

Green Garden Township Comprehensive Land Use Plan

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Green Garden Township Comprehensive Land Use Plan

I. Introduction

The following Comprehensive Land Use Plan is the result of the efforts of the Green Garden Township Planning Commission (the Plan Commission) and the Comprehensive Plan Committee following extensive interaction with the Green Garden Township Board, the Will County Land Use Department and the electors of Green Garden Township. The basis for much of this plan came from the 2002 Survey of the Green Garden Township Electors [Appendix D]. Much of the structure and organization of this document was adopted from other Comprehensive Plan documents.¹

In formulating the Plan, the Township has attempted to incorporate the desires of the residents of the Township with a vision for its future in a manner which maintains the area's rural historical characteristics while recognizing its needs and the reality of development pressure and infrastructure demands. The Township Plan is intended to be a document which will serve the Township into the future and, as such, is intended to be flexible and dynamic rather than inflexible and static, all the while serving the objectives and goals set forth herein.

The Township reserves the right to amend and revise this Township Plan as it deems appropriate, including following a revision or amendment to the County's plan, or any land use plan adopted by the County as a replacement for the plan.

II. Will County Land Resource Management Plan.

Will County's Land Resource Management Plan (LRMP) is an award-winning document. It was adopted by vote of the County Board on April 18, 2002, after 18 months of citizen input and professional consultation. The plan exists in a three-part format: Policy Gateway; Forms and Concepts; and Open Space Element.

Township officials and interested citizens attended meetings and workshops during the planning process. The Township hosted one of the review meetings before the plan was adopted. Suggestions from Township residents were considered. Amendments to the plan were made to accommodate the request for "Rural" form and to document the inclusion of equestrian uses within agriculture and open space concepts.

Green Garden Township accepts the Will County Land Resource Management Plan as the general framework within which the Green Garden Township Comprehensive Land Use Plan will function. Since the County views its role as providing guidance and oversight to various entities involved in the land use decision process, holds the legal right to make zoning and design decisions for unincorporated areas, and invites the townships to specify their priorities, Green Garden Township will state priorities and

¹ The Comprehensive Land Use Plan for Campton Township, Kane County [circa August 1, 2000]

81 concerns. Some points of strong agreement exist. Some points of disagreement and
82 dissatisfaction exist as well.

83

84 Green Garden Township is in complete agreement with the County's goal that growth
85 and development should be managed so that the environmental integrity of the County
86 is respected and preserved. Further agreement is expressed for the goal to respect and
87 preserve each community's unique character and "sense of place," as well as for the
88 vision that the open space system will preserve "overall rural character." Green Garden
89 also specifically supports the right-to-farm principle and an extension of the concept to
90 include horse-keeping and related endeavors in order to protect the Township's large
91 horse population and related enterprises. The Township agrees with the County's
92 statement that in the Rural Development Form, "the challenge will be to balance the
93 pressure for growth with a desire to maintain agriculture viability and a rural character."

94

95 While the Township's plan is in fundamental agreement with the County's provisions for
96 Open Space, there are disagreements related to the implementation techniques of the
97 "Conservation Design" type of development for subdivisions. While LRMP lacks a
98 supporting conservation design ordinance, the Township believes an ordinance may
99 help establish consistency and clarity. As part of a Conservation Design ordinance for
100 the rural form, the Township further urges continued, rather than curtailed, estate or
101 estate type zoning. Because of its related agricultural privileges, such as horsekeeping,
102 which are compatible with numerous already established uses in the Township along
103 with the overall desire to retain rural character, estate zoning is valuable to the
104 Township. Development plans for parcels could reserve permanent open space
105 features, such as greenways, trails and creek buffers, while allowing individual lots large
106 enough for estate privileges. Buffers in new developments along adjacent established
107 estate/agricultural uses will be included in designs. Such provisions would serve to
108 transition existing to new development.

109

110 The LRMP Open Space Element recommends that the Park Donation Ordinance be
111 amended to divert park donation funds from townships to the County. The Township
112 opposes any amendment to the Park Donation Ordinance that would divert park
113 donation funds from the Township to the County. The Township firmly believes it should
114 retain the right to receive and disburse these funds for the purchase of park property as
115 necessary within the Township. Further, the Township believes the County should
116 increase the amount of the required donations.

117

118 While the LRMP supports the development of the South Suburban Airport in Will
119 County, the Township is opposed. The reasons for opposition include: increased traffic
120 and congestion; noise, water, and air pollution; water supply and runoff concerns;
121 historical and archeological concerns; the proliferation of growth inconsistent with the
122 infrastructure and service deficiencies within the Township which are incapable of
123 supporting the presence of the airport and its attendant development; environmental
124 impacts; and destruction of aquifer recharge.

125

126 Also, while the LRMP supports the development of the I-355 Tollway, the Township
 127 opposes an I-355 expansion within Green Garden. The added traffic and disruptions to
 128 the rural character are not consistent with the goals this comprehensive plan. Additional
 129 reasons include: unnatural segmentation of the Township; noise and air pollution;
 130 destruction of agricultural land; destruction of relatively new residential developments;
 131 and the burden on infrastructure of the Township.

132
 133 In light of the foregoing, the County's Plan shall serve as the foundational document
 134 upon which the Township Plan is based. The Township Plan sets forth those areas
 135 where the LRMP needs emphasis or is at odds with the best interests of the Township.
 136 As such, except as otherwise stated, the Township Plan is intended as a supplement to
 137 the County's plan, which is otherwise adopted as the Plan of the Township.

138 **III. Organization**

139
 140 The following two sections, Overall Land Use and Open Space Goals and Policies and
 141 Zoning Classifications Goals and Policies seek to set forth the Township's vision for the
 142 future. The Goal subsections form the foundation for the associated Policy subsections.
 143 Together they provide the basis for which the Plan Commission will render decisions on
 144 zoning cases. In the Overall Land Use and Open Space Goals and Policies section,
 145 general goals and policies that for the most part apply to any zoning changes in the
 146 Township are provided. In the Zoning Classifications Goals and Policies section, goals
 147 and policies specific to residential, commercial, industrial, and agricultural/agribusiness
 148 are provided. The end of the document contains appendices that were referenced
 149 within this document. Appendix A, the Planning Map, sets forth a land use plan for
 150 future zoning decisions in light of the foregoing.

