



Canterfield

West Dundee, Illinois

SITE DEVELOPMENT & VISION PLAN

Prepared for HLC Partners

September 2018





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Main House circa 1871



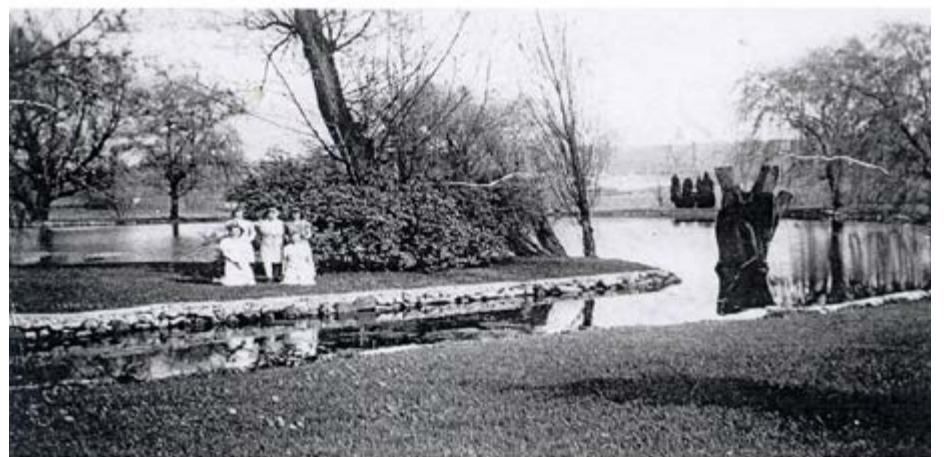
Main House circa 1925



Main House rebuilt after the 1933 tornado



Yeoman City of Childhood kids from 1926-27



Lake Rowena circa 1938



Evergreen Cottage circa 1930 - still exists on the property



Barn operations circa 1926

INTRODUCTION TO *Canterfield*

A LEGACY PROPERTY - STEWARDSHIP OF THE LAND

As owners of this land situated along the Fox River in the charming Village of West Dundee, we invite you to join us in creating a sense of community, environmental harmony and architectural style while refining the historical significance of the property. This document presents a vision and flexible development plan which strives to maintain the rich history and heritage of this remarkably beautiful property while simultaneously unlocking its development potential. Much work and effort has gone into preparing the land for redevelopment including the establishment of a TIF district, agreements with the Forest Preserve District for trail access and natural area restoration, guaranteed utility access and capacity and the love and attention paid to the home, barns and equestrian environment. *Canterfield* has a well-developed set of codes, covenants, restrictions and architectural guidelines that apply to the entire property and will be fully utilized to protect those who build today and in the future.

Generations of individuals have tended and cared for this land in a thoughtful, responsible and, yes, loving manner. *Canterfield*, as it is now known, was first occupied in 1835 by Captain Thomas H. Thompson, Kane County Commissioner and the County's first Supervisor. John F. Jelke, owner of the nationally-recognized Jelke Good Luck Margarine Company, was the second owner of the property and built most of the barns for his dairy business as seen in the image on the opposite page. He was followed by the third owner, an Insurance Company which founded the Yeoman City of Childhood, an orphanage school which constructed a series of homes on the property, such as the Evergreen Cottage, and housed 70 orphans from the ages of 5-16. Finally, Edmund H. Haeger and Joseph F. Estes, of the world-renowned Haeger Potteries, purchased the property and Barbara Estes, wife of Joseph and daughter of Edmund, named it Canterfield Farm. The property has remained in our family ever since.

Today, we believe that *Canterfield* will be the premier community in which to live, work, enjoy and cherish and that generations after ours will call it home. *Canterfield* has a unique connection to the Fox River through the mile of Equestrian/Pedestrian Trail at the river's edge, the stunning views from the bluff and easy access to the Prairie Path Trail System via bridges south and north of the property. Opportunities are endless to create neighborhoods, unique commercial and retail establishments, equestrian uses and an easily accessible corporate commerce center. Together, in partnership with the Village, we know this is the right time to fully realize the vision of all of those who came before us on this land.

We hope you will join our family in enjoying this wonderful community, just 35 miles from the beautiful city of Chicago.

Sincerely,



Alexandra Haeger Estes
Chairman of the Board
Haeger Industries, Inc



Craig Zachrich
Managing Partner
HLC Partners, LLC



US 31 looking north, 1930 (Canterfield barns on the right)



THE PROPERTY TODAY

Canterfield is a 360 acre parcel of land located just south of downtown West Dundee. The eastern edge of the property is bounded by a mile of the Fox River while the western edge runs along Route 31 with two smaller parcels west of 31, a +/- 19 ac site north of Boncosky Road and a +/- 5 ac site directly south of the road. An existing business park forms the southern boundary with a small area of private property extending east from the park to the river. To the north, a creek leading to the river forms the northern boundary. It is a beautiful property with significant mature vegetation, striking views of the Fox River valley, the bucolic nature of a horse farm and natural resources that provide for a well connected habitat and open space system.



Horse Stables



View to Fox River



Indoor Equestrian Facility



Pasture



Lift House



Pasture



Fox River



Homestead



Drainage Ravine



Barn and Horse Barn



Barn



Stables and Equestrian Facility



Farmed southern property area



River Valley Vegetation



Maintenance Building

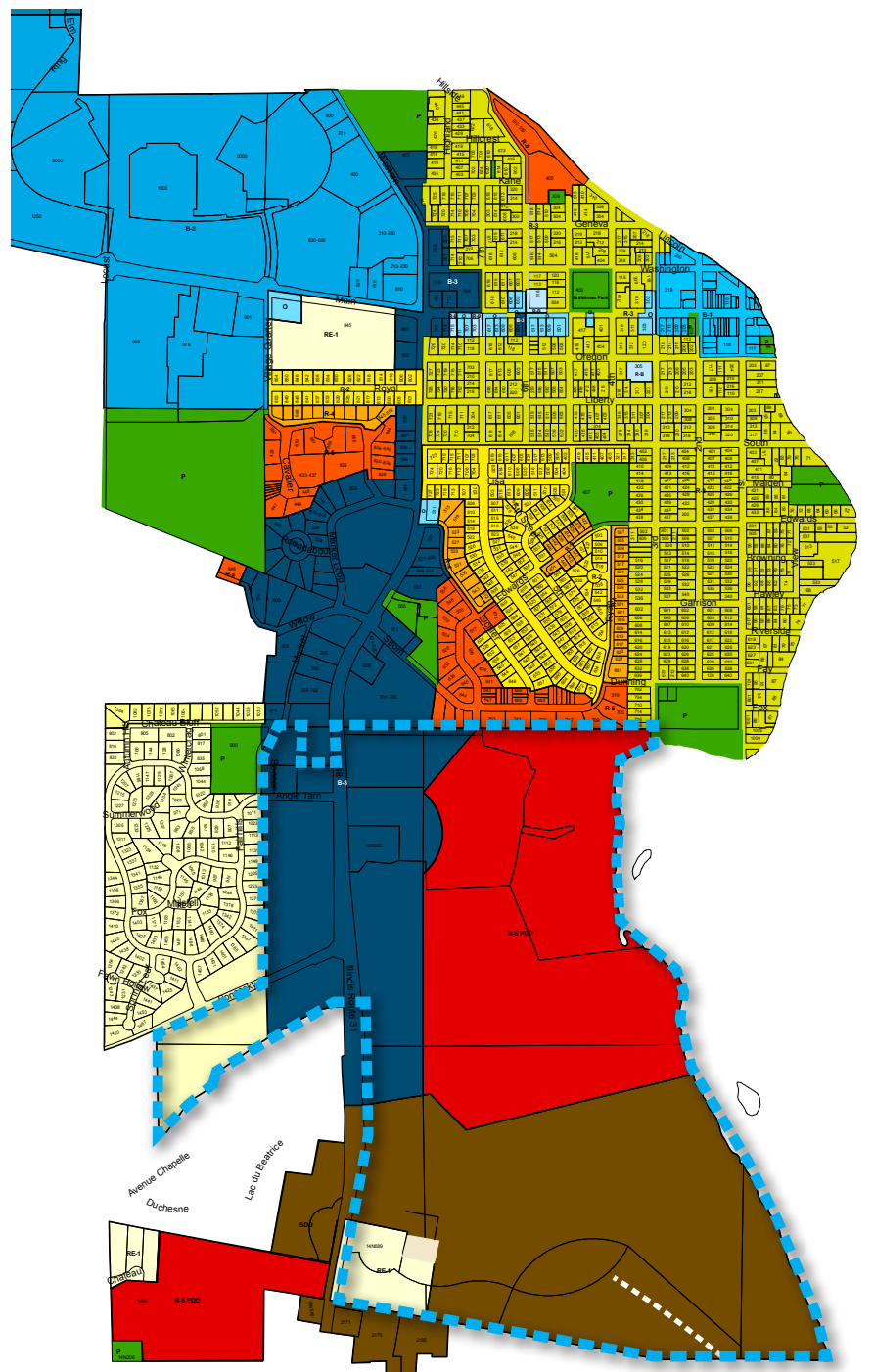
ZONING AND CONTEXT

The property is primarily zoned as R-5 PDD Medium Density Multiple-Family and SDD Special Development District. Along the west and east frontages of US 31, the properties hold a B-3 Business Service District designation. The zoning was created as a part of an earlier annexation agreement. Although the annexation agreement has expired, it held a clause that the zoning remains in force on the property and does not revert back to a previous category.

