

## VILLAGE OF HOMER GLEN GREEN VISIONING

### Section 5.4

#### Third Workshop Session - July 14, 2003

Participants created maps marking out the resource areas of greatest value in Homer Glen. They moved into groups around large table-size maps at five tables.

Table 1: Habitat, Wildlife and Water Resources

Table 2: Community Image and Open Space

Table 3: Green Circulation: Transportation, Trails and Recreation

Table 4: Conservation Design Neighborhood Prototype

Table 5: Town Center Concept Design

Maps at Tables 1 – 3 depicted elements of the Village’s natural resources set over an aerial image of Homer Glen and its surroundings. Participants drew trails for pedestrians, bicycles and horses. They drew a route for a new community transit system, indicating important civic assets within the Village. They outlined wildlife and stream corridors and important woodland and wetland areas. Participants at tables 4 and 5 worked on maps to develop concept plans for a new town center and a conservation design neighborhood. Participants worked on more specific details of neighborhood design that is set carefully into the natural environment. Specialists in site planning led the discussions at these tables in a studio format.

After the workshops, NIPC integrated the mapping results into a geographic information system (GIS). The GIS maps were reproduced in standard graphical formats. They were compared with the Land Use Plan and the Parks, Open Space and Environmental Plan of the Village’s official comprehensive plan. The work accomplished by residents in the third workshop corresponded closely with the comprehensive plan, amplifying and adding knowledge about critical natural resource areas.

# Agenda

## Homer Glen Green Visioning Workshop #3 – July 14, 2003 Homer Junior High School

6:30 OPENING

Introductions  
Keypad polling – who's in the room  
Report on Workshops 1 and 2, Goals and Objectives  
Overview of Workshop 3

6:55 TABLES "PAINT THE TOWN" DISCUSS GREEN VISIONS

Introductions to Table Exercises (Eliot Allen, Dennis Dreher)  
Table 1: Habitat, Wildlife and Water Resources  
Table 2: Community Image and Open Space  
Table 3: Green Circulation: Transportation, Trails and Recreation  
Table 4: Conservation Design Prototype  
Table 5: Green Town Center Concept Design  
Each Table completes its recommendations

8:15 BREAK

8:25 TABLES REPORT OUT/ROOM-WIDE CONSIDERATION

Each table reports on its product/s  
Room-wide keypad polling  
Room-wide discussion

8:50 IMPLEMENTATION STRATEGIES AND ACTIONS

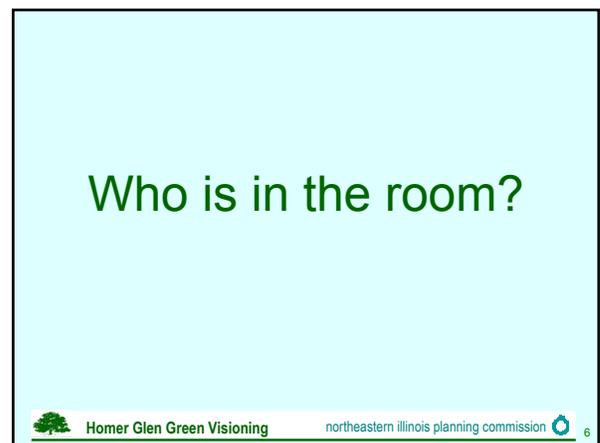
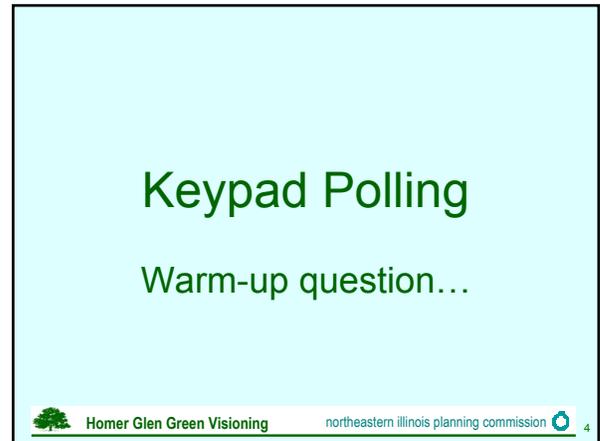
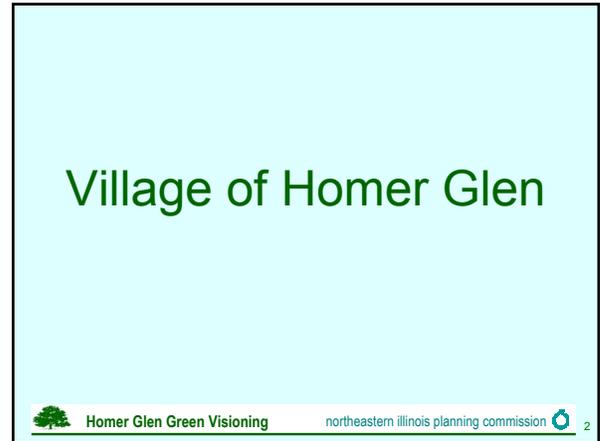
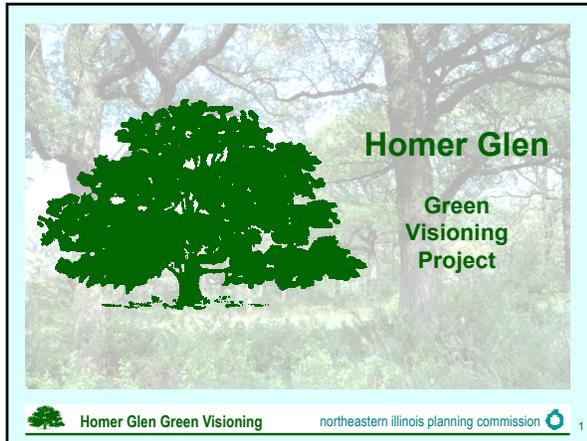
Presentation on recommended strategies and actions  
Questions/Answers/Room discussion