151 **IV. Overall Land Use and Open Space Goals and Policies**

152 **A. Open Space/Rural Character**

153 **Goals**

154 **1. Preservation of Rural Character**

155 Will County's Land Resource Management Plan and Green Garden Township's
 156 Comprehensive Land Use Plan both emphasize the importance and high priority
 157 placed on preserving rural character. What is rural character? The following
 158 quotes and comments are found in the responses to the Green Garden 2002
 159 Planning Survey.

160
 161 According to Green Garden electors, some of the qualities and features which
 162 are admired and/or should be preserved in the Township include: open spaces;
 163 estate lot property sizes; minimal commercial and industrial development; farm
 164 lands and farming; not much traffic; keeping horses; wildlife and habitats; clean
 165 air; close to nature; quiet; peace and tranquility; own well; dark skies and stars at
 166 night; low population density; good neighbors; reasonable taxes; no village rules
 167 and regulations; no townhouses or apartment complexes; safe environment;
 168 trees; privacy; able to have family pets of all sizes; small town feeling; creeks and
 169 waterways; beautiful - no matter the season.

173
174 It is the vision of the Township that it will retain its overall rural character well into
175 the future. The Township believes the above qualities and features represent the
176 rural character of Green Garden Township. A visitor to the Township should be
177 impressed with areas of large lots, ample green space, preserved natural
178 features, ubiquitous native plants and wildlife, as well as a vibrant agricultural
179 environment which ties the Township of the modern era to its historical roots.
180 Any changes coming to the Township should strive to enhance and maximize
181 public and private open space and to preserve natural features of the land while
182 creating safe areas free from environmental and public health hazards.

183 Policy

184 Please see various development classifications in the Zoning Classification
185 Goals and Policies section. In addition, trees and attractive landscaping are
186 essential to rural character preservation. There shall be a preference for green
187 vistas rather than for privacy fences, especially along roadways. Landscaping
188 with native species is encouraged. Architectural design and materials shall be
189 encouraged for their contribution to rural character preservation in all
190 development.
191

192 **2. Open/Green Space**

193 The heart of Green Garden Township's rural character is based on its abundance
194 of perceived open space². It is the number one feature emphasized in
195 describing the Township's identity and firmly establishes its rural character and
196 "sense of place." It is the reason why most people who live here came here. In
197 the Green Garden 2002 Planning Survey, respondents overwhelmingly listed
198 open space as the single feature most admired about living in the Township. As
199 such, preservation of open space ranks high in priority for future planning of the
200 Township. Preserving open space may include, but is not limited to, preservation
201 of riparian corridors, environmentally sensitive resources, and areas of active and
202 passive agricultural and equestrian land use that contributes to the overall rural
203 character.
204

205 The Open Space Element of Will County's Land Resource Management Plan
206 establishes policies and strategies designed to establish and maintain a
207 permanently protected network of open spaces. The Township passionately
208 supports the fundamentals of The Open Space Element. Building upon this plan,
209 the vision of the Township includes an Open/Green Space Policy that creates a
210 balanced pattern of land use conducive to the preservation of open and green
211 space. The goals and policies herein are intended to help the County achieve
212 their goals for permanent preservation of open space. These mechanisms may
213 include, but are not limited to, conservation type residential developments,
214 agricultural & conservation easements, private landowner conservation, and
215 public acquisition.
216
217

² Open Space, for the purposes of this document, is defined in this section and again in Appendix B

218 Policy

219 For the purposes of this document, Open Space is defined as: that land which is
 220 permanently conserved from development. Mechanisms for declaration of
 221 perpetuity shall include, but are not limited to: 1) protected areas within
 222 conservation design development; 2) conservation easements established for
 223 private owners; and 3) agricultural easements established through government
 224 programs.

225
 226 Developers will establish dormant Special Service Areas (SSA) for common open
 227 space whereby the SSA can be activated should the primary maintenance
 228 responsibility by the Homeowners' Association fail to provide adequate
 229 maintenance.

230
 231 The vision of the Township incorporates guidelines to direct future development
 232 for sensible growth patterns, with high priority on enhancing the open spaces and
 233 biodiversity that characterize our community. The ultimate goal is to create a
 234 balanced environment with agricultural uses, nature, wildlife, and future growth.

235
 236 The following initiatives are intended to preserve open and green space in
 237 support of our goal:

- 238 a. Identify and protect lands along creek systems, floodplains, and wetlands in
 239 the Township for potential open space. These systems include, but are not
 240 limited to, Jackson Creek, Prairie Creek, Forked Creek, and South Branch
 241 Forked Creek.
- 242 b. Establish riparian buffers around all creek systems to protect water quality and
 243 prevent erosion.
- 244 c. Protect environmentally sensitive lands and ecosystems. These may include,
 245 but are not limited to, upland and floodplain forests, established wooded areas,
 246 fine textured soil and sand savanna, and marshes and fens.
- 247 d. Establish greenway and trail corridors that connect individual open space
 248 features into a continuous and cohesive network throughout the Township.
 249 Coordinate the local greenway and trail network with the regional networks
 250 established by other municipalities and organizations, such as Will County,
 251 IDNR³, FPDWC⁴, NIPC⁵, and the Openlands Project. Consideration should be
 252 given for pedestrian, biking, hiking, and equestrian use of the trail corridors.
- 253 e. Focus acquisition in areas under the highest threat of loss of open space and
 254 to ensure equitable distribution of open space throughout the Township. This
 255 capability is provided in Illinois statutes⁶. Green Garden Township would be
 256 set on a course to obtain publicly owned open space under these statutes with

³ IDNR Illinois Department of Natural Resources

⁴ FPDWC Forest Preserve District of Will County

⁵ NIPC Northeastern Illinois Planning Commission

⁶ Illinois statutes, Township Code 60 ILCS1/15 - 5 through 125, define and detail Township Open Space, Open Space Plan, referendum and methods for achieving same. The process is initiated upon filing with the township clerk a petition signed by not less than 5% or 50, whichever is greater, of the registered voters in the township recommending that the board commence preparation of an open space plan.