The designated districts provide significant flexibility in development approach and product types. Both the PDD and SDD districts allow a wide range of uses while the B-3 Commercial district provides for the most intense commercial-type uses of the land.

Legend

- SDD Special Development District
- B-3 Business-Service District
- B-2 PDD Regional Business Planned Development District
- B-2 Regional Business District
- B-1 Downtown Business District
- O Office District
- R-B Residential-Business District
- R-5 PDD Medium Density Multiple-Family Planned Development District
- R-5 Medium Density Multiple-Family District
- R-4 PDD Low Density Multiple-Family Planned Development District
- R-4 Low Density Multiple-Family District
- R-3 Single-Family Detached Dw
- R-2 Single-Family Detached Dwelling District
- R-1 PDD Single-Family Detached Dwelling
- R-1 Single-Family Detached Dwelling District
- RE-3 Residential-Estate Dwelling District
- RE-1 Residential-Estate Dwelling District
- P Parks District



EXISTING SITE

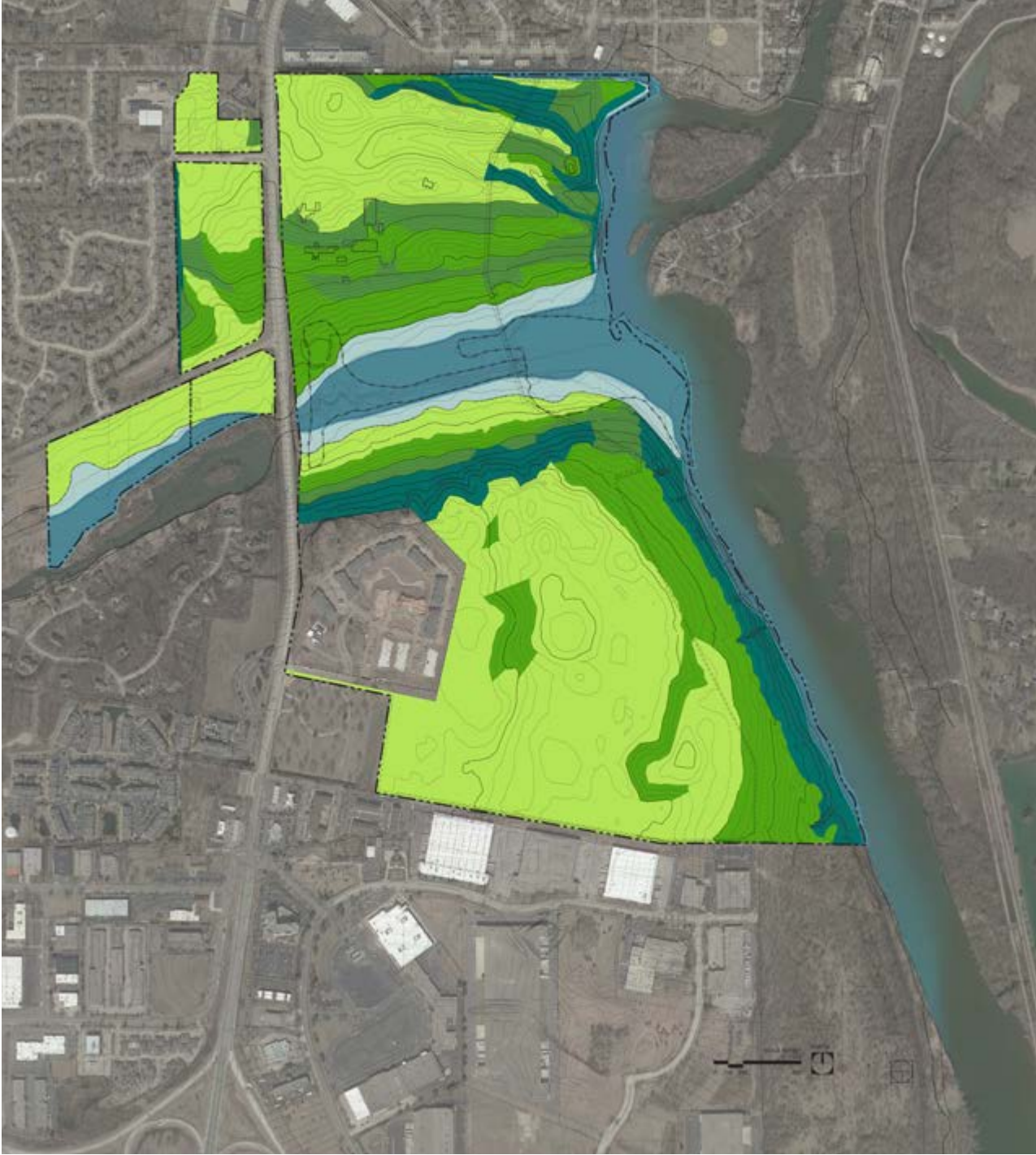
Terrain, Vegetation and Water Bodies

The overall site is characterized by gently sloping areas framed, at key locations, by dramatic slopes down to the Fox River or Jelke Creek. The creek meanders east/west across the center of the site and goes under Route 31, connecting floodplain/way and natural areas west of Route 31 with the larger portion of the overall site. The creek area is characterized by a wide, lowland swath of land that provides a large floodplain and floodway area within the property, creating an unparalleled, preserved natural area. The slopes north and south of the floodplain are primarily wooded with flat, lower areas that are either farmed or remain in a natural wetland condition. During heavy weather events, Jelke Creek periodically overflows its banks, refreshing the wetland habitat and reinforcing the natural condition of that area of the property. The proximity of the floodplain in this area makes it ideal for detention basins that are designed in a way that enhance the native appearance of the lowland.

The portion of the property north of the creek area is higher and defined by the bucolic pasture and historic barns, homestead and outbuildings related to the horse operation. Most of the land is flat or gently sloping until it gets closer to the river. The vegetation in this portion of the property is open in the developed areas and wooded by the river and on the slopes, with a few old, high quality trees that will make it significantly easier to selectively re-establish a more authentic woodland environment. Significant undergrowth has filled in much of the river's edge, although the river edge is very stable.

As a part of an agreement with the Kane County Forest Preserve District, the District will be responsible to remove the undergrowth and improve the vegetation within 100' of the river's edge, and turn the area back to a wetland and prairie, further opening the views to the river for future residents of the property. This new 100' strip of wetland and prairie will be maintained and policed by the District. It will ultimately be dedicated as the Joseph F. Estes Nature Preserve. The higher ground at the top of the bluffs is more easily developed and, with creativity, the ravine areas could be used for housing product that could take advantage of the slope with walk-out features at lower levels.

South of Jelke Creek, the land is characterized by a large, flat area that is currently farmed. Both along the north and east edges of the farmed area are dramatic slopes that move down to the creek and river, allowing development to capitalize on views to the river, creek, Joseph F. Estes Nature Preserve along the west edge of the river and the McGraw Wildlife Preserve and Fox River Fen Nature Preserve on the east side of the river. At several locations along the river, the bottom of the slope is wide and very close to the normal water elevation of the river. The planned pedestrian/equestrian trail within the 100' wide easement dedicated to the Forest Preserve District will meander through this area to provide easy access to the shoreline for future residents. The center area of the south property is generally flat, providing a great amount of flexibility in land use and development organization. The south end of *Canterfield* is adjacent to an existing light industrial business park, which creates a positive adjacency for potential business park development.



Topography Analysis

- Lightest green: slope <5%
- Light green: 5% <slope <10%
- Medium green: 10% <slope <20%
- Dark green: slope >20%
- Light blue: 100-year Floodplain



Vegetation Analysis

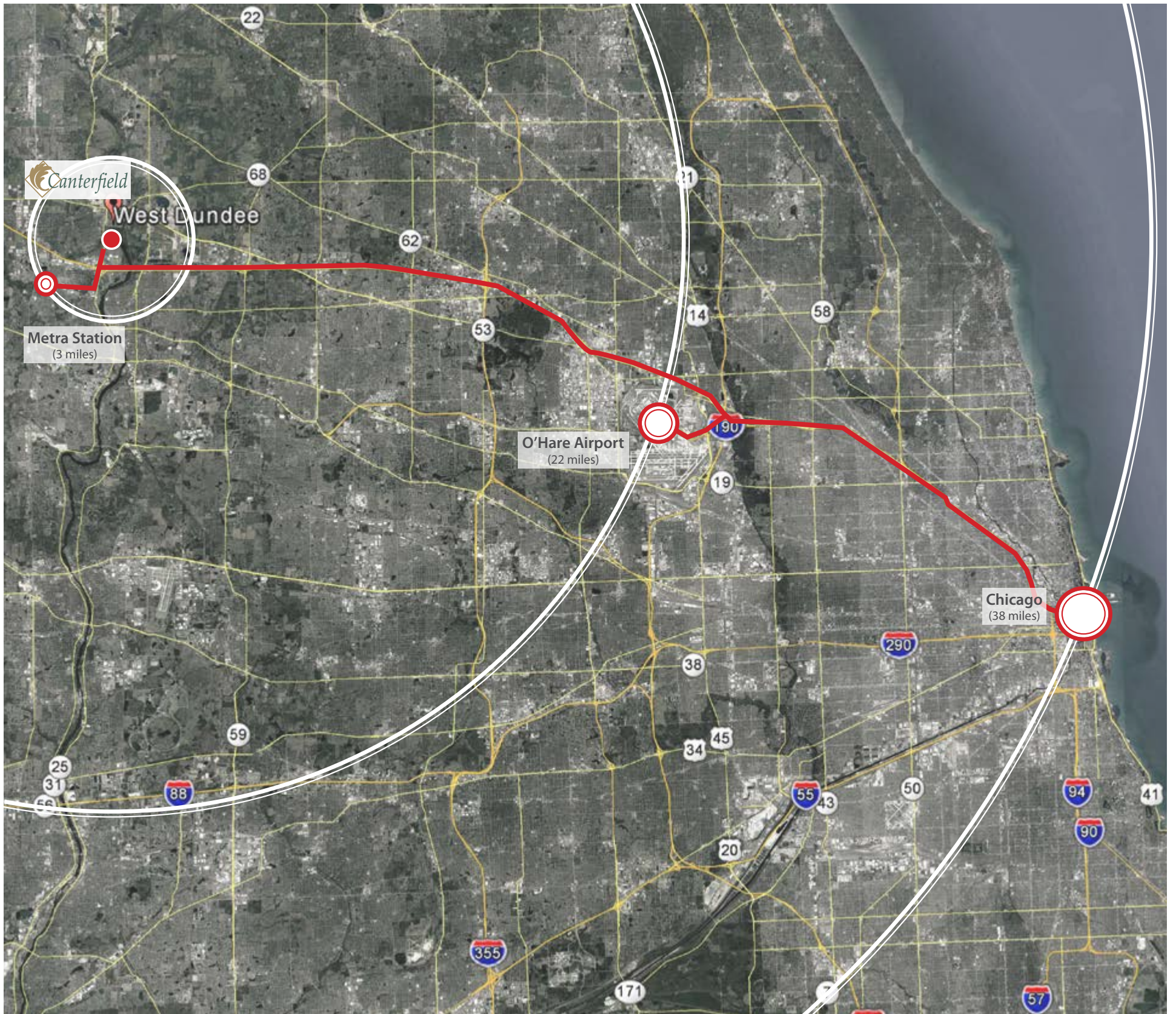
- Light blue: 100-year Floodplain
- Dark green: Wooded areas
- Light brown: Open Turf, Farmed