9:20 SUMMARY AND NEXT STEPS

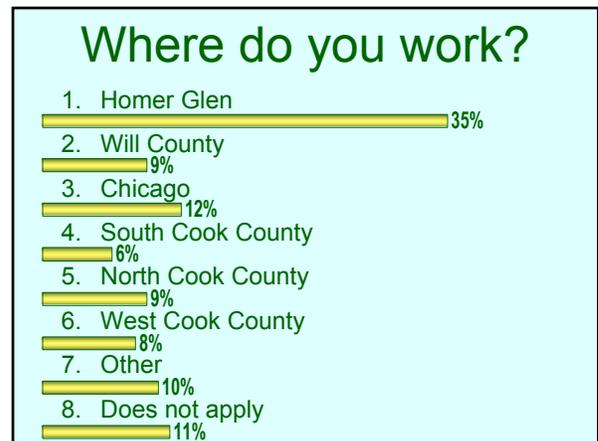
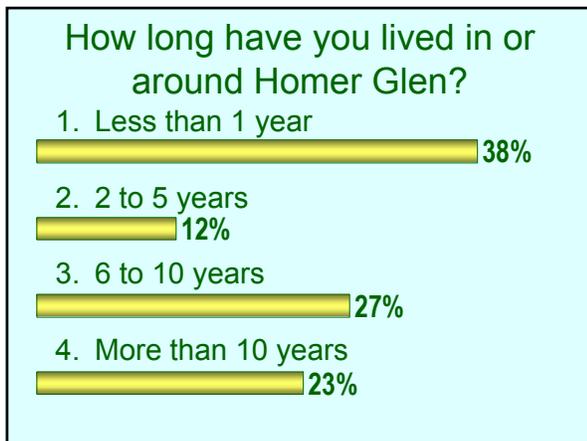
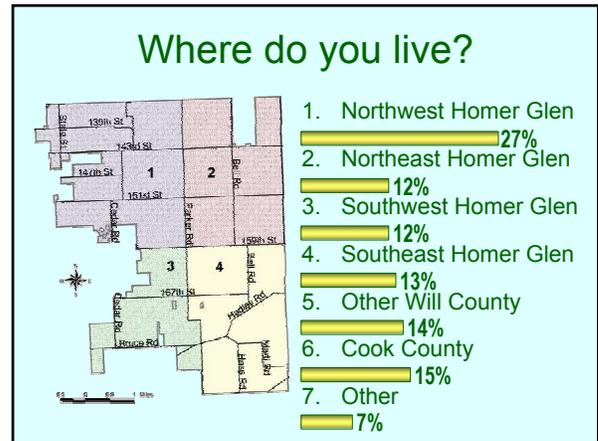
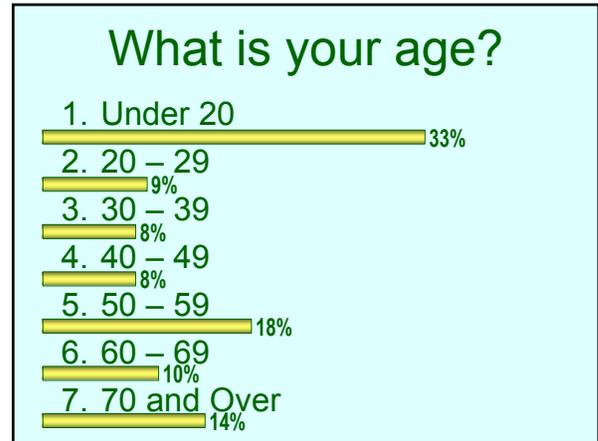
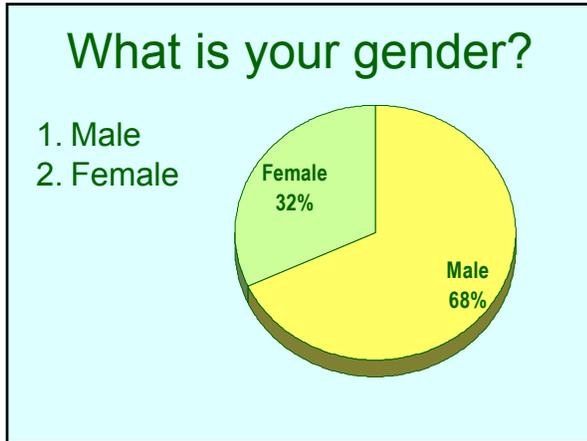
Please complete evaluation forms.