257 the filing of such a petition. Please see Policy for Residential development for
258 additional open space policy.

259
260 **B. Interplay Between Water and Sewer Availability and Planning**

261 **Goal**
262 Facility Planning Areas [FPA] are established by the Illinois Environmental
263 Protection Agency [IEPA] for the purpose of designating which organization is
264 authorized to provide public sewer. We recognize that the areas designated as
265 being within an FPA could have different growth potentials and characteristics than
266 those areas that are not supported with an FPA. Appendix B contains a map of the
267 designated FPAs, to date, within the Township.

268
269 Areas within an FPA could experience a higher density of growth. Areas outside of
270 a designated FPA have less density. Specific densities supported by this plan are
271 designated in the Policies section.

272
273 **Policy**
274 Where sewer and water is available R1, R2, R2A, and Estate zoning classifications
275 shall be acceptable contingent on specific policies set forth later in this plan.

276
277 Where conventional septic field and well is the intended infrastructure A1, E1 and E2
278 are the acceptable zoning classifications contingent on specific policies set forth
279 later in this plan.

280
281 Sewer/septic and water services on other classifications shall be at the discretion of
282 the Will County Health Department.

283
284 **C. Planning and Profit**

285 **Goal**
286 The Township recognizes that the area has become desirable for potential new
287 residents and, in turn, for developers. Opportunities to live on larger lots, or in cluster
288 design projects with significant associated open space, are limited. Such an
289 environment forms the essential identity of the Township that can be preserved while
290 providing sufficient opportunities for landowners and developers. The ability of a
291 business entity to turn a profit over the development and sale of land will not be a
292 factor considered by the Township. Further, the development of property shall not
293 cause any increased financial burden to existing taxpayers. In other words, existing
294 residents should not suffer increased taxes as a result of development causing
295 increased demand for services. Preserving the quality of life in Green Garden
296 Township and maintenance of compatible pattern of land use shall take precedence
297 over any such financial concerns in all of the Township's decisions.

298
299 The Township states that their decisions will strive to preserve quality of life in Green
300 Garden Township and maintain a consistent pattern of land use. Profits to
301 developers and landowners will not be factors in Township decisions. Green

302 Garden's emphasis will be on appropriate transition between the existing community
303 in the Township and new development.

304
305 Green Garden Township encourages Will County to institute ordinances that would
306 create or allow State of Illinois programs and any other incentives, which provide
307 continuation of agriculture while allowing landowners to obtain cash for their land, to
308 be effective within the County.

309
310 **Policy**

311 The Township shall review cases objectively through adherence to adopted
312 procedures and through this Plan. A decision on a zoning case shall not be
313 determined based on a developer's desire to obtain more profit than is possible with
314 the restriction set forth in this document. Developer's claim of burdensome, including
315 but not limited to infrastructure costs needed to support this plan, shall not be
316 considered as cause to reduce the expectations set forth by this plan.

317
318 **D. Roadways and Infrastructure**

319 The goals and policies of Green Garden Township Highway Department are under
320 the discretion of the Green Garden Highway Commissioner. Requirements are
321 determined on a case by case basis.

322
323
324 **E. Institutional Uses**

325 **1. Schools**

326 **Goal**

327 Will County, Peotone School District 207U services Green Garden Township.
328 Many feel that this school district has been doing well overall. The philosophy of
329 the district leadership is to create small schools in multiple sites, as necessary,
330 rather than create a very large school complex in a single or a few sites.

331
332 As the district experiences residential development, the schools face
333 tremendous pressure to accommodate new students. If additional revenue from
334 development covers instructional expenditure, there still are the operating costs
335 plus capital expenditures, such as new schools or additions, to recover through
336 property taxes. A school district often loses money for years, sometimes more
337 than a decade, after a subdivision is built until tax revenues catch up.

338
339 Area schools cannot continue to provide high quality education in the face of
340 uncontrolled growth, particularly without repeated tax increases. Educational
341 concerns and the inability of the schools to handle a continuing influx of students
342 while maintaining traditionally high standards must, therefore, be a paramount
343 concern in any development and land use decision.

344
345 **Policy**

346 K-8 schools and High Schools shall be acceptable within all residential zoning
347 classifications. Surrounding Commercial zonings are acceptable for High School
348 locations. Industrial locations are not acceptable.

349

350

351

2. Hospitals

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Goal

353

Hospitals will be located in Commercial or Industrial locations. They will not be located in Estate, Residential, or Agricultural areas destined for Estate or Residential zonings.

354

355

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Policy

358

Hospitals are acceptable within Commercial or Industrial locations. Agricultural zoning classifications not destined for Estate or Residential zonings where utilities are available are also acceptable. They are discouraged within a residential zoning classification.

359

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3. Immediate Care Centers

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Goal

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Immediate Care Centers will be located in Commercial or Industrial locations. They will not be located in Estate, Residential, or Agricultural areas destined for Estate or Residential zonings.

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Policy

370

Immediate Care Centers are acceptable following the same guidelines as Commercial zoning.

371

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4. Primary Care Centers

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Goal

375

Primary Care Centers will be located in Commercial or Industrial locations. They will not be located in Estate, Residential, or Agricultural areas destined for Estate or Residential zonings.

376

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Policy

380

Primary Care Centers are acceptable following the same guidelines as Commercial zoning.

381

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383

5. Fire Stations

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Goal

385

Fire Stations will be reviewed on a case by case basis. In order to minimize disruption of residents' living, it is preferred that fire stations be located in Commercial or Industrial locations.

386

387

388

389

Policy

390

All zoning classifications are compatible with fire stations. As much as practical, they will not be located in Estate, Residential, or those Agricultural areas destined for Estate or Residential zonings.