Access and Circulation

The main access points into the properties are from the intersections of Route 31 and Angle Tarn Road as well as Route 31 and Canterfield Parkway East. In the future, an anticipated future signalized entrance at Boncosky Road will create a key entry point serving the northern portion of the property. A signal installed at the existing Angle Tarn entry point will help control ingress and egress at the north end of the site as well as highlight the prominence of the intersection. The existing barn entrance will probably need to be closed, turned into a right in/right out or moved to service another planned part of the development. The northern +/-19 ac study area property west of Route 31 would be accessed directly from Route 31 as well as potential secondary entries at Boncosky and Angle Tarn Roads while the 5 ac property south of Boncosky Road would be served from Boncosky.

Not only will the property be well-served with signalized entrances, but because of the limited use of the overall property over time, the opportunity to carve roads and drives is immense. This allows for maximum creativity in responding to topography and vegetation to retain the best the property has to offer.

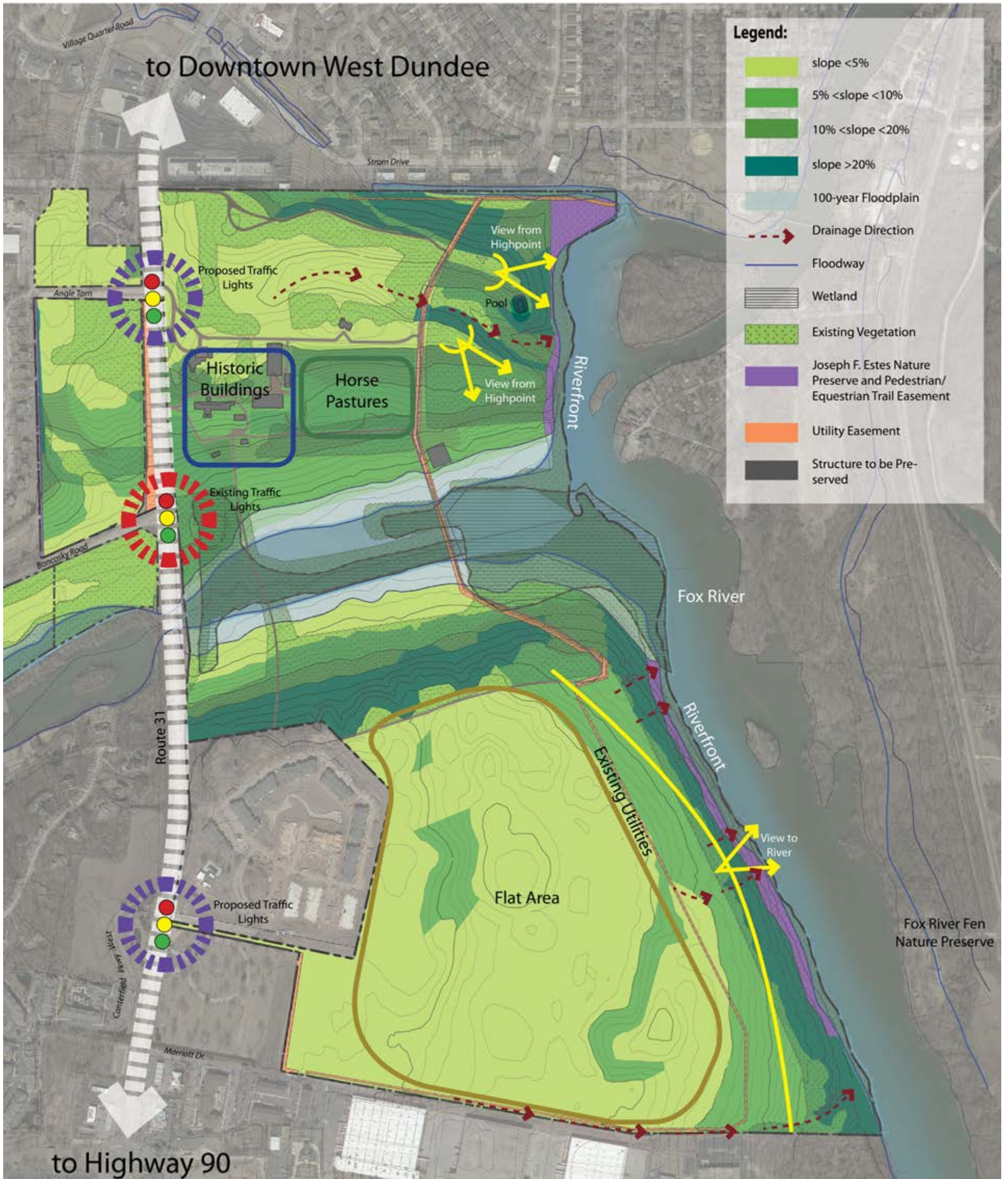
Canterfield is located less than 1/2 mile from the I-90/Route 31 full interchange, providing easy access to O'Hare Airport, 22 miles to the southeast and Chicago's Loop, 38 miles away. Route 31 is a fully developed four lane highway proximate to the site, enhancing the access both to the interchange, but also the other employment centers in the west and northwest suburbs. Metra's nearest station, Big Timber Road in Elgin, is just 3 miles away.



Regional Connections

Existing Structures

The primary existing structures are found surrounding the historic homestead just east of US 31 north of Jelke Creek. The home, historic dairy barn, indoor riding arena and Maintenance building are the most significant structures. There is also a smaller horse stable, converted corn crib and the Evergreen Cottage, currently used as a duplex rental. The conditions of the structures vary but offer outstanding opportunities for a creative rehabilitation into banquet facilities, commercial uses and other types of businesses that would benefit from a unique setting. The homestead has been kept in immaculate condition and the indoor riding arena is relatively new. The large historic barn has significant potential as a renovation and reuse by an operator who has the ability to convert the structure. The corn crib can be renovated into a future use either coordinated with the barn or supportive of the horse operations. The Maintenance building is multilevel and, similar to the barn, could be renovated for a use compatible with the surrounding planned development. The proximity to the homestead, US 31 and other planned, small-scale retail make business incubators or short-term retail exciting possibilities. The utility lines that run through the property converge at a pump station structure just north of Jelke Creek. The building sits on a dedicated parcel of land that will remain in place throughout the development's life cycle until the jurisdictional agency requires modifications.



Analysis and Opportunities

Stakeholder and Jurisdictional Agency interests

The property is under single ownership so the number of stakeholders is very low. The Owners' aspirations are to create a legacy that is respectful of the property's history and creates an environment that future residents will enjoy as much as they do now. There is a desire to maintain the horse-related activities (pasture, trails and structures) on the property operational. The owners also recognize that flexibility in use over time is critical to allow them to react to market forces over the development's timeframe. However, even with flexibility, the quality of the development is very important. Strong aesthetics, whether in landscape, building materials, style or dimensional qualities of the lot, structure or roadways, will help define the quality of *Canterfield* regardless of the use.

There are limited, but still important, jurisdictional interests that are overlaid on the property, primarily through negotiations that the owners have had with local agencies. The Kane County Forest Preserve District has access to a 100' wide easement parallel to the river's edge. Around Jelke Creek, this easement widens significantly to allow trail access to an existing bridge over the creek. The District is required to, as a part of the agreement, install an equestrian and walking path as well as restore the native landscape, further enhancing the pristine views of the river from the bluffs above.

Additionally, there is a sanitary sewer and water line easement and pipes that run through the property providing significant capacity to serve the development, regardless of the land use density. The local jurisdictional agencies have access rights to those pipes, but they will also serve the development. The sanitary pipe runs into, and out of, the pump house located in the middle of the site by Jelke Creek.

The Park District and Village have been party to previous property deals but currently do not have a vested interest in the study area properties.