9:30 ADJOURNMENT

# Report on Workshops 1 and 2

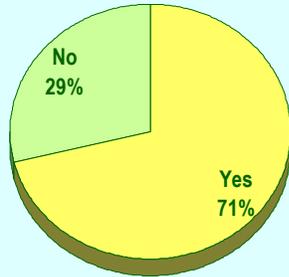


# Report on Workshops 1 and 2



### Have you attended a Homer Glen public meeting before?

- 1. Yes
- 2. No

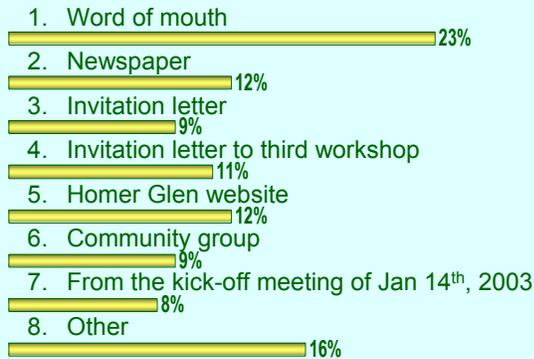


### Did you attend either the first or second Homer Glen Green Visioning Workshop?

- 1. Yes
- 2. No



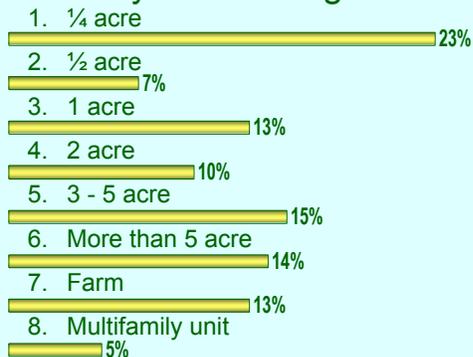
### How did you learn about this meeting?



### How many children do you have living in your house?

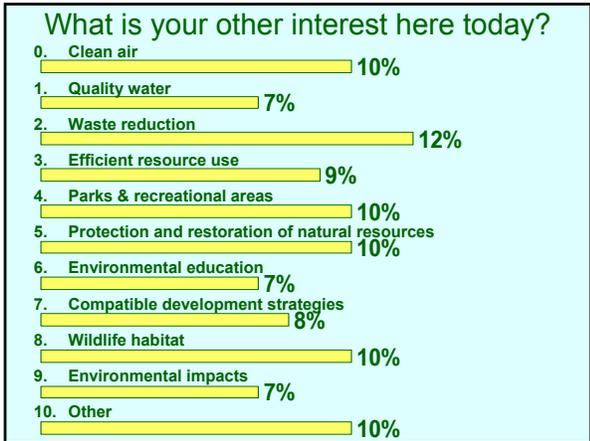


### What is the size of the lot you are living on?



### What is your primary interest here today?





# John H. Paige

Director of Planning Services  
Northeastern Illinois Planning Commission

Homer Glen Green Visioning northeastern illinois planning commission 20

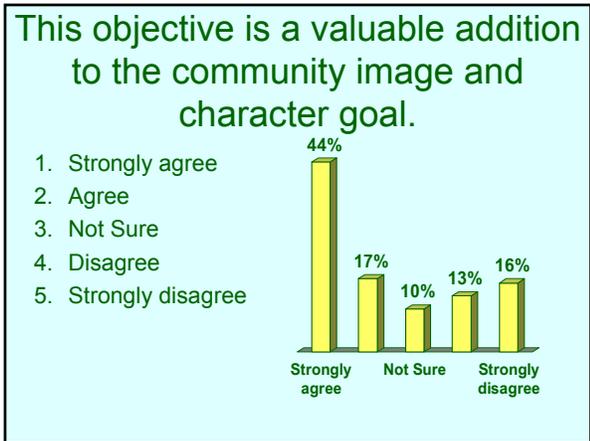
## Report on goals and objectives from second workshop

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### Community Image and Character Goal

- Suggested Additions
  - Identify and protect historic structures, ruins, and sites to be preserved

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### Habitat and Wildlife Goal

- No suggested additions

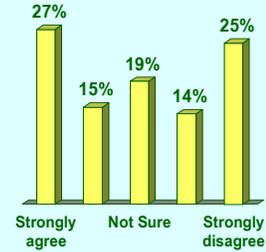
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## Open Space Goal

- Suggested additions
  - Protection mechanisms
    - Scenic views, woodlands, sensitive soils, etc.
  - Open space protection and acquisition
    - broad objectives: farmland, natural resource, etc.
  - Funding, long term management, maintenance
  - Protect agricultural roots and heritage
  - Low density zoning, public open space

These changes to the Open Space objectives are a valuable addition to this goal.