391

392

393

394 **6. Churches**

395 Churches may be located in Commercial, Residential, Estate or Agricultural
 396 locations. However, a sizable church that will significantly impact traffic should
 397 be located on a main thoroughfare.

398 **F. Township Center**

399 **Goal**

400 It is hoped that some day the center of community involvement would include such
 401 things as the Town Hall, recreation and/or other activity centers, and perhaps some
 402 degree of park functions. In as much as the Township contains no hamlet or other
 403 central area conducive to such activities, there is no current geographical area
 404 destined to such a future. However, property adjacent to the Township highway
 405 department along Center Road just south of Bruns Road, has been purchased from
 406 the Town Fund as a prospective future site for a town hall. The geographical center
 407 of the Township is the intersection of Manhattan-Monee and Center Roads. From
 408 there, the Township extends three miles in each direction. Notable features of the
 409 geographical center are the presence of the Green Garden Elementary school, the
 410 town hall, and the Green Garden Country Club. The County's 2030 plan designates
 411 Manhattan-Monee Road as a strategic arterial route most likely to be expanded to
 412 four lanes at some point in the future. Should the South Suburban Airport and/or the
 413 Interstate 355 extension plans come to fruition, then it is most likely that Manhattan-
 414 Monee would be widened to support traffic for these major projects. Increasing the
 415 width of Manhattan-Monee or Center Road would leave insufficient property to
 416 continue with a town hall at that location.

417 **Policy**

418 It shall be the policy of the Township to maintain a focus on Center Road as the
 419 primary location for Township facilities.

420 **G. Green Garden Trail System**

421 **Goal**

422 This plan recognizes the long-term need of an integrated network of public access
 423 trails through the Township as a means for recreation and in part preserving the
 424 rural nature of the Township. The Green Garden Trail System will require its own
 425 plan. At the time this document was being finalized, the Green Garden Trail System
 426 Plan was in its infancy. Nonetheless, maps were drawn and proposed routes exist.
 427 It includes a Regional corridor providing an east-west trail near Pauling Road.
 428 Rather than postponing the implementation of any trail goals to a time when a
 429 referendum is needed to raise capital in support of such a venture, this plan will
 430 make trail system goals and policies a condition of acceptance for future
 431 development. The policies of the Green Garden Trail System Plan need to take into
 432 consideration the determination of responsibilities governing trail management, use,
 433 security, safety, maintenance, liability, and access.

434 Anticipated uses of the trail are equestrian, pedestrian, non-motorized vehicles
 435 (except for motorized wheelchairs, maintenance, and police vehicles), and where
 436 appropriate, skates and roller-blades.

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The primary goal is to develop a connected system of trails throughout the Township. The objectives are:

1. Establish, enhance and expand trails
2. Develop a contiguous multi-use trail
3. Develop connections to nearby public sites and recreation areas
4. Establish regional partnership with State, Federal, and County entities
5. Establish regional partnerships with neighboring municipalities
6. Establish partnerships with interest groups which may include, but not limited to, Will-South Cook Soil and Water, The Conservation Foundation, IDNR, and OpenLands Project
7. Establish partnerships with utility companies such as ComEd.
8. Encourage the creation and use of land trusts within the County which will provide oversight to trails and conservation areas in open space/greenways.

Policy

Where a proposed zoning request includes areas designated as part of the Township or Regional Trail system, acceptance of the zoning change request shall be conditioned, in part, upon support of the trail plan.

Private trails/paths within subdivisions should provide some connection to the Township/Regional trail system where applicable.

Motorized vehicles, except for motorized wheel chairs, policing, and maintenance vehicles, shall be prohibited from all publicly accessed trail systems.

- 1.) Trails should not bisect existing estate and residential properties without the consent of the property owners. To preserve water quality, trails should not cross through water streams. All stream crossings shall be over appropriately constructed bridges.
- 2.) Trails should cross arterial streets at points of safest passage with strong consideration for future traffic increases.
- 3.) Trails proposed on existing agricultural lands should be designated trail corridors of the future to be built as new development occurs and not conflict with the needs and desires of current landowners. It is the policy of the Township to not use eminent domain as a means of obtaining property for trails.

H. Parks

Goals

Parks are valued for their natural beauty and their recreational uses. Additionally, parks within a subdivision tend to be an amenity to the subdivision. Larger centralized parks, conducive to organized sports will be needed. The Township has purchased land on the west side of Center Road north of Pauling Road with park donation funds from developments. Additional purchases are anticipated as funds accumulate. The Township anticipates citizens' desire for programs and

488 recreational space beyond the reserved private open space, the greenways, and
 489 trails. It is expected that to administer athletic fields, various programs, schedules
 490 and personnel, a Township park district, created by referendum, will be needed.

491 **Policy**

492 Parks shall be located so that there is connectivity of locations within the trail
 493 system.
 494

495
 496 To administer athletic fields, various programs, schedules and personnel, a
 497 Township park district is recommended.

498
 499 Park donations from developers are reviewed on a case by case basis. A developer
 500 may propose to the Township an offer of park property in lieu of a cash donation. If
 501 the proposed park property is conducive to use by the greater township and/or
 502 conducive to supporting organized sports, then the Township may opt to accept the
 503 proposal. If the proposed park property tends to be more of an amenity to the
 504 subdivision than an asset to the greater township, then the Township should opt for
 505 the cash donation.
 506

507 **I. Historic Preservation**

508 **Goal**

509 Historic preservation is an important aspect of our culture. However, this plan does
 510 not attempt to identify those properties, buildings, or structures that are to be
 511 considered as candidates for historic preservation. Instead, the objective of this plan
 512 is to establish a policy that will fully support the efforts of those organizations
 513 deemed credible in the area of historic preservation.
 514

515 **Policy**

516 Zoning cases that involve a structure that may be considered a candidate for historic
 517 preservation will be presented to an appropriate historic preservation organization.
 518 The Township will support all efforts of historic preservation organizations.
 519