Preliminary Entitlement Process and TIF Incentives

The Village of West Dundee recently approved the creation of a TIF district that includes *Canterfield* as the largest single property within the boundaries. Recognizing the opportunity *Canterfield* presents, Village leadership is actively encouraging development of the property in a way that supports the Village's larger initiatives, **which provides substantial benefits to the future developer**. As a part of the TIF process, this Vision Plan will be established as a guide that reinforces the land uses already allowed for in the existing site zoning and, in addition, provide guidance on form, function and aesthetics. As parcels of property are sold to individual developers, similar to the apartment development currently under construction, the developer will need to go through the standard development approval processes established by the Village. An important component of the development planning is the integration of the TIF dollars that can be utilized to incentivize certain development standards or fund improvements that make other development areas possible. A wide range of uses for TIF dollars has been established by the Village and is available for review giving maximum flexibility to a developer to leverage the investment to facilitate property improvements. More information on this possible incentive is available from the property owners.

Utility Capacity

(See Utility Infrastructure Plan - Page 13)

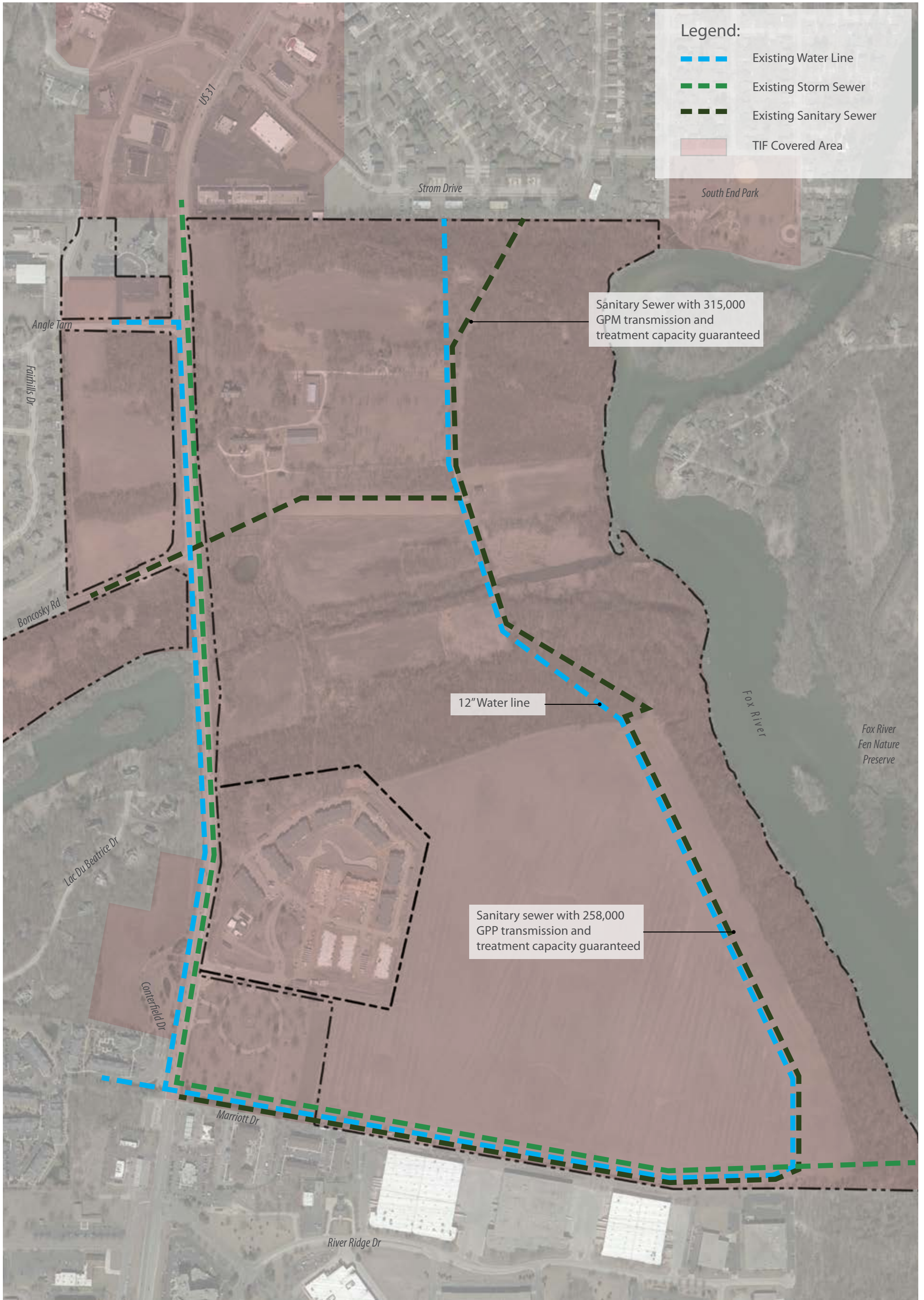
The property is well served by water and sanitary sewer and has access to other utilities within the US 31 right-of-way. Through years of discussion and negotiation, the property owners secured a guaranteed water supply from the Village through a looped water line and a 1,000,000 gallon elevated water tower located on the property. In addition, guaranteed sanitary sewer transmission and treatment capacities of 315,000 GPD on the north property (north of Jelke Creek) and 258,168 GPD on the south property are available to serve any future development.

Target Market, Preferred Land Uses and Products

The property has significant advantages that are attractive for residential development. The historic home and structures, the pasture, the bluff over the river, the proximity and access to US 31, the ease of access to I-90 and the natural setting are all amenities that are inherent in the existing property, even with no development or improvements. The potential to carve lakes, neighborhoods, streets and open spaces that are logically organized to take advantage of the topography, the views, the horses, pasture and the river will all enhance the environment. A variety of residential products can provide unique opportunities to multiple segments of the market. To a degree, the property owners have the opportunity to frame the scale and size of the product that is preferred on the property, maintaining a high level of quality that is consistent between separate developments which will provide confidence in the neighborhood to a developer.

On the southern portion of *Canterfield*, the key to this Vision Plan is to provide as much flexibility as possible to allow the owners to react to the market and create the investment returns that meet their expectations and those of the developers who will execute the vision. The south end has the potential to support a number of different types of housing and commercial products. As noted previously, the adjacency of the business park to the south offers both support that that land use is viable but also a suitable adjacency to expanding that type of development to the north. In addition to the potential for a Commerce Center, the remainder of the property could target age-restricted products that would provide balance to the residential developed on the north end. The northern edges along Jelke Creek, the center portion of the property and the eastern side along the river could target multiple product types, maintaining the flexibility of the property.

West of US 31, the 19 acre parcel in the northwest corner of the study area is well situated for a higher intensity, more commercial use. Given the uses proposed east of US 31, a memory-care or skilled nursing facility could provide a strong synergy with the active adult or senior housing south of Jelke Creek while still providing increment into the TIF district. Just south of Boncosky Road, adjacent to the 19 acre parcel is a smaller +/- 5 ac property. Utilizing the strong corner exposure, the views to the creek and adjacency to the historic properties and new development to the east, this property can provide a highly visible, and accessible, location for a commercial enterprise looking to locate its headquarters or high profile office.