1. Strongly agree
2. Agree
3. Not Sure
4. Disagree
5. Strongly disagree



## Parks and Recreation Goal

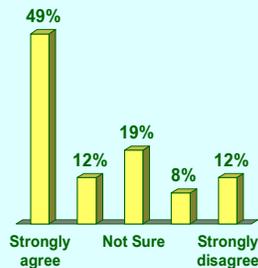
- No suggested additions

## Transportation Goal

- Suggested addition:
  - Work with regional agencies and neighboring municipalities to expand opportunities for public transportation within Homer Glen

This objective is a valuable addition to the Transportation Goal.

1. Strongly agree
2. Agree
3. Not Sure
4. Disagree
5. Strongly disagree

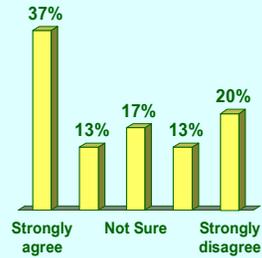


## Water Resources Goal

- Suggested additions:
  - Groundwater recharge and protection
  - Key “environmental corridors”
    - Flood prone areas, wetlands, surface watercourses, etc.
  - Storm water management best practices
  - Protect groundwater aquifers
  - Sustainable wastewater facility

These changes to the Water Resources objectives are a valuable addition to this goal.

1. Strongly agree
2. Agree
3. Not Sure
4. Disagree
5. Strongly disagree



What else are we doing today?

- “Paint-the-Town” – tables 1,2,3
- Design charrette – tables 4,5
- Implementation strategies

Dennis W. Dreher

Principal Water Resources Manager  
Northeastern Illinois Planning Commission

Elliot Allen

Criterion Planners/Engineers, INC.

Table Exercises

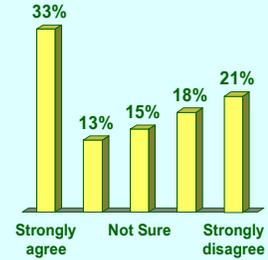
Take a break!

# Report Out



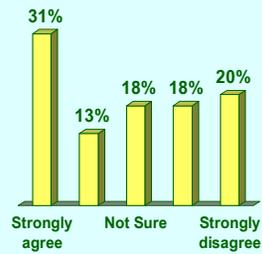
This habitat, wildlife, and water resources vision represents the right direction for Homer Glen.

1. Strongly agree
2. Agree
3. Not Sure
4. Disagree
5. Strongly disagree



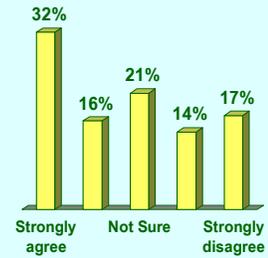
This green circulation vision represents the right direction for Homer Glen.

1. Strongly agree
2. Agree
3. Not Sure
4. Disagree
5. Strongly disagree



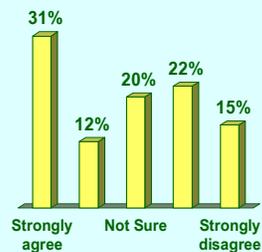
This community image and open space vision represents the right direction for Homer Glen.

1. Strongly agree
2. Agree
3. Not Sure
4. Disagree
5. Strongly disagree



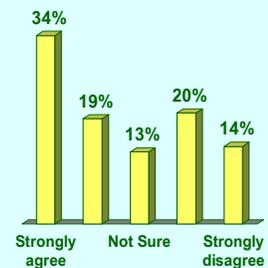
This conservation design prototype represents the right direction for Homer Glen.

1. Strongly agree
2. Agree
3. Not Sure
4. Disagree
5. Strongly disagree



This town center concept design represents the right direction for Homer Glen.