520 **J. Environmental Impact**

521 **Goal**

522 Environmentally sensitive areas will be preserved, either through public ownership,
 523 or through sensitive incorporation and permanent protection of sensitive areas in
 524 private developments.⁷ Additionally, enhancing the habitat and the preservation of
 525 riparian corridors, environmentally sensitive resources, and areas of active
 526 agricultural use that contribute to the overall rural character are important to the
 527 long-term success of Green Garden's open space network. Environmental quality
 528 standards should be incorporated in the development review process.
 529

530 **Policy**

531 The preservation of open space will be coordinated with environmental preservation;
 532 environmentally sensitive features, such as stream corridors, will also serve as part

⁷ LRMP-Policy Gateway – Open Space & Environmental Preservation Goals (pg 15)

533 of the open space network.⁸ Riparian buffers will be established along all stream
 534 corridors to protect water quality and prevent stream-bank erosion. Environmentally
 535 sensitive lands and ecosystems should be protected. An appropriate agency shall
 536 be used for determining the appropriateness of restoration activities with regards to
 537 environmentally sensitive lands.

538

539 V. Zoning Classification Goals and Policies

540

541 A. Residential Development

542 1. Preservation of Rural Character

543 Goal

544 Many of Green Garden Township's residents are equestrians and virtually all
 545 residents wish to maintain the rural atmosphere. For the most part, folks choose
 546 Green Garden for their homes for two reasons: either the upscale rural atmosphere
 547 or the ability to own animals, primarily horses, in their back yards. The rural nature
 548 will be maintained as much as possible by following those policies specified within
 549 this document that support the open space goals.

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Open space plays a significant role in preserving rural character and is addressed with the following policies. Also included is the architecture of commercial buildings, their parking provisions, and their landscaping.

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556 Policy

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In order to support the goal of maintaining a rural nature within residential subdivisions, the following policies are set forth. "Open space" is defined in appendix C to include perpetuity.

a.) Minimum open space percentages will be required for conservation design subdivisions **served by public sewer and water**. For residential densities greater than those discussed, the requirements for open space will increase.

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R1, R2 and R2A residential zoning classifications will be acceptable with the following conditions:

- R1 zoning is acceptable with a minimum of 35% open space.
- R2 zoning is acceptable with a minimum of 50% open space.
- R2A zoning is acceptable with a minimum of 60% open space.

R3 residential zoning classification will only be acceptable with as a for Conservation Design with the following conditions:

- The developer must be on a major road; i.e being Center, Manhattan-Monee, or Route 45.

⁸ LRMP Policy Gateway – Open Space & Environmental Preservation Goals (pg 15)

- 575 • The Conservation Design must at minimum follow conservation design as
576 defined by Will County Land Use and adopted by the Will County Board in
577 2009.
- 578 • Public sewer and water must be available and implemented in the
579 subdivision.
- 580 • Open space must be a minimum of 40%.
- 581 • There must be a minimum 50' buffer along roadways and adjacent
582 properties so that subdivisions better conform to a rural nature; this buffer
583 is not included in the lot size. Driveways must have access from subdivision
584 roads only.
- 585 • Either sidewalks or trails must be provided for pedestrian travel. If trails,
586 then they must be marked according to the guidelines of the pertaining fire
587 district.
- 588
- 589 b.) Conservation design or PUDs as explained under section with a mix of single
590 family and multifamily units are acceptable anywhere in the Township, along
591 major roadways; ie being Center, Manhattan-Monee, or Route 45 and served by
592 public sewer and water with the following conditions:
- 593 • No more than the% (see below table) of the units in the Development may
594 be multifamily units.
- 595 • R1 no more than 20% R2 no more than 20% R2A no more than 15% R3 no
596 more than 10% Minimum lot size for lots containing multifamily units shall be
597 7,500 sq.ft. per unit. The difference between this minimum lot size for a
598 multifamily unit and the desired minimum lot size for a single family unit
599 (15,000 square feet) shall be devoted to open space within the development.
- 600 • The preferred number of units that may be attached is two. (A unit consists
601 of one residence)
- 602 • The maximum unit height accepted is two stories above ground level. This
603 maximum height must be in accordance with the current Will County
604 regulations.
- 605 • See section 2 below (Buffer Zones) below for buffering concerns on lots with
606 multifamily units.
- 607 • If the development earns all of the bonuses as spelled out by the Will County
608 Conservation Design ordinance in order to meet their 25% bonus; then in
609 Green Garden the bonus will be limited only up to a 16% bonus. However, if
610 the earned amount is less than 16%, then it is limited in Green Garden to the
611 % earned.
- 612
- 613 c.) On parcels not served by public sewer and water, estate zoning is encouraged in
614 the Township. Where natural features need to be protected, those portions may
615 be held as open space.
- 616
- 617 E1 and E2 estate zoning classification will be acceptable with one of the following
618 conditions:
- 619 • Straight Estate zoning is acceptable.

- 620 • E1-PUD/Conservation Design shall provide a minimum lot size of 2.0 acres
621 with the remaining 3.0 acres dedicated as open space resulting in at most 60
622 per cent open space per development.
- 623 • E1-PUD/Conservation Design shall provide lots so that the accessory
624 agriculture uses permitted in the E1 district shall be viable on at least 50 per
625 cent of the individual lots based on size: that is, at least half of the lots on the
626 total parcel will be a minimum of 5.0 acres with the remainder of the parcel in
627 smaller lots and open space.
- 628 • E2/PUD Conservation Design shall provide a minimum lot size of 1.5 acres
629 with the remaining 1.0 acre dedicated as open space resulting in at most 40
630 per cent open space per development.
- 631 • E2/PUD Conservation Design shall provide lots so that the accessory
632 agriculture uses permitted in the E2 district shall be viable on at least 50 per
633 cent of the individual lots based on size: at least half of the lots on the total
634 parcel will be a minimum of 2.5 acres with the remainder in smaller lots and
635 open space.

636
637 The Township encourages continued expansion of accessory agricultural uses in
638 estate developments since such expansion is consistent with Township character
639 and future vision.

