
THE RETREAT AT LAKE NINOVAN

CONCEPT PLAN

May 2021

A collection of homes located in Minooka Illinois along the east shore of Lake Ninovan. The subdivision utilizes a triangular shaped parcel located along Minooka Road at the east end of Lake Ninovan. The development will attract people with interest in the amenities of Lake Ninovan and the Ninovan Ski Club. Each home site has a uniquely designed footprint to maximize the view of the lake and provide a unique look to each home.

Contents

General Overview 3

Plat Plan 4

Homes 6

Common Amenities 6

Roads..... 7

Storm Water Management..... 7

Utilities 7

Lot Areas 7

Concept House Plans 8

General Overview

The parcel is located along the east shore of Lake Ninovan and has access to Minooka Road via the service road that was developed in 2016 as part of the reconstruction of the bridge over Interstate 80. No additional entrance is needed onto Minooka Road. The parcel is bounded by the lake and Ninovan Lake Estates subdivision on the west, Minooka Road and service road to the north, Interstate 80 to the south and the Village of Minooka property to the east. The area is protected from the impact of the interstate by a tall berm that was developed with Lake Ninovan along the easterly property line. The western property line follows the shoreline of Lake Ninovan.



The parcel is annexed into the Village of Minooka and was zoned B2 with the intention that this parcel could be used for a business that complimented the skiing activity of Lake Ninovan. Rezoning of the parcel to residential R1A is proposed. The parcel was originally over four acres but was reduced to 3.55 acres in 2016 when the State of Illinois utilized some of the northern most property to construct a service road to the Village of Minooka sanitary lift station that services the area. A portion of the lake and the berm reduce the buildable area to about 1.97 acres.

The parcel currently services the Ninovan Ski Club with a boat ramp and walk path that provides access to the south shore of Lake Ninovan. These amenities are incorporated into the proposed development. The grassy walk path will follow along the berm. The boat ramp will remain with a new drive developed for it to cluster the drives at a cul-de-sac like point along the service drive to provide a welcoming entrance from Minooka Road.

The home images shown represent the approximate footprint of the homes to provide the concept of the courtyard driveways used to facilitate the home sites.

Homes

Three independent residential units are grouped together to provide common drive and open area along the fronts of the homes. The home sites are located along the eastern shore of Lake Ninovan ensuring a 50 foot setback from the normal waters edge. Maintaining the R1A zoning requirements like the remainder of the Ninovan Lake Estates subdivision each home site is at least ½ acre and provide for 100 feet of lot width in the building area. The 10 foot minimum side yard easement requirements are maintained. Each home site is designed to maximize the view that the homes have of the lake while minimizing the impact the lake frontage has on the skiing activities. The architectural aspects of the homes from the lake is the primary aspect of the selection of home plans. The homes are generously sized and constructed of similar size and quality to the homes in the Ninovan Lake Estates Subdivision such as to compliment the home values in the area and meet the same covenant requirements. Each home will have a generously sized three-car garage that is serviced by the private road/drive. The foot print of the homes as such that some of the homes may share a common drive to minimize the amount of paved areas in accordance with the design of the area to maintain a “Green Design”. The development is being designed to maximize the benefits that berm provides to create a cozy community. Floor plans with the majority of the living space on the first floor are being considered. The private drive side of the home has been given a more generous feel by orienting the layouts to utilize a courtyard garage design and maximize the spacing between the homes in the front door area.

Concept plans for the homes incorporate at least a partial walk out basement that provides for a boat garages and rail systems to allow the easy launching and retrieval of ski boats to enjoy the skiing activity on Lake Ninovan while keeping the boat storage indoors. Two docks located behind the two home sites closest to the boat ramp provide ample space for boats that can be docked along the docks while in use and stored away, out of sight at other times. A third dock is located at the very south end of the home sites in the corner of the lake provide an additional docking area for boats or fishing access. It is the hope that the homeowners will work as a community to foster benefits.