1. Strongly agree
2. Agree
3. Not Sure
4. Disagree
5. Strongly disagree



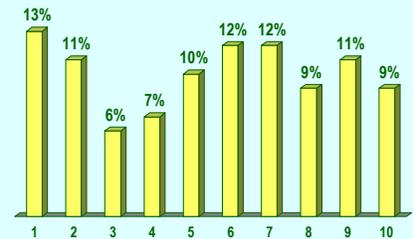
# Summary and Next Steps

# Implementation Strategies and Actions

# Thank you!

## Test Question

- 1. 1
- 2. 2
- 3. 3
- 4. 4
- 5. 5
- 6. 6
- 7. 7
- 8. 8
- 9. 9
- 10. 10



## Russ Petrizzo

Mayor  
Homer Glen

## Homer Glen Green Design Opportunities

Charles McGhee Hassrick  
Conservation Design Forum  
Elmhurst, Illinois

## REVIEW OF THE 1ST WORKSHOP

### Attendees

- 15 new to a Homer Glen Meeting
- 51 Homer Glen residents
- 31 Work in Homer Glen or Will County
- 34 live on 1 acre or less

### Interest Areas

- 27 Compatible Development (42%)
- 12 Natural Resource Protection (19%)
- 8 Environmental Impacts (13%)
- 6 Wildlife Habitat (9%)



## GOALS

- Community Image and Character
- Open Space
- Parks and Recreation
- Water Resources
- Habitat and Wildlife
- Transportation



## ISSUES

Loss of Natural Resources, Wildlife, Habitat  
Recreation  
Water Pollution Water Impacts  
Character/Attitude  
Drinking Water  
Flooding  
Growth Management  
Transportation/Traffic Congestion  
Housing  
Commercial/Industrial Development  
Utilities  
Schools/Education Funding



## Community image and character



## Open space



## Parks and recreation



## Water resources



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## Habitat and wildlife



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## Transportation



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## Mapping Exercises

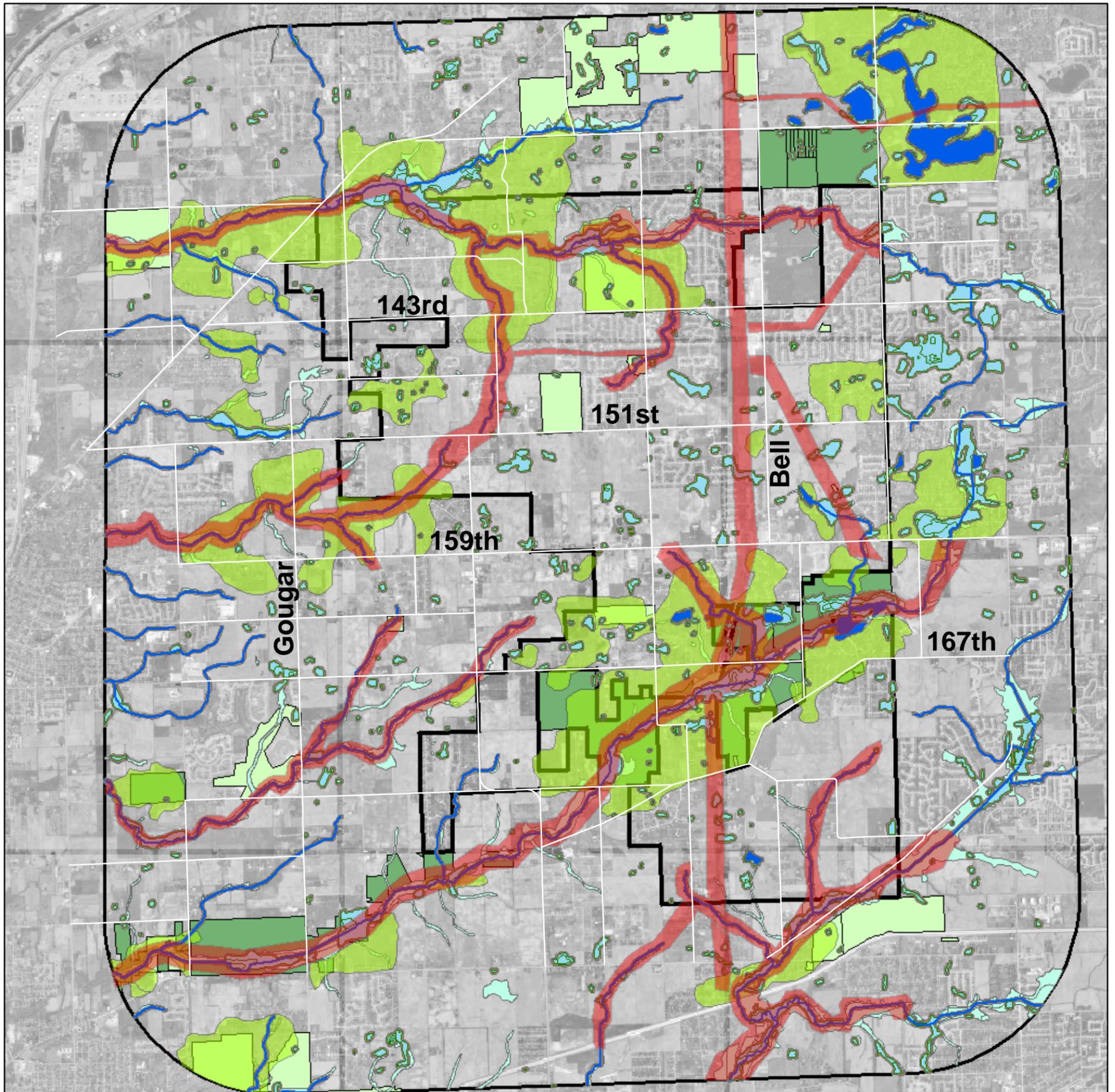
The following describes the methods and results obtained from mapping exercises held at five separate tables during the third visioning session.