- 640
641 d.) The minimum parcel size for development of a residential conservation design
642 subdivision shall be 10 acres unless the subject property is adjacent to an
643 existing subdivision and consistent contiguous growth is demonstrated.
- 644
645 e.) Floodways will be reserved as open space and may contain trails. Trails can be
646 located in areas inappropriate for development, such as in floodways, flood
647 fringes, wetlands fringes, hydric soils and existing public open spaces.
- 648
649 f.) Stream channels will only be altered to enhance aquatic habitat and not be
650 impounded or modified to restrict movement of aquatic life. As measured from
651 each side of stream banks, 75 feet shall be open space and the 35 feet closest to
652 the bank shall be in deep-rooted native plantings.
- 653
654 g.) The minimum lot size in a conservation design residential subdivision serviced by
655 public sewer and water (see section a.) shall be 15,000 square feet with no less
656 than a 100-foot frontage. Exceptions due to road radius, such as cul-de-sacs,
657 will be evaluated on a case by case basis.
- 658
659 h.) Open space consisting of surface water per developed parcel shall not exceed
660 50 percent of the total open space on that parcel.
- 661
662 i.) All new subdivisions shall contain road stubs connecting to undeveloped
663 adjacent land unless circumstances, such as waterways and pipelines, warrant
664 otherwise.
- 665

- 666 j.) Development impacts on floodplains or wetlands must be understood and
667 accounted for before rezoning is granted.
668
- 669 k.) Designated open space and its uses shall be specified and granted to oversight
670 by a third party in perpetuity.
671
- 672 l.) In any subdivision or PUD, the costs of necessary repairs on any commonly held
673 property or on property owned by the Homeowners' Association shall be shared
674 and paid by those property owners. Should there be a default by the
675 Homeowner's Association, the SSA shall be enacted.
676
- 677 m.) Mosquito control/management on private property shall be the responsibility of
678 the property owner.
679

680 2. Buffer Zones

681 Goal

682 Buffering around different zoning classifications helps preserve the rural nature as
683 well as segregate different land uses.
684

685 Policy

686 All creeks shall have a minimum of a 75-foot buffer from the creek bank on each
687 side. Uses within the 75-foot buffer may include trails, walk bridges, gazebos, and
688 park benches but may not include permanent structures such as buildings and
689 fences.
690

691 All commercial or industrial zoning areas shall provide berming and/or landscape
692 plantings as a buffer between the commercial or industrial zoning and existing
693 adjoining residential or estate areas. Likewise, a developer shall provide berming
694 and/or landscape plantings as a buffer between developing residential/estate land
695 and existing commercial or industrial zoning.
696

697 A conservation design subdivision shall include a minimum perimeter buffer, totally
698 outside lot lines, of 25 feet for single family lots and 50 feet for multifamily lots.
699

700 3. Access Limitations

701 Policy

702 Entrances to subdivisions shall be limited. Lots should be created such that
703 driveways are within new subdivision roads and not on existing mile roads.
704

705 B. Commercial

706 Goal

707 Green Garden expects to exercise care in the placing of commercial uses within the
708 Township. All along U.S. Route 45 is the most likely area for heavily concentrated
709 commercial development including Agri-business/Agri-Commercial in the Township.
710 Likewise, the area along Manhattan-Monee Road extending from U.S. Route 45 to
711 Center Road is also a likely area to expand commercial development.
712

713
714 Other areas near residential developments, including major crossroads where some
715 commercial zoning has already been granted, should be limited so as to preserve
716 the rural nature. An example is the southwest corner of Harlem and Manhattan-
717 Monee Roads and the northwest corner of Center and Bruns Roads. Intersections
718 such as these should be limited and geared to providing services to the nearby
719 local residents.

720
721 **Policy**

- 722 1. Neighborhood Commercial (C1) shopping areas will be located along collector or
723 arterial streets.
- 724 2. Commercial zoning is expected along U.S. Route 45 and on Manhattan-Monee
725 between Center and U.S. Route 45. Elsewhere in the Township it is
726 discouraged, except for "Neighborhood Commercial" which providing services
727 for proximal residents. Establishment of a Neighborhood Commercial zoning
728 shall not constitute a precedent for adjoining properties. Neighborhood
729 Commercial zonings shall be limited to maintain the rural character. In an area
730 outside of the designated future Commercial areas, only one out of four corners
731 at an intersection may be considered for commercial zoning.
- 732 3. Landscaping shall provide adequate buffering to neighboring properties. Sites
733 shall provide landscaping with plenty of native plant landscaping on site. There
734 shall be a **minimum** of 15 feet of landscape buffering between any developed
735 property including driveways, parking lots, buildings, storage, and lanes, and
736 neighboring properties or easements. A 50 foot buffer is required between
737 commercial property and residential or estate properties. Additional buffering
738 may be required, as determined at the time the zoning case is heard.
- 739 4. Stream channels will only be altered to enhance aquatic habitat and not be
740 impounded or modified to restrict movement of aquatic life. As measured from
741 each side of stream banks, 75 feet shall be open space and the 35 feet closest
742 to the bank shall be in deep-rooted native plantings.
- 743 5. Building design should be compatible with surrounding residential areas with
744 regard to materials, building scale, building massing, and relationship to streets.
- 745 6. Connections to alternate transportation such as sidewalks and links to the trail
746 system shall be supported by the commercial development as may be required..
- 747 7. Access should be limited to minimize impacts on surrounding residential areas.
- 748 8. Sign design should be consistent with a rural nature as well as the architecture of
749 the commercial building. In general, signage should not be overbearing and
750 should not obstruct, within reason, views of neighboring properties.
- 751 9. Any outside lighting, including lights for signs, parking lots, and egress/ingress
752 shall not be obtrusive to neighboring properties.
- 753 10. Mosquito control/management on private property shall be the responsibility of
754 the property owner.

