

Narrative Description of the Development

Lexington Homes, L.L.C. ("Lexington"), 1731 N. Marcey St., Suite 200, Chicago, IL 60614, is the contract purchaser of land currently known as Rodenburg Road Subdivision, located along the east side of Rodenburg Road and approximately 1,270 feet north of Central Avenue. The 34.36 acre property was annexed to the Village in 2018 and is subject to an annexation agreement signed by the Village and prior developer. The intent of this application is to amend the annexation agreement and other approvals to permit a 64 unit townhome development to replace the 7 single family lot subdivision approved in 2018. The owner's consent to allow Lexington to proceed with Village review as contract Purchaser is included in this application.

Lexington has a 45-year history of development in the Chicago metropolitan area. Please refer to Exhibit 1 attached to this Narrative.

Lexington seeks to rezone the property from R-2, allowing the single-family detached homes approved in 2018, to R-3 to permit the construction of single family attached townhomes. Lexington also seeks an amendment to the special use PUD and Subdivision and PUD Plats to reflect the new development. The site plans showing the change from the 2018 plan to Lexington's proposed plan are attached as Exhibit 2 to this Narrative. Detailed plats, engineering plans, a traffic study, elevation drawings and landscape plans are included in this application. The ordinance standards supporting the requests for rezoning, special use and PUD are also addressed in this application. The Village is drafting an amendment to the annexation agreement to reflect the proposed changes.

Lexington's proposal is for a single phase development, generally described as follows:

1. Lots 1 through 11, as depicted on Exhibit 2, are the building footprints for the townhome units. The buildings will be further divided into individual single family attached dwellings as each building is constructed. Buildings 1 and 2 will each contain 5 units, and the remainder will contain 6 units each. The units are depicted in the Exhibit 2 page 2 of this Narrative. The development will ultimately consist of 64 zero lot line subdivided lots, and each purchaser will own his/her unit and underlying real estate in fee simple. This is not a condominium development.
2. Lot 12 will be common area for the residential portion of the development, and be owned by a homeowners association pursuant to a declaration of covenants.
3. Outlots A and B are for stormwater detention and will be part of the residential development, also owned and maintained by the homeowners

association. The combination of lots 1-12 and outlots A and B comprise the southwest 5.7 acres of the 34.46 acre Property (referred to throughout this application as "Development Area") or 16.5% of the Property. All of such lots and outlots are clustered in the southwest corner of the site.

4. Outlot C is a wetland buffer. This area is intended to be dedicated to DuPage County.

5. Outlot D is for upland compensatory storage. This area is intended to be dedicated to DuPage County.

6. Outlot E is an existing 25 acre wetland. This area is intended to be dedicated to DuPage County.

Please refer to Exhibit 3 to this Narrative for a Quantitative Summary of the dimensions, coverage and other statistical aspects of the proposed development..

Lexington is proposing a permanent monument sign which is described in its landscape plan. Lexington also seeks approval of marketing signage consisting of at least one 8' x 10' double-sided, illuminated sign along the Rodenburg Road frontage to remain until the last unit is sold. The configuration of this sign and its contents will be determined during the approval process.

Impact fees will be addressed in the Amended Annexation Agreement which is being drafted by the Village Attorney and Village Staff. The fees fall into two categories:

1. Contributions for parks, schools, and libraries according to the schedule attached to the existing annexation agreement for "Single Family Attached Dwellings".

2. Payment of revised per unit Annexation fees for the impacts related to improvements to Rodenburg Road. The amount of this fee will become clearer as the Village reviews the preliminary engineering included with this application.

This Narrative is intended as a summary of the Lexington development. The rest of this application contains detailed preliminary plans and reports for more in depth information.