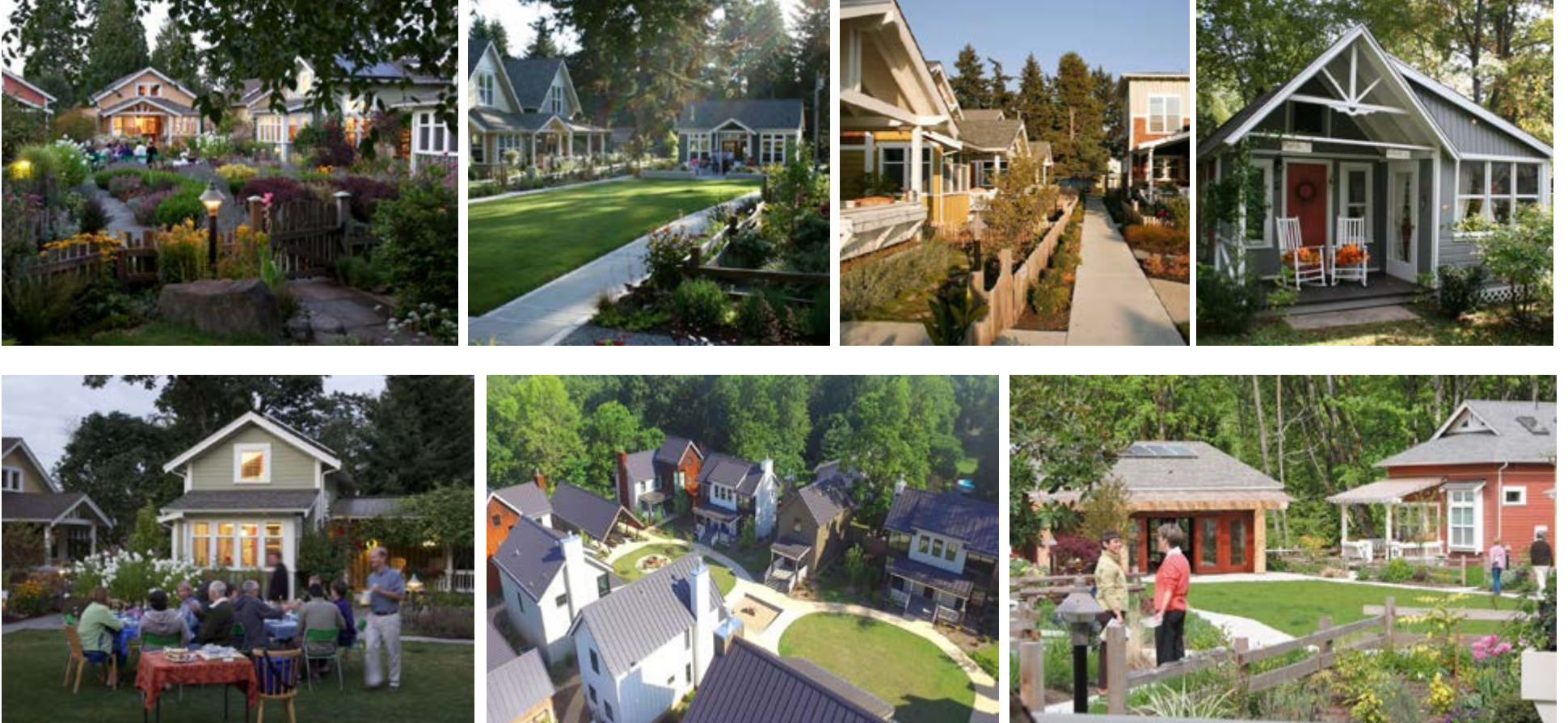
Utility Infrastructure

INSPIRATION IMAGES

A series of comparable, or precedent, images were compiled to develop the aesthetic intent of the various development products that would be utilized in the development plans. The images exhibit the high architectural quality expectations as well as highlight the types of environments that are envisioned around the property. Overall, a variety of architectural styles should be integrated throughout the development, recognizing differences between building types, such as the Commerce Center. However, the areas north and south of Jelke Creek should share compatible aesthetics to make each side feel more like a cohesive neighborhood and consistent with the environment in which they are set.

Cottage Community

These smaller 6-12 home groupings are organized around a central common green space that is directly accessible to residents. Most homes are rear-loaded or a common parking lot is provided. Each home is smaller and has a consistent architectural vocabulary.



Single Family and Townhomes

Although not the overall primary use of the property, a number of single family home lots or townhomes can be integrated into the development plan. Varieties of settings are possible, some with relatively flat land and others that could take advantage of the slope with a walk out basement. High quality design and materials are important to maintain the character of the community.



Walkable Retail

This type of retail has smaller footprints, consistent architecture with the residential structures around it and is located closer to US 31 and the historic home site for visibility. Typical users could be entrepreneurs, small office and upper level residents if multi-story.



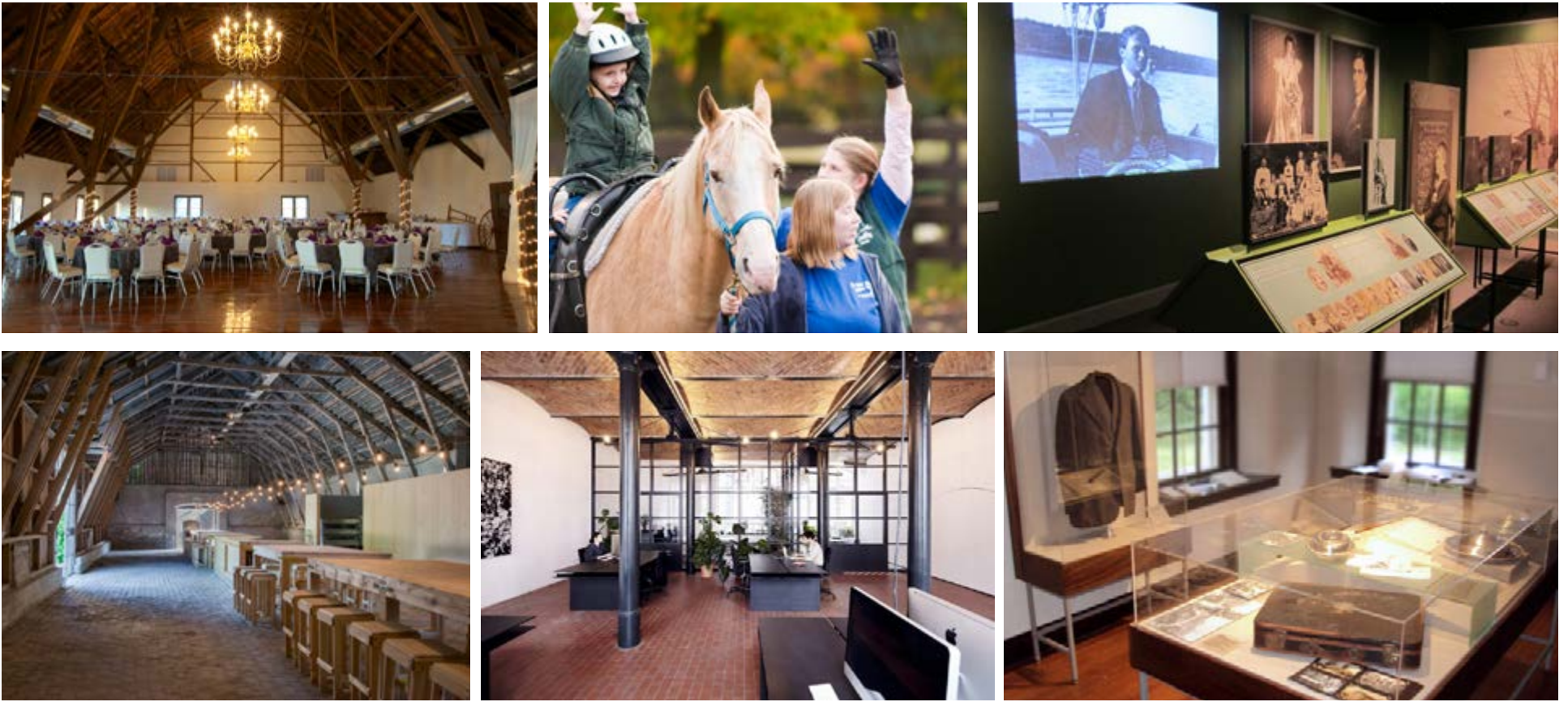
Senior Living / Active Adult

The senior living options in the development plan provide a variety of products to be as flexible as possible for a future developer. Primarily focused on the southern portion of the site as well as the area west of US 31, some products are multi-unit with varying levels of care while others are designed as multi-unit, single story buildings focused around smaller neighborhoods defined by the circle drive. The architecture should be consistent with the rest of the development and highly amenitized with common areas for gardening and activities.



Existing Facility Renovations

Many of the existing structures on the property have the potential to be renovated into one of a kind commercial and community assets. The images below show examples of renovations for buildings similar to the historic home and barn. The design of the renovation should be compatible with the horse and farm environment provided by the pastures and indoor riding arena.



Commerce Center

Located in the southern portion of the site and adjacent to existing business park uses to the south, the *Canterfield* Commerce Center area will be employment centers that include higher quality standards for architecture and landscape treatments as well as significant buffering from the adjacent residential areas.



Canterfield

will be the jewel of the Fox Valley, creating a legacy of high quality architecture, interconnected development and a true connection to the Fox River, all framed by a setting that celebrates Canterfield's rich history and reimagines its future.



Guiding Principles

To the extent possible, preserve the highest quality natural areas on the property.

Strengthen the relationship of the property and future residents with the river.

Utilize existing easements efficiently to maximize developable land.

Minimize disruption to sensitive areas such as steep slopes, floodplain/way and wetlands.

Create neighborhoods that are connected, high quality and offer variety.

Preserve appropriate areas for horse farm operations.

Reinforce and enhance the existing naturalized aesthetic of the property.