755
756 **C. Industrial**

757 **Goal**

758 Green Garden is not expected to develop an infrastructure to support Intensive (I-3)
 759 industrial uses. Light Industrial developments are expected to contend with
 760 commercial developments along U.S. Route 45. Since U.S. Route 45 is a major
 761 thoroughway between Frankfort and towns south of Green Garden, we should make
 762 every attempt to maintain a degree of orderly development along U.S. Route 45.
 763

764 Policy

- 765 1. Limited (I-1) industrial uses that integrate well with commercial developments
 766 along U.S. Route 45 may be considered. Uses should be approved only upon a
 767 demonstration that adequate public facilities exist or will be established by the
 768 time of opening.
- 769 2. General (I-2) industrial uses are incompatible with the rural forms and concepts
 770 of Green Garden Township and should only be considered if it is consistent,
 771 continuous growth from existing General Industrial zoning.
- 772 3. Any Industrial uses more intensive than General (I-2) are not desired.
- 773 4. Concern should be given for Industrial use that emits obnoxious odors, noise,
 774 lighting, storm water run-off, traffic, and the impact they may have on nearby
 775 areas.
- 776 5. There shall be a minimum 50 foot buffer between the industrial zoning and
 777 residential or estate properties.
- 778 6. Sites shall provide landscaping with plenty of native plant landscaping on site.
 779 There shall be a **minimum** of 15 feet of landscape between any parking lot and
 780 any boundary line or easement line. Landscaping shall be provided for adequate
 781 buffering to neighboring properties.
- 782 7. Stream channels will only be altered to enhance aquatic habitat and not be
 783 impounded or modified to restrict movement of aquatic life. As measured from
 784 each side of stream banks, 75 feet shall be open space and the 35 feet closest to
 785 the bank shall be in deep-rooted native plantings.
- 786 8. Freestanding Industries and Offices should be located within easy access to an
 787 arterial roadway such as U.S. Route 45 and Manhattan-Monee Roads.
- 788 9. Sign design should be consistent with a rural nature as well as the architecture of
 789 the commercial building. In general, signage should not be overbearing and
 790 should not obstruct, within reason, views of neighboring properties.
- 791 10. Any outside lighting, including lights for signs, parking lots, and egress/ingress
 792 shall not be obtrusive to neighboring properties.
- 793 11. Mosquito control/management on private property shall be the responsibility of
 794 the property owner.
 795

796 D. Agricultural/Agribusiness

797 Goals

798 Agriculture and various agribusiness enterprises are very important features of
 799 Green Garden Township. Assessor's estimate of the amount of farmed land in the
 800 Township as of August 10, 2004, is 20,085+/- acres. This is approximately 87% of
 801 the total land. The Township is home to numerous horse properties with related
 802 equestrian enterprises as well. Continued agriculture and expansion of agribusiness
 803 will contribute greatly to preservation of rural character.
 804

805 Areas of the Township with prime farmland should be encouraged to remain as
806 viable agricultural land.

807

808 Policy

809 Impact on existing agricultural pursuits shall be minimized through adequate buffers
810 in new development which abuts existing agricultural and/or equestrian properties;
811 through respect of right to farm principles; and through encouraging hay production
812 on some of the open space created with new residential development.

813

814 Conserve agricultural areas that are most suitable and desirable for prime farmland.
815 Specific soil series as designated by Will-South Cook Soil and Water must be
816 considered as a basis for protecting farmland from development over the long term.
817 Alternate means of property transfer, such as transfer development rights, or
818 conservation easements, or farmland trusts, should be made available to Will
819 County landowners to diversify their land holding and profit options.

820

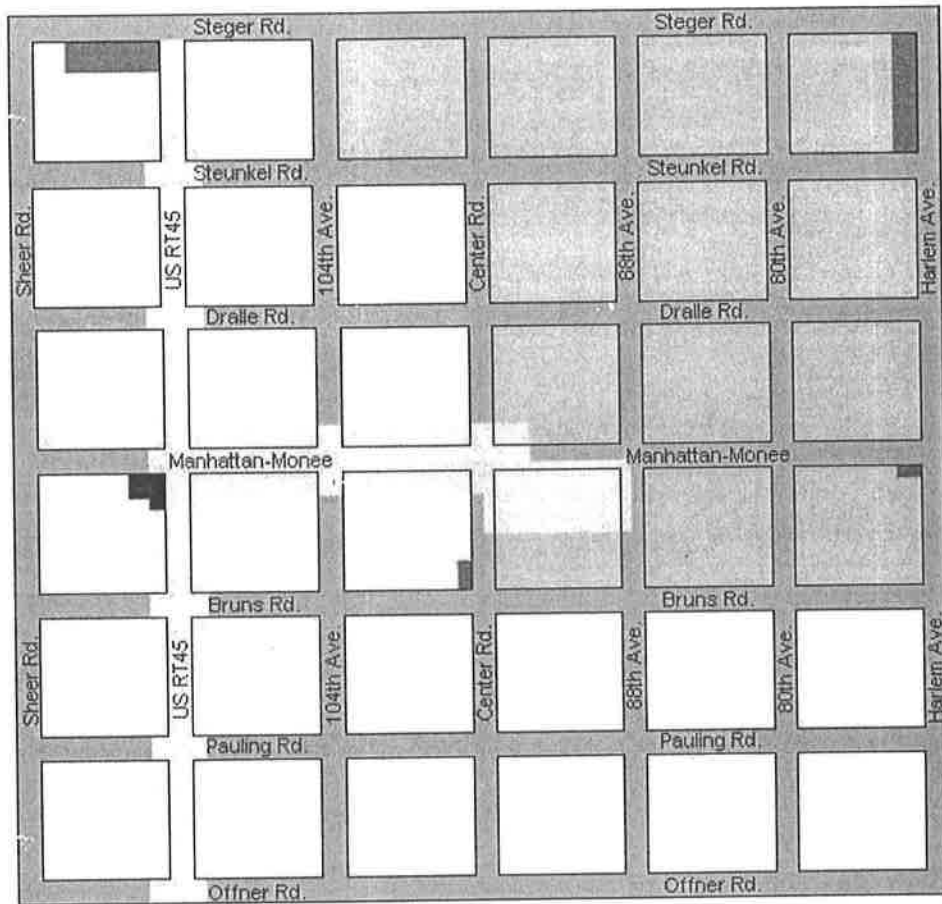
821 Mosquito control/management on private property shall be the responsibility of the
822 property owner.