**Table 1: Habitat, Wildlife and Water Resources**

### Instructions

1. Brief introductions of participants, expert, facilitator, GIS specialist.
2. Brief overview of the purpose of the mapping exercise.
3. Brief review of relevant Habitat, Wildlife and Water Resources objectives identified in the HG vision process (handout).
4. Review map features and legend.
5. Identify and highlight on map the “primary” natural resource areas that should be protected by ordinance (i.e., those features that are not available for development). At a minimum, these would include:
  - wetlands
  - floodplains
  - streams and ponds
6. Identify and map the “secondary” natural resource areas that should be protected by some combination of acquisition, conservation easement, and conservation development.\* Such areas might include:
  - woodland clusters
  - wetland clusters
  - hydric soils
  - wildlife corridors
  - buffer zones needed to protect stream corridors or wetland margins
  - related expansions/connections to existing publicly owned natural areas
  - connections between all of the above and existing/planned residential areas
  - critical recharge areas
7. As time permits, further prioritize the identified resource protection areas as “critical” and “important.”  
*\* A general guideline for this exercise might be to emphasize larger, connected areas rather than small, isolated pockets.*
8. For the report-out session, highlight the major resource protection themes identified above, as well as any regionally significant protection zones or clusters.

Table 1 Map Used For Table Exercises  
Habitat, Wildlife and Water Resources



**Legend**

- Wildlife Corridors and Streams
- Critical Woodlands
- Wetlands
- 75 Ft Buffer (wetlands)
- Floodplain
- Forest Preserve
- Parks and Golf Courses
- Planning Area
- Homer Glen
- Lakes
- Streams

## Homer Glen Green Vision Habitat and Water Features Map

NIPC Planning Services, 8/28/03  
revised, 1/16/04

## Summary of Discussions and Results

The following is a report by the table facilitator of the results for the Habitat, Wildlife and Water Resources exercise.

**Facilitator:** Ksenia Rudensiuk

**Resource Expert:** Dennis Dreher

**GIS Specialist:** Jennifer Ganser

**Participants:** There were 10 local participants, including a Village trustee, a plan commission member, a consulting ecologist and a consulting engineer, and unaffiliated residents.

**Introduction:** The session began with introductions, a brief overview of the purpose of the mapping exercise, a review of relevant Habitat, Wildlife and Water Resources objectives previously identified in the HG vision process, and a review the principal map features and legend.

**Task 1: Identify and highlight on map the “critical” (or primary) natural resource areas that should be protected.** There was some initial discussion leading to a conclusion that some natural resource features are, or should be, protected by ordinance (i.e., should not be available for development). At a minimum, these would include all:

- wetlands
- floodplains
- streams and ponds

These features were all represented on the base map and should be highlighted as “critical” natural resource protection areas. However, it was recognized that the existing mapping may not always accurately represent current conditions. E.g., mapped wetlands are derived from the National Wetland Inventory (NWI) which is out of date and does not include some existing wetlands. A more current inventory, such as the NRCS wetland inventory, should be utilized and supplemented with known local information. Similarly, floodplain mapping should be evaluated for accuracy (e.g., how recent was it studied and mapped) and recommendations made for improvements, as appropriate.

**Task 2: Identify and map the “important” (or secondary) natural resource areas that should be protected.** There was some initial discussion concluding that other natural resource features and opportunity areas also warrant protection from development or modification. More specifically, it was agreed that protection should be provided to:

- woodland clusters
- wetland clusters
- hydric soils
- wildlife corridors
- buffer zones needed to protect stream corridors or wetland margins
- related expansions/connections to existing publicly owned natural areas
- connections between all of the above and existing/planned residential areas
- critical groundwater recharge areas

The consensus was that these areas should be protected by some combination of ordinance language, acquisition, conservation easements, and conservation development (e.g., clustering). It also was agreed that, unlike the “critical” natural resource areas, these areas probably should not/could not be prohibited from all development. An overview of specific mapping actions and recommendations for resource protection follow.

Woodland clusters: There was consensus that all significant natural/native woodlands (as opposed to scrub/shrub woodlands composed of “junk” species) should be protected as both a habitat and aesthetic amenity to the Village. Protection should be achieved by some combination of tree ordinance (protecting all native trees above a certain size), cluster development, buffering, acquisition, etc.