Preserve, restore and repurpose existing buildings for active use

Integrate an extensive pedestrian, equestrian and bicycle path system

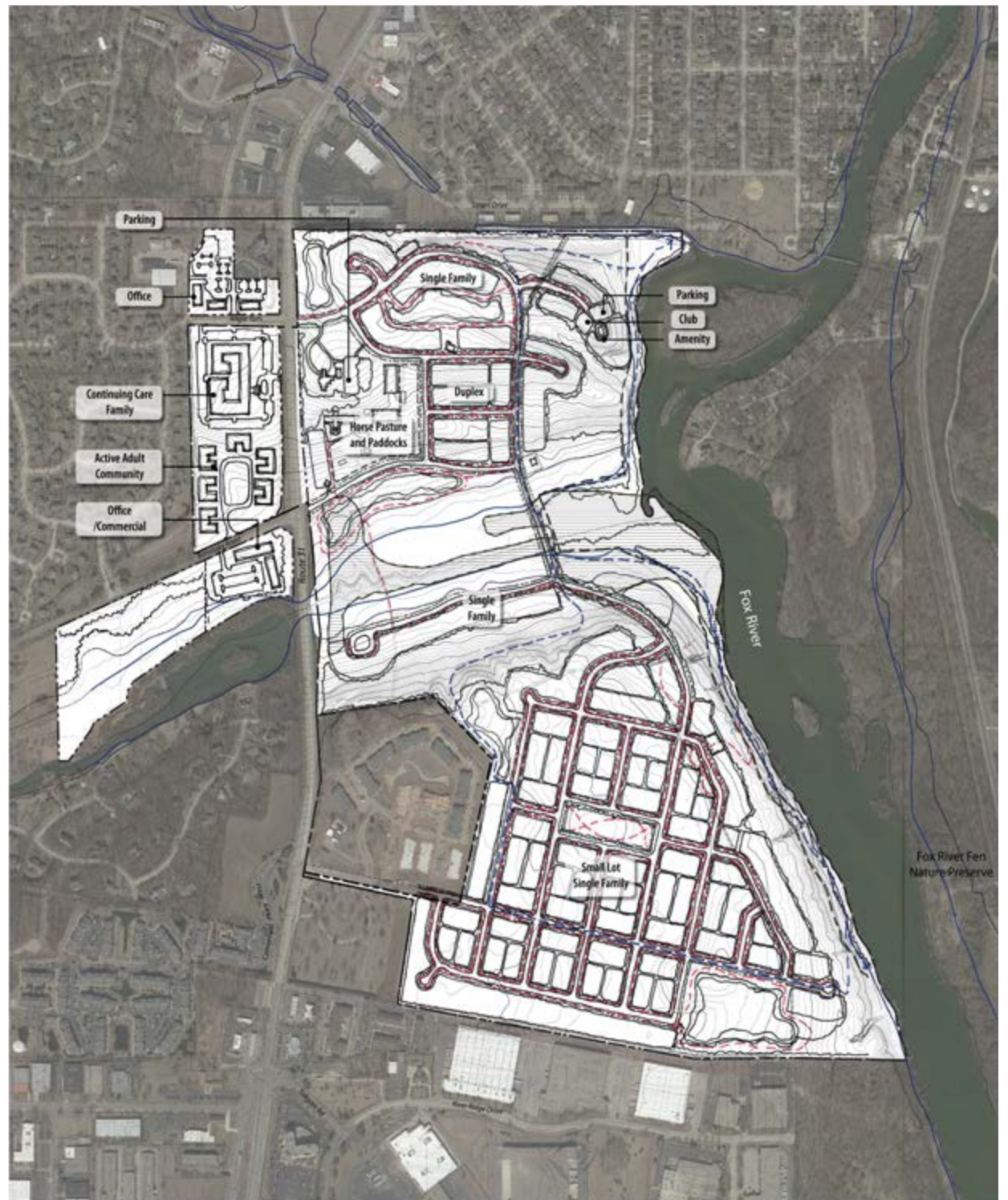
Fully utilize existing utilities already on site

Concept Development

A Vision Statement, shown on the left, was developed to set the aspirational direction for the development of this legacy property. It is far-reaching and establishes the standard for a development with high expectations. In order to execute and deliver on the vision, a series of Design Principles identify the ways in which the development will achieve the vision. They are structured to be action statements and direct future developers on how to best manage the land in which they are entrusted to develop a high quality product and project.

Five preliminary development plans were created to begin putting the principles into action and capture the property's potential. Each concept provides a different circulation approach and utilizes a variety of development types to take advantage of the potential of various portions of the site. It was clear at the outset that the primary use on the northern portion of the property would be more residential in nature, taking advantage of, and complementing, the historic home, the horse and farm aesthetic as well as utilizing the potential of the sloping terrain, views and access to the Fox River.

The property south of Jelke Creek needs to be very flexible in land use to allow it to react to market forces. This portion of the property has the least amount of existing character, which allows it to support a variety of products. The existing condition is mostly farmed and flat with new, adjacent multi-family products to the west and existing business park uses to the south. Each of the concepts looks at a different type of use to explore how to best maximize the use of the land and take advantage of some of its natural resources.

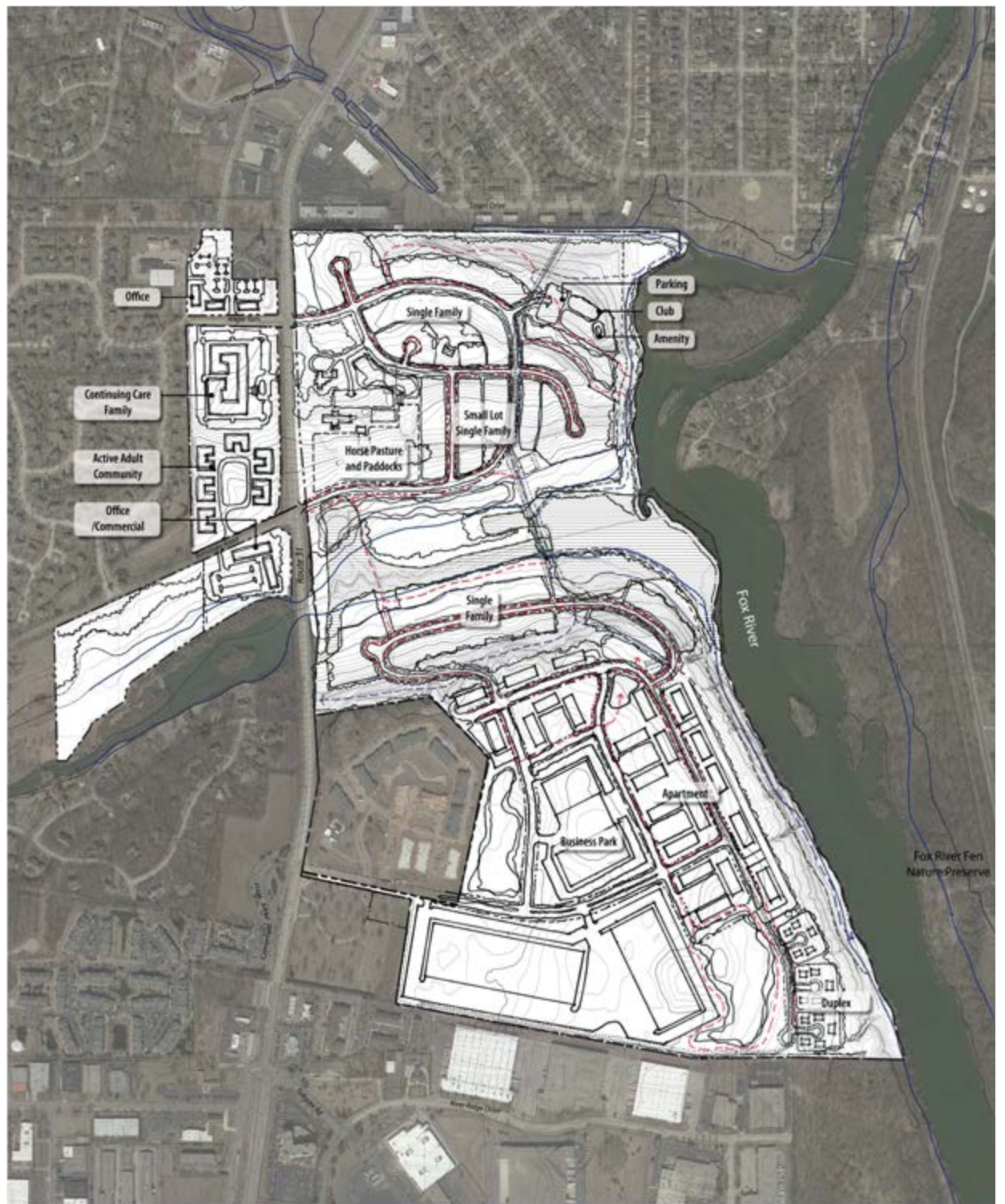


Concept 1

Connects both the south and north properties over the creek and focuses small lot single family, duplex or townhome products to the south. North, the pasture is shifted west to allow for additional housing types and products to the east while fingers out along the ridges provide sweeping views of the river.

