane County authority of a much less dense development with the counties 45% open space guidelines.

After four years of working with the support of Kane County and surrounding government agencies, a landmark agreement between the community of La Fox and the developer was reached. The new "Settlements of La Fox" community would consist of 1275 dwelling units on 1200 acres (1.06 units/acre) with 45% open space under Kane County oversight. This agreement was heralded in the press as a first of its kind collaboration between a developer and an unincorporated community. The plan was approved by the Kane County Board in 2007.

The great recession of 2008 put the plans on hold. After several years of inactivity, the plan approval expired. In 2014 a plan to annex the eastern most portion of the project to St. Charles was successfully opposed again. Called the Bluffs of St. Charles, the land was later purchased by the Kane County Forest Preserve.

The purchase of this portion of the property by the Kane County Forest Preserve was the final piece in providing a continual green space buffer west of the tri-cities. This large open space complex was formed by multiple government agencies and private organizations and forms a logical delineation between communities and rural areas.

This year, Pulte Homes of Atlanta, obtained a contract to purchase the 970 remaining acres subject to approval of a large suburban community of 2209 homes and will be seeking annexation to St. Charles. This is a density of 2.27 units/acre vs. 1.06 units/acre, over twice the density of the previously negotiated agreement. The developer has not reached out to the

community of La Fox and the plan ignores the La Fox Historical District and Brundige Road Rustic Road designations.

The Kane County Forest Preserve has shown interest in obtaining the northerly 400 acres of the property including Mill Creek and its tributaries. Campton Township has open space holdings in this same area. A national land preservation organization is prepared to purchase half to all of the land and preserve it as open space/agricultural.

The La Fox area has welcomed two major planned communities that are only 2 miles apart (Fox Mill and Mill Creek) with the promise of saving open space between them.

The community strongly opposes St. Charles annexation and would like to see the area preserved as open space, as mentioned above, or developed under Kane County guidelines of about one unit per acre and 45% open space as was approved in 2007.

La Fox Civic Association