A number of the larger clusters of existing woodlands were identified by participants and delineated with green markers. Most of these were at least hundreds of acres in size. However, the base mapping for this feature was not clear, so it was recommended that the workshop delineations be “cleaned up” based on better base mapping. It was also suggested that woodland clusters would benefit from some simple field survey to distinguish those of a relatively high quality nature.

Wetland clusters/hydric soils: There was some initial discussion of the importance of hydric soils, noting that hydric soils represent drained former wetlands and unregulated flood storage zones. One participant observed a large undeveloped hydric soil area adjacent to her subdivision that held large quantities of floodwater during a flood in the 1990s, thereby protecting her subdivision from serious flood damage. There was consensus that the hydrologic, flood storage, and water quality functions of hydric soil zones should be protected from the adverse impacts of development. Because of the predominance of these areas on the map, the consensus was that hydric soils probably shouldn’t be completely prohibited from development. However, protection of their functions should be achieved through some combination of depressional storage requirements in the stormwater/floodplain ordinance, required clustering of development around hydric soil complexes, buffering wetlands to protect surrounding hydric soils, acquisition and restoration of critical hydric soil complexes, etc.

A number of the larger complexes of hydric soils and clusters of adjacent wetlands were identified by participants and delineated with blue markers. Many of these were hundreds of acres in size. Because this exercise was conducted in a very condensed time frame, it is recommended that the workshop delineations be “cleaned up” to resolve possible inconsistencies. The resultant map should be utilized to direct development proposals and as a resource for future land acquisition and restoration planning.

Wildlife corridors and related expansions/connections to existing publicly owned natural areas: There was consensus that additional opportunities need to be identified for making connections between identified critical and important resource protection areas and existing public lands. These connections should be accomplished through some combination of conservation development design, open space acquisition, and corridor management (e.g., planting and managing native vegetation in Com Ed rights of way).

Several major and minor corridors were identified by participants and delineated with purple and red markers. Corridor types included stream networks (e.g., Long Run and Spring Creek), Com Ed rights of way (including a major north-south corridor running through the entire eastern half of the Village), and miscellaneous connections between woodland and hydric soil clusters.

ters and stream corridors. Because this exercise was conducted in a very condensed time frame, it is recommended that the workshop delineations be “cleaned up” to resolve possible inconsistencies and/or missed opportunities. The resultant map should be utilized to direct development proposals and as a resource for future trails planning and land acquisition and restoration planning.

Other considerations: An important natural resource feature that was not mapped was critical recharge areas. This is a resource topic that merits further investigation. At a minimum, there is a need to identify the availability of related inventories or information, to develop an overlay map of important recharge areas, and to develop appropriate protection strategies.

Because of the time frame and the community-wide scale of this workshop exercise, it was recognized that there may be significant opportunities to identify resource protection opportunities and needs at a more localized scale. These types of opportunities were highlighted in the conservation design charette exercise and should be addressed in all future proposals for new development, redevelopment, open space acquisition, and trail planning and design.

Finally, it was recognized that this exercise focused almost exclusively on the identification of natural resource areas needing *protection*. A related concern is the need/opportunity to *manage* and *restore* many of the identified resources. Restoration/management opportunities would include stream re-meandering, wetland restoration on drained hydric soils, and ongoing woodland restoration (e.g., controlled burning and removal of invasive species). It would be useful to address these opportunities in a subsequent planning exercise.