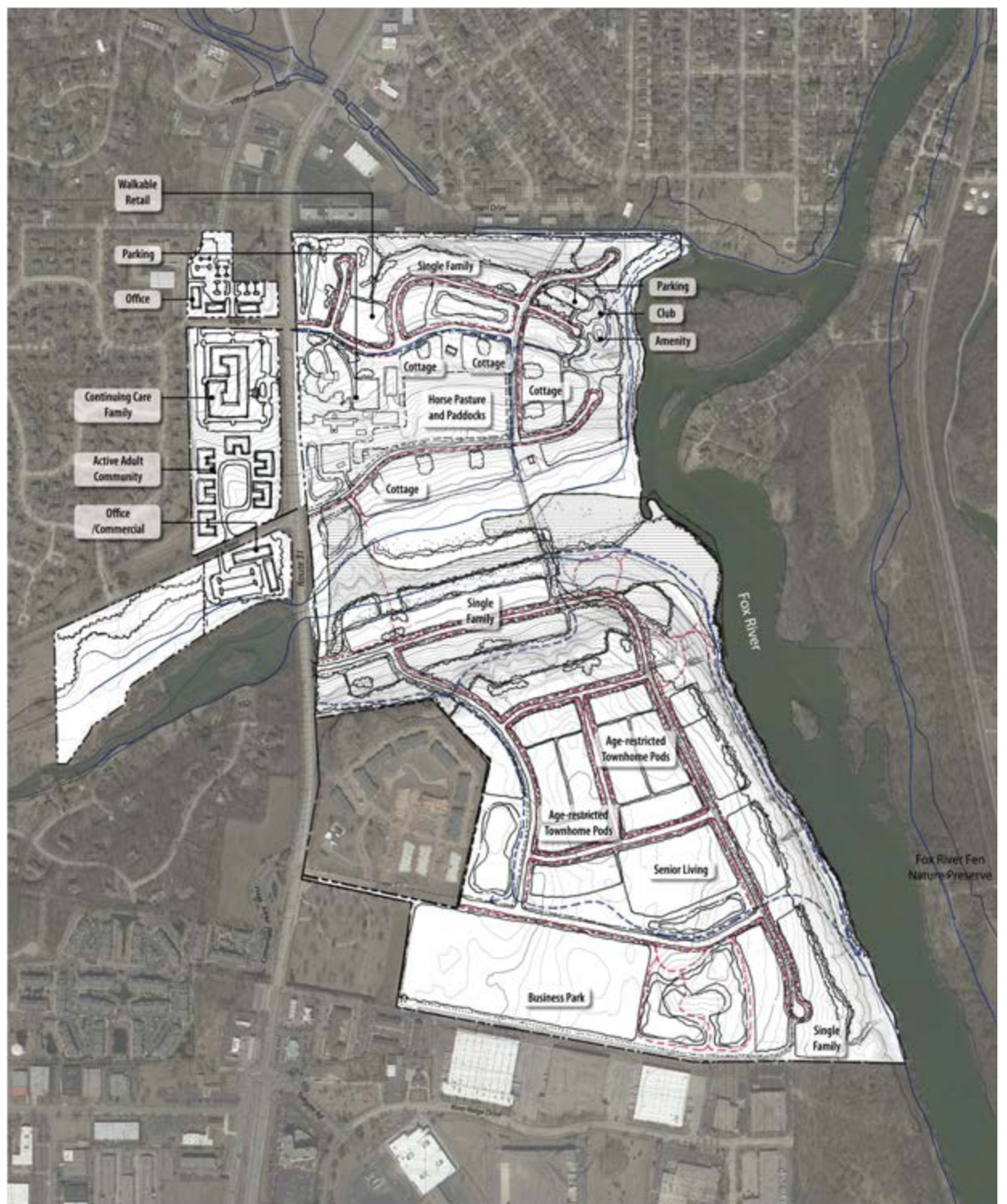
Concept 2

Creates two separate development areas by disconnecting the north and south portions of the property. The north area focuses primarily on on single family residential and lessens the variety of product types while shifting the pasture area west. To the south, a balance of apartments and business park is sought with the apartments located to maximize views to the river and open space while a variety of business park lot sizes are clustered to the west.



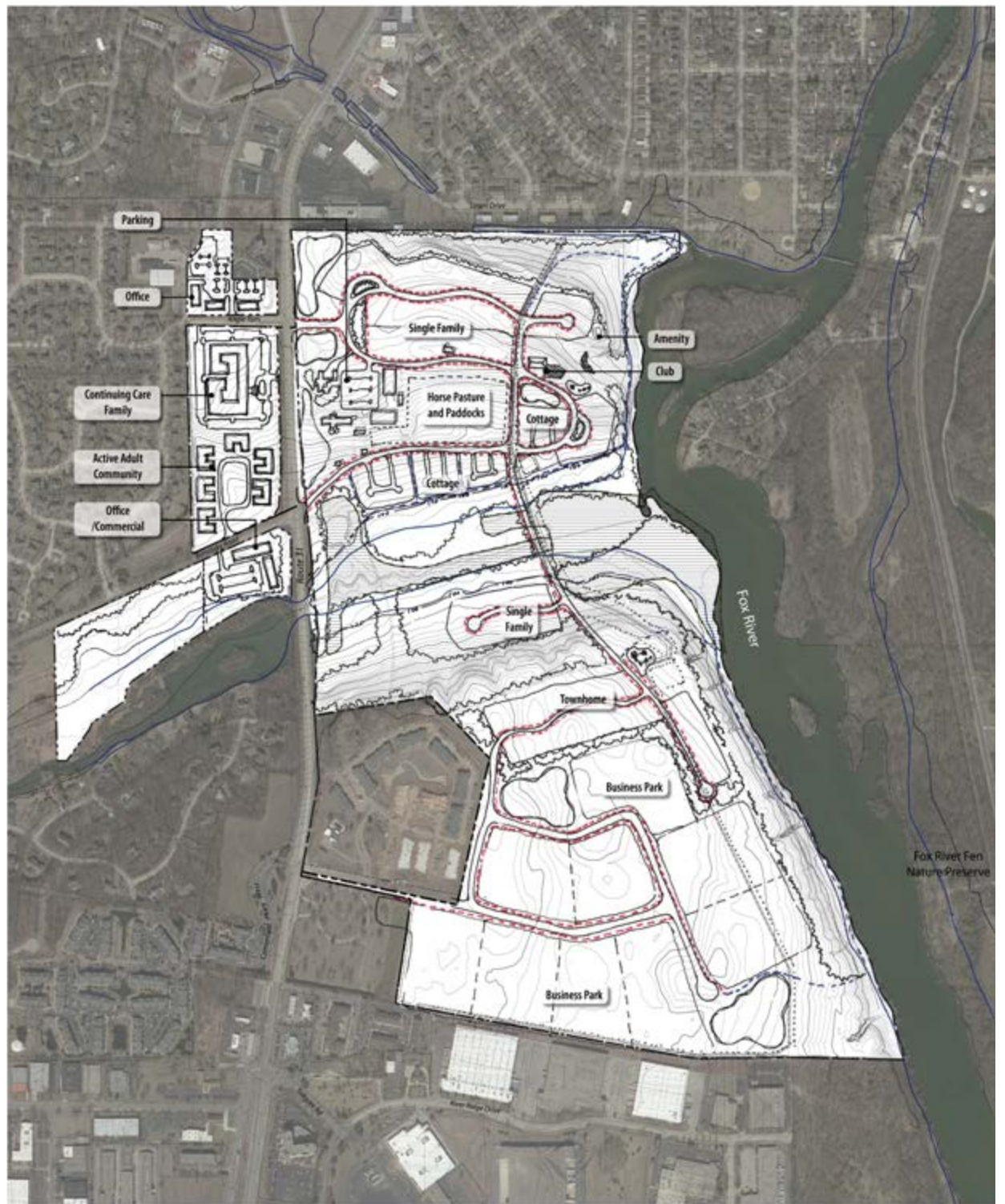
Concept 3

The north property is planned with a variety of products and integrates some walkable retail proximate to the historic home and barn. The pasture stays in place and the cottage home product is arranged to focus on the open space. To the south, a larger, more significant senior-living development is conceived, providing a variety of product options.



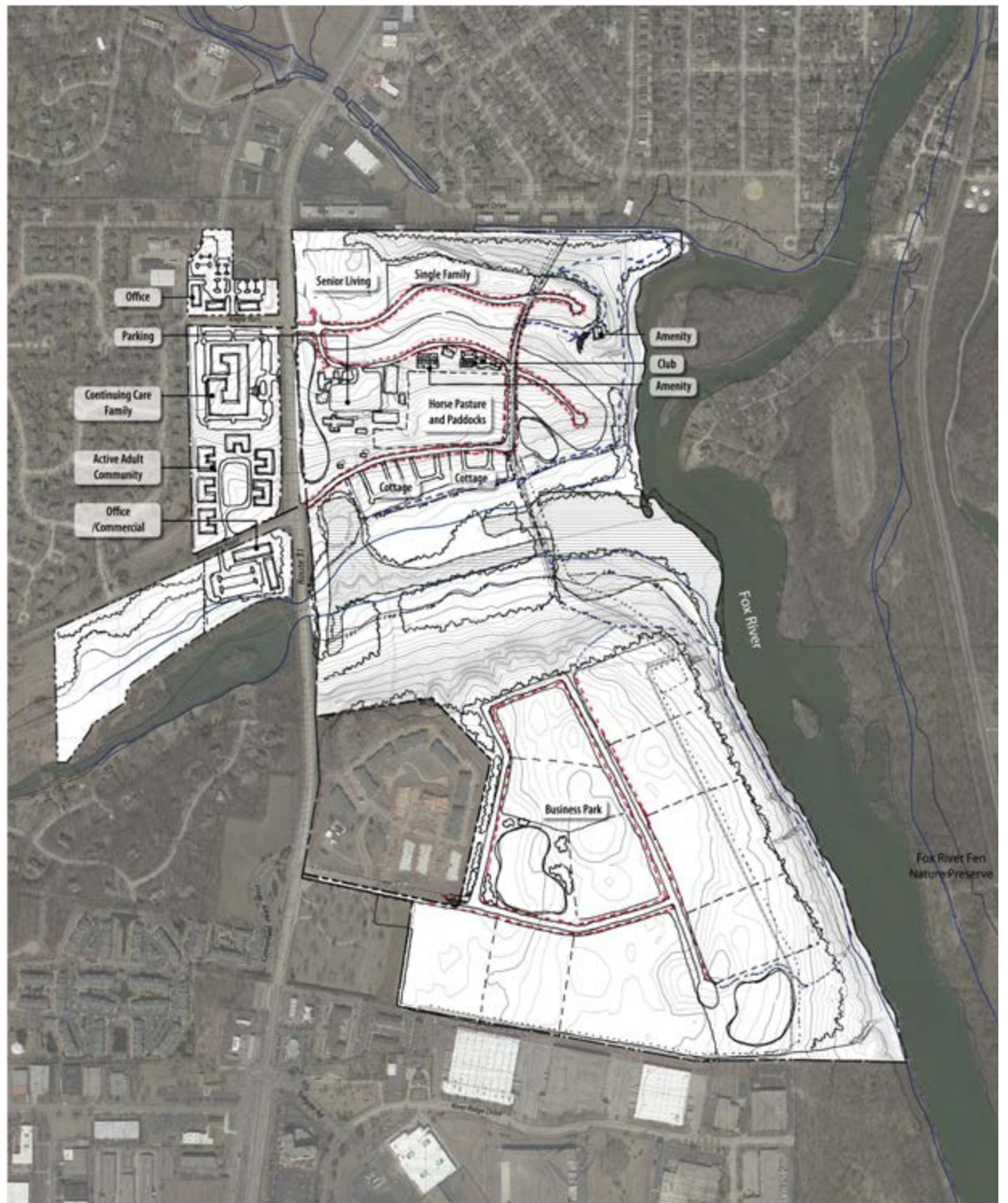
Concept 4

To the north, the housing product is less integrated, with single family to the north and cottage units to the south. On the south property, a mix of single family and Business park uses are shown with a road connection to the north portion of the property to help create some level of separation between the uses while still leaving a pedestrian, equestrian and bicycle connection between North and South *Canterfield*. The remainder of the south property is developed as Commerce Center.