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825 Appendix A
826

Comprehensive Land Use Map



-  Neighborhood Commercial
-  FPA Assigned - R1, R2, R2A, E1, E2 permitted
-  Industrial
-  Agriculture / E1, E2
-  Commercial / Light Industry / Agribusiness
-  Annexed

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830

Appendix B

FPA Map

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

831

 Frankfort
AQUA Illinois (formerly Consumer)

832
833

834

835 Appendix C

Definition of Terms

836

837 The following terms are defined for specific contextual use within this document.

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Conservation Easement

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A conservation easement is the legal instrument by which a landowner (a) limits, without relinquishing ownership, the development potential of property which has significant natural resource, open space, or habitat value, and (b) grants the right to conserve those values. A conservation easement runs with the land – that is, the original owner and all subsequent owners are bound by the restrictions of the easement. The executed document is recorded at the County Recorder's Office. This enables all future owners and lenders to learn about the restrictions when they obtain title reports.⁹

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Conservations easements are allowed by Illinois Statute (39 Ill. Rev. Statutes 401). Either a unit of local government with conservation interests or a not-for-profit conservation organization may hold conservation easements.

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Arterial Street

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862

In general arterial streets are those that provide continuity between major cities, villages, hamlets, or the like. For example, Manhattan-Monee is an arterial street between Monee and Manhattan. Likewise, both U.S. Route 45 and Center are arterial streets between Green Garden and Frankfort.

863

864

865

Collector Street In general collector streets are those "mile long" streets that receive traffic from smaller subdivisions.

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Natural Watercourse Those stream channels, grassed waterways and swales formed by the existing surface topography of the earth prior to changes made by unnatural causes. A natural stream tends to follow a meandering path, and its floodplain is not constrained by levees of any dimension. Swales and floodplains are not tiled and drained. The area near the bank and within the floodplain has not been mowed or cultivated, and plants indigenous to the area are growing under occasional seasonal burns. The stream flows over soil and geologic materials with no alteration of the course or cross-section of the stream caused by filling or excavating. Pools and riffles are evident along the stream course.

⁹ *The Standards and Practices Guidebook – An Operating Manual for Land Trusts* published by the Land Trust Alliance 1993.

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Creek banks generally have low slopes and creek bottoms are not unnaturally incised into the landscape. Natural watercourses are very rare in the Midwest. In Jackson, Forked and Prairie Creeks many, but usually not all, of the characteristics of a natural stream can be found in their headwater reaches high up in the watershed and in their lower reaches before they enter the DesPlaines or Kankakee rivers.

Open Space

For the purposes of this document, Open Space is defined as that land which is permanently conserved from development. Mechanisms for declaration of perpetuity shall include, but are not limited to, 1) protected areas within conservation design development, 2) conservation easements established for private owners, and 3) agricultural easements established through government programs.

Recreation Area

Recreation areas are designated to accommodate a wide variety of development and associated educational and recreational activities by individuals and organized groups. These areas shall include all or portions of preserves with open spaces generally characterized by early successional or highly disturbed vegetation such as old fields, pastures, farmland, or mowed turf that can accommodate such activities and that do not contain any unique or rare natural or cultural resource that would be negatively impacted.

Restored Natural Watercourse

A watercourse which has been restored to replicate as many conditions as possible found in natural watercourses.

Riparian Buffers

Natural vegetation buffer strips adjoining both banks of a stream, creek, or swale which carries intermittent stormwater flows. These buffer strips provide pollution control by allowing vegetation to filter sediments and contaminants from surface runoff which enters water bodies. Depending on the root length and density of the vegetation utilized, the buffer strip also stabilizes erosion of a natural drainageway and streambank; and it enhances the infiltration of rainfall and surface drainage into the soil, lessening the amount and intensity of stormwater otherwise conveyed into the stream system. Riparian buffer strips also provide continuous wildlife habitat and scenic beauty. The more a riparian buffer achieves the characteristics found in a natural watercourse, the more effective it is in controlling pollution, erosion, flooding, and the degradation of natural watercourse integrity downstream.

920

921

Zoning Classifications Will County Zoning Classifications

	District	(Min. Area)	(Min. Frontage)
E-1	Single-Family Rural Estate Residence District	(5 acres)	(300 ft.)
E-2	Single-Family Estate Residence District	(2½ acres)	(180 ft.)
R-1	Single-Family Residence District	(60,000 sq. ft.)	(165 ft.)
R-2	Single-Family Residence District	(1 acre)	(150 ft.)
R-2A	Single-Family Residence District	(30,000 sq. ft.)	(120 ft.)
R-3	Single-Family Residence District	(20,000 sq. ft.)	(90 ft.)
R-4	Single-Family Residence District	(12,500 sq. ft.)	(70 ft.)
R-5	Single-Family Residence District	(10,000 sq. ft.)	(70 ft.)
R-6	Multi-Family Residence District	(12 units/acre)	(60 ft.)
C-1	Local Shopping District	(12,000 sq. ft.)	(80 ft.)
C-2	Community Shopping District	(12,000 sq. ft.)	(80 ft.)
C-3	General Business District	(12,000 sq. ft.)	(80 ft.)
C-4	Highway Commercial District	(20,000 sq. ft.)	(80 ft.)
C-5	Office and Research Park District	(20,000 sq. ft.)	(80 ft.)
C-6	Commercial Recreation District	(20,000 sq. ft.)	(80 ft.)
I-1	Limited Industrial District	(10,000 sq. ft.)	(60 ft.)
I-2	General Industrial District	(10,000 sq. ft.)	(80 ft.)
I-3	Intensive Industrial District	(40,000 sq. ft.)	(100 ft.)
A-1	Agricultural District	(10 acres)	(300 ft.)
A-2	Rural Residence District	(2½ acres)	(300 ft.)

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Appendix D

2002 Survey

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928

The 2002 Survey is posted on the Green Garden Web site

929

www.greengardentownship.org under the Planning Commission section