

Pending Development List

**Village of Shorewood, Illinois  
Development Status List  
Residential**

| <u>Project Name/Location</u><br><u>Last updated 04.24.17</u>                                | <u>Year</u><br><u>Annexed</u> | <u>Acres</u> | <u>Zoning</u><br><u>PUD</u>  | <u>Unit #/Type</u>  | <u>County</u> | <u>School</u><br><u>Districts</u> | <u>Builder/Developer</u>  | <u>Status</u>                   | <u>Total</u><br><u>Permits</u><br><u>Issued</u> |
|---|-------------------------------|--------------|------------------------------|---|---------------|-----------------------------------|---|---------------------------------|---|
| <b>Edgewater</b> (Richards Farm)<br>N & S of Black Rd, E of River Rd                        | 2003                          | 160          | R-1<br>PUD                   | 335/Single Family   | Will          | TE<br>JT                          | TRG Venture (Units 1, 2, 3)<br>CalAtlantic Homes (Unit 4)                                   | UC<br>Unit 4=CE                 | 274   |
| <b>Fields of Shorewood</b> (Van<br>Arsdell Farm)<br>W of River Rd, N of Black Rd            | 2003                          | 80           | R-1<br>B-1<br>PUD            | 169/Single Family. Unit 1=82 Unit<br>2= 87<br>3 acres/Commercial TBD                | Will          | TE<br>JT                          | CalAtlantic Homes   | CE                              | 169   |
| <b>Heritage Mill</b> (Kinzler Farm)<br>N & S of Black Rd, E of ComEd<br>ROW & EJ&E RR       | 2006                          | 230          | R-1<br>PUD                   | 445/Single Family   | Will          | TE<br>JT                          | TBD   | AP                              | 0   |
| <b>Kipling Estates</b> (McCoy Farm)<br>S of Seil Rd, W of River Rd                          | 1998                          | 200          | R-1<br>PUD                   | 293/Single Family<br>238/Townhomes<br>110/Cluster Single Family                     | Will          | ME<br>MH                          | Kipling Development<br>Various Builders   | UC                              | 292 SF<br>238 TH<br>103 CI                      |
| <b>Lake Forest/Kipling Estates</b><br>(Link Farm)<br>N of Mound Rd, W of River Rd           | 2003                          | 220          | R-1<br>PUD                   | 447/Single Family   | Will          | ME<br>MH                          | Various Custom Builders<br>MI Homes (45 lots)<br>Kipling Real Estate<br>Management (4 lots) | UC                              | 311   |
| <b>Lake Forest South</b> (Bernhard<br>Farm )<br>S of Mound Rd, W of River Rd, N<br>of I-80  | 2007                          | 145          | R-1                          | 170/Single Family   | Will          | ME<br>MH                          | TBD   | AP                              | 0   |
| <b>River Bluff</b><br>N of Seil Rd, E of Dupage River                                       | 2000                          | 18           | R-3<br>PUD                   | 70/Duplexes units; Unit 1=20<br>units; Unit 2= 50 units                             | Will          | TE<br>JT                          | Various Builders<br>(Don Kodrick)   | UC                              | 64  |
| <b>River Crossing</b> (Ward Farm)<br>E of River Rd, N of Mound Rd                           | 2001                          | 150          | R-1<br>PUD                   | 310/Single Family. Unit 1=83; Unit<br>3=62; Unit 4=85<br>Unit 2=80 lots not platted | Will          | TE<br>MH                          | Various Custom Builders<br>(Turnstone Group)  | UC                              | 140   |
| <b>Saddlebrook</b>  | 1995                          |              | E-1                          | 78/Single Family  | Will          | TE<br>JT                          | Various Builders  | UC                              | 65  |
| <b>Towne Center</b> (Moran Farm)<br>N of Rt 52, 1/2 mile W of River Rd,<br>W of Wynstone Dr | 2004                          | 134          | TCR-1<br>TCR-2<br>B-3<br>PUD | 203 SF; 30 NeoTrad SF   | Will          | ME<br>MH                          | Meadowbrook Homes<br>/SRJacobson - Res<br>Granite Partners -Com                             | Residential-UC<br>Commercial-UC | 92  |
| <b>Towne Center II</b> (Meyer Farm)<br>N of Rt 52, E of Wynstone Dr                         | 2006                          | 80           | TCR-2<br>B-3<br>PUD          | 140/Single Family<br>Commercial TBD   | Will          | TE<br>MH                          | Turnstone Group - Res<br>Granite Partners - Com   | Residential-AP<br>Commercial-UC | 0   |

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|--|-------------------------------|--------------|-----------------------------|--|---------------|-----------------------------------|--|---------------|---|
| <b>Waterstone</b> (Stephens, Roberts, Davidson Farms)<br>S of Seil Rd, W of EJ&E RR        | 2006                          | 247          | R-1<br>R-3<br>PUD           | 128/Quad Units<br>156/Townhomes<br>280/Condominiums<br>42 Acre School Site<br>Public/Private Utilities | Will          | ME<br>MH                          | Bank Owned                                   | AP            | 0   |
| <b>Westminster Gardens</b><br>(Stansberry Farm)<br>N of Mound Rd, E of ComEd ROW & EJ&E RR | 2004                          | 80           | R-1<br>PUD                  | 179/Single Family  | Will          | ME<br>MH                          | Petry Development<br>Various Custom Builders | UC            | 48  |

**Total Platted** 2,382  
**Total Permitted** 1,697  
**Total platted lots available** 685

**Pending approval** 1,399

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