Concept 5

The significant difference in this concept is the development of an 'all Commerce Center' model on the south property, utilizing the existing entrance into the multi-family development under construction.



The Plan

This is where you want to be...

Canterfield is a once in a lifetime opportunity to have so many amenities at one's fingertips. The river, the views, unparalleled natural spaces, access to parks, downtown West Dundee and numerous trails are just the beginning of what will be the premier development of the region.

The *Vision Plan* has been crafted to balance a variety of housing types, catering to a wide range of future residents while providing flexibility in use, allowing the future developers to apply their own creativity to this important legacy property. The existing woodland, prairie and lowland landscapes are woven into the fabric of the community while the pasture, barn and homestead provide a cultural context like no other. When complete, *Canterfield* will be filled with residents, shoppers, people attending a wedding reception, nature enthusiasts and horse lovers. People will be using the trails, walks and paths that knit the community together and explore some of the best parts of the property.

While the plan is a visual roadmap for how the property could be developed, the Vision statement and Design Principles are the guiding force behind how the property ultimately becomes the phenomenal community it can be. In addition, the property aspires to include the following taking the Principles and Inspiration images into consideration:

- *High quality architecture and building materials*
- *A variety of housing products in size, density and type*
- *Integrated woods, wetlands and bodies of water*
- *Significant landscape buffers and improvements where appropriate*
- *Structures that take advantage of the natural features of the property*
- *Restored and activated use of the existing buildings*
- *Well connected pedestrian, bicycle and equestrian pathways*
- *Buildings for business that aesthetically break down the scale and are framed by landscape*
- *Homes that take command of the views of the river*

This Plan sets the tone for what is to come and the environment that is desired to be created. It is the culmination of years of imagination, hard work and a vision for a community that will last for generations more.





Canterfield NORTH

The northern portion of *Canterfield* is the heart of the community. It is a true neighborhood endowed and enhanced with amenities that create a cohesive whole throughout the property. The historic barn and homestead are iconic elements of the property and, when renovated, will add an energy to the property that will be unmistakable. Beyond those features lie homes and cottages that frame the pasture, overlook the river and take advantage of views to lakes and streams. The natural and cultural elements of the property are what define *Canterfield* and should be the starting point for crafting the architecture and spaces of the future development.

Areas west of US 31 are primarily residentially and commercially-focused. A striking continuing care center that sits opposite the historic home is one of the starting points for communicating the character, aesthetic and quality of the place.



Canterfield SOUTH

The southern portion of *Canterfield* has the most flexibility and is the most 'development-ready' parcel on the property. Its ease of access, farmed condition, relatively flat topography and natural setting make *Canterfield* South an unparalleled parcel of land with significant frontage along the Fox River. The Vision Plan pursues a strategy of developing senior living / active adult housing neighborhoods in the center portion of the property with the areas by Jelke Creek and along the river as a flexible density residential project. These communities would take advantage of the views to the river and the unique nature of the bluff to create a product that can maximize those amenities. Positioned in neighborhoods, accessed via an internal circle drive, all of the areas between the homes can allow for easily accessible community gardening and activities, trails and other recreational opportunities.

Further to the south is a series of high quality commerce center properties focused on attracting users who value the environment, respect the neighbors and are more employee focused as opposed to simple movement of products and goods.



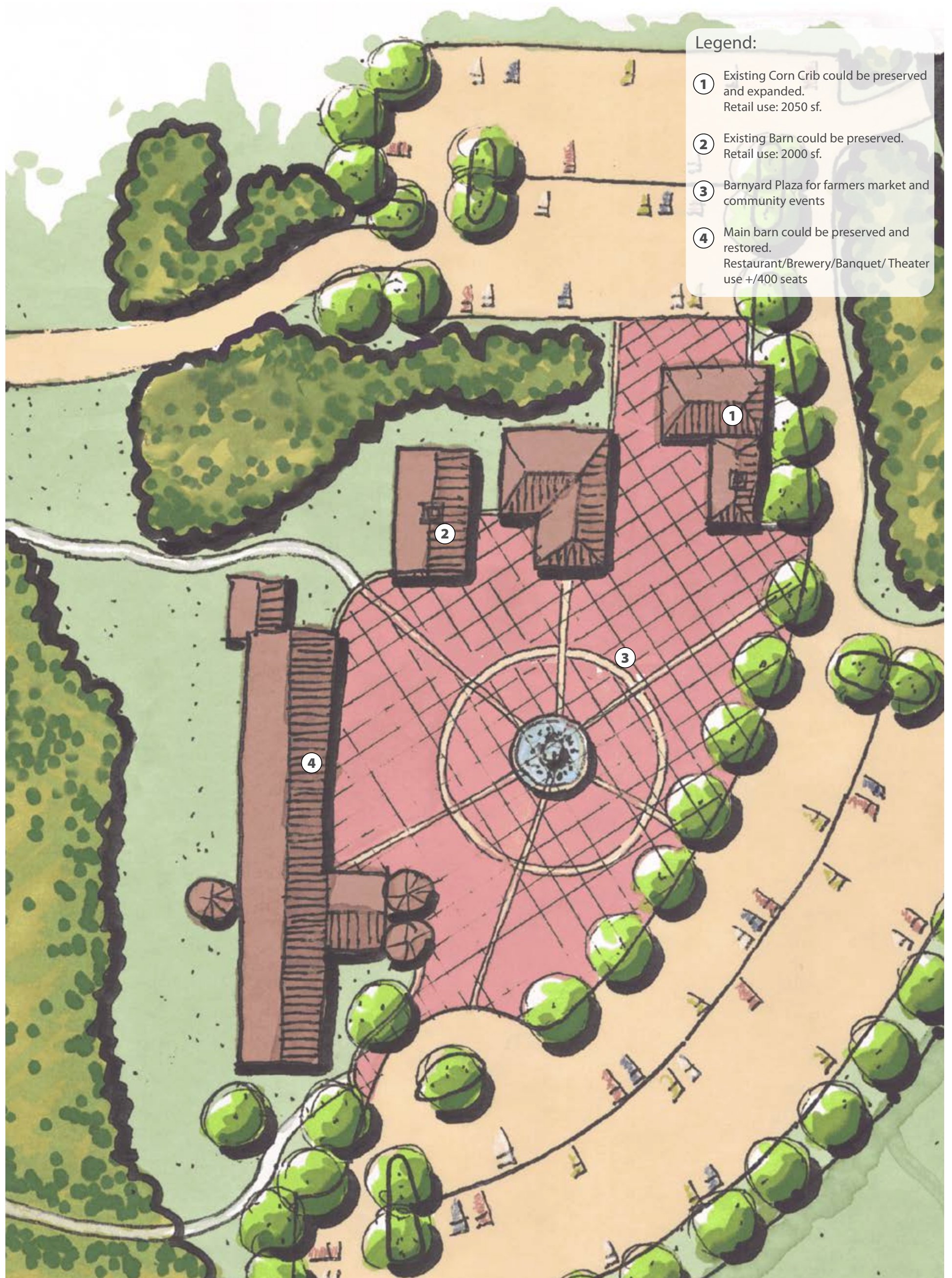
Canterfield SOUTH - DEVELOPMENT ALTERNATIVE

The key to the development of *Canterfield* South is providing a significant amount of flexibility in its ultimate land use. To that end, the Vision Plan includes an alternative development pattern pending the market interest. This alternative shows the potential for the property to be developed as a high quality commerce center. The land use would require a strong arrangement that eliminates views into the truck bays and focuses employee entrances and work spaces at high visibility locations. In addition, landscaping is an important component that will help blend the development into its surroundings. The areas adjacent to the river offer an excellent opportunity to take advantage of the views up and down the water with smaller, employee-focused businesses that can leverage the adjacency to the commerce center.



Canterfield HISTORIC BARNES AREA/BARNYARD PLAZA

The historic barns offer numerous opportunities for the creation of a unique environment. These improvements could integrate potential uses such as a banquet and wedding venue, a community theater in the large historic barn, retail shops in smaller barns and expanded corn crib; all of which could encompass a farmers market in the Barnyard Plaza. Renovations to these structures, outdoor pedestrian spaces, additional parking, improved landscaping and chances for people to interact with the history of the place can all be supportive of the redevelopment. The idea, in particular around the Barnyard Plaza, is to reinforce and significantly improve the legacy and history inherent in the property, creating a one of a kind experience for residents and visitors alike.



Commercial Development Potential Around the Existing Barn Area

Canterfield TRAIL SYSTEM MASTER PLAN

Trails and walkways, for people, horses and cyclists will be an important part of *Canterfield* and one of the keys to its success. Combined with the Joseph F. Estes Nature Preserve Trail, the bike paths, sidewalks and equestrian trails create a well-connected community that links *Canterfield* North and South together into a cohesive place. The future bike path on the property will create a 4 mile loop, the only path of that nature along the Fox River by connecting the Prairie Path trail to the west side of the river, the bicycle/pedestrian crossing both under I-90 to the south and the bridge over the river to the north. Further enhancing the property's connectivity is an existing underpass at US 31 and Jelke Creek. The connection provides future residents with access to open spaces and additional trails further west.