Home plans are being developed that will complement the other homes utilizing a similar style but be a unique home on each lot. The orientation of the homes has been designed to maximize accessibility and open space.

Common Amenities

Dock access to the lake for each home is provided and located to not interfere with the skiing activity on Lake Ninovan. The docks will be for the exclusive general use of the property owners of this mini-subdivision.

The grassy walk path along the south shore of Lake Ninovan will be extended to the service road along the southerly berm for general and maintenance access to that area. The path has a minimum width of 15 feet to accommodate heavy equipment or larger trucks which may be needed for maintenance.

The current boat ramp area and property to the north of the boat ramp will be improved as a grassy area for the common general use of the residents and Ninovan Ski Club. The current gate on the boat ramp will be relocated to close off access to the boat ramp.

The management of the berm area of this property will be incorporated into the management of the other areas of the berm along I-80. Additional seedling trees have already been planted on the berm on both the highway and lake side and are doing well this year. It is generally viewed that this area will be planted with additional trees and allowed to grow into a natural area requiring minimal maintenance.

Roads

Some widening of the service road and current boat ramp entrance along Minooka Road will be done to serve the development and revised boat ramp. The portion of the drives beyond the service road will be considered a private drive and will be maintained by the Retreat Property Owners. The portion of the road from the intersection of Minooka Road to the tee-off of the service road at the property line is view as being public road as it is part of the Minooka Road Right of Way. Renaming of this road to "Retreat Lane" is being sought.

Storm Water Management

Storm water from the development currently and will continue to be directed towards Lake Ninovan. The primary route for most storm water will be via surface drainage along the northern property line and between the homes. Subsurface drainage to collect sump-pumps, gutters, low areas and hard surface drainage will be installed to prevent runoff from flowing across the road and drive. All point source discharges will be directed into the subsurface drainage system to minimize erosion. None of the storm water system will on public property and as such will be entirely privately maintained.

Utilities

Sewer and water service will be provided for these homes via connection to the Village of Minooka utilities which are located along Minooka Road. Fire Hydrants will be located near the north end of the development and at the termination of the watermain at the south most homesite.

Electric is expected to be served by Commonwealth Edison from either the west utilities that service the Ninovan Lake Estates Subdivision or from the east utilities that currently service the lift station.

Gas is serviced by Nicor Gas main located along Minooka Road.

Telephone, TV and Internet is serviced by Verizon and Comcast who have utilities lines located along Minooka Road.

Lot Areas

#	Description	Total
S	Boat Ramp (Unbuildable)	10395
R1	Home Site 1	22042
R2	Home Site 2	21892
R3	Home Site 3	22775
G	Berm / Path	32000
F	Lake Area & Berm	43390

The Retreat at Lake Ninovan

Concept Plan

May 2021

Concept House Plans



This home works well with the lower level configured for potential boat storage.

The Retreat at Lake Ninovan

Concept Plan

May 2021



This home is almost a perfect fit for this concept. The front elevation fits nicely with the concept home footprints.



The Retreat at Lake Ninovan

Concept Plan

May 2021



This great home plan is already configured with a lower level boat garage!

The home does not currently show with a garage which would be built as courtyard style garage and connected to the home via an open breeze way or enclosed mud room leaving the porch and style of this home very similar via a small courtyard.



The Retreat at Lake Ninovan

Concept Plan

May 2021



The home also shows very nicely in white!



The Retreat at Lake Ninovan

Concept Plan

May 2021



This is one of our favorite home plans. The great side and back of this home would make it very suitable for home site 1 giving it a great look from Minooka Road. The lower level would easily be configured for a boat garages recessed under the deck reducing the visibility of the doors from the lakeside.

The Retreat at Lake Ninovan

Concept Plan

May 2021

A great courtyard style front to this home with an easy addition of a third car to this plan. The wrap around porch makes this plan well suited for the first lot



Great dramatic back



The Retreat at Lake Ninovan

Concept Plan

May 2021



This great plan can be extended with a three car courtyard garage.