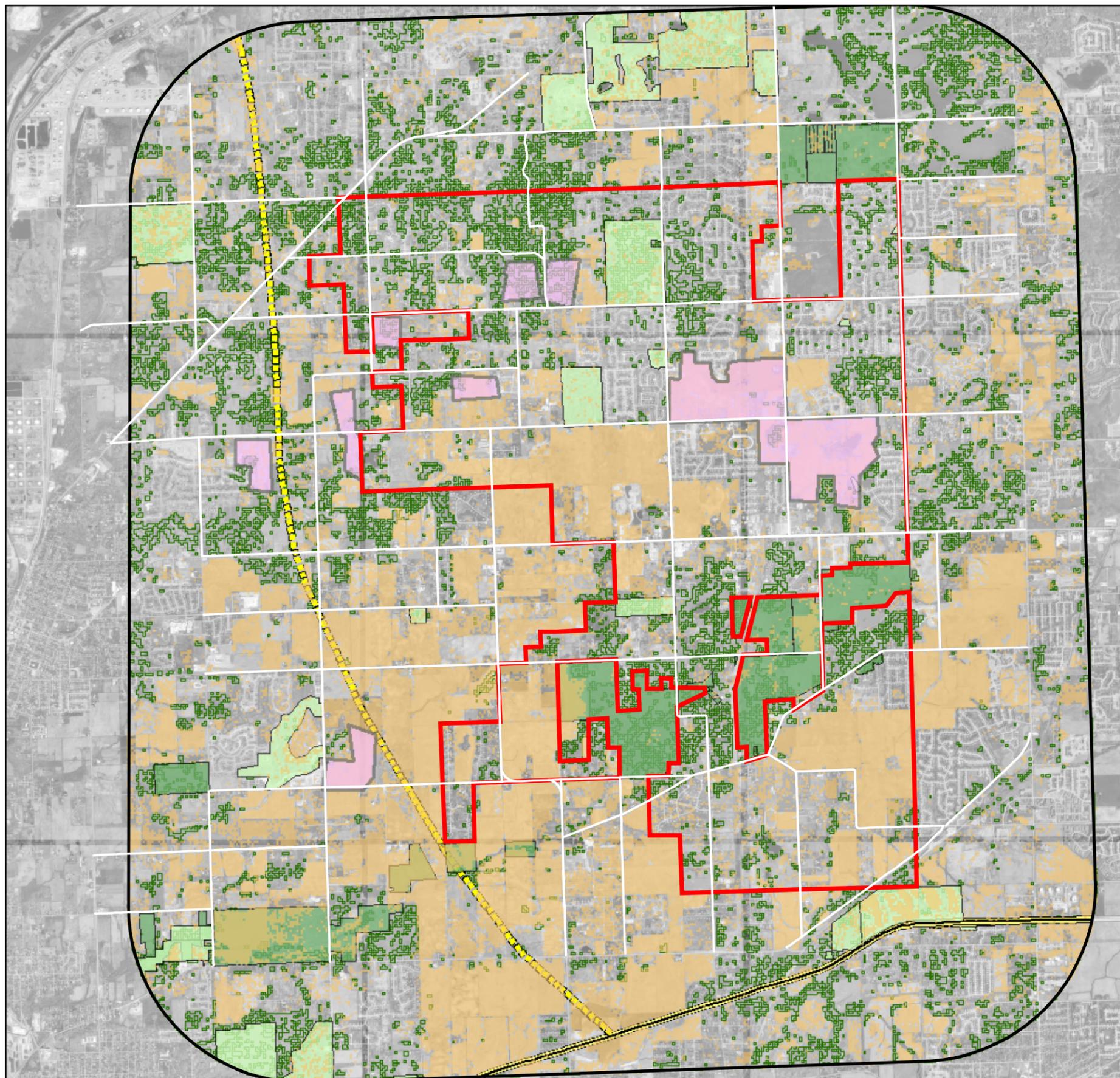
**Task 3: “Paint the Town” digital representations of mapped features:** The mapping/delineation of the “important” natural resource features involved the identification and marking of mostly irregular, curvilinear polygons on paper maps. It was apparent that the capabilities of the “Paint the Town” software were not suitable for digitally capturing such irregular features in a representative way. I.e., the software is much more suitable for capturing straight line boundaries and linear features. *Therefore, it will be necessary to find an alternative way to digitally capture this information in order to include it in the Vision Plan and to make it useful to the Village for other purposes.* (Jennifer suggested that the WACOM technology used by RSD in the Paint the Town forecasting work may be appropriate.)

## **Table 2: Community Image and Open Space**

### **Instructions**

1. Brief introductions of participants, expert, facilitator, GIS specialist.
2. Brief overview of the purpose of the mapping exercise.
3. Brief review of relevant goals and objectives identified in the HG vision process (hand-out).
4. Review map features and legend.
5. Identify and highlight on map the “primary” natural resource areas that are important for the development of community image and character and for the protection and enhancement of extensive open spaces in Homer Glen.
6. Identify other features important to community character and open space protection.
7. Discuss and identify community image and character areas (historic, ruins, natural, agricultural, cultural, etc.).
8. Discuss how to preserve and enhance these.
9. Discuss and identify potential locations for a Town Center.
10. Discuss and identify priorities for open space acquisition.
11. As time permits, consider what at the three most important things in this list of ideas generated that should be considered top priority to be accomplished first.
12. Identify a spokesperson to report out to the full workshop session.

Table 2 Map Used For Table Exercises  
Community Image and Open Space



**Legend**

- Homer Glen
- Planning Area
- Woodlands
- July 14 Open Space Preservation
- Agriculture
- Forest Preserve
- Parks and Golf Courses
- I - 355 extension (proposed)
- I - 80

## Homer Glen Green Vision Open Space Map

NIPC Planning Services, 8/28/03  
revised, 1/16/04

## Summary of Discussions and Results

### *Community Image And Character Goal*

To maintain and enhance an attractive and distinctive community that builds upon and preserves Homer Glen's countryside character, unique natural resources and abundance of open space.

### *Open Space Goal:*

Protection and enhancement of the extensive open space areas that are essential to the overall image and character of Homer Glen.

### *Objectives:*

- Identify special character area, tailoring growth to ensure that unique natural resources are supported and enhanced.
- Create an attractive centralized and distinctive town center, with parks, recreation center, municipal building, and cultural center accessible by walking or cycling.
- Maintain and enhance the Village's rural atmosphere.
- Find ways to preserve the agricultural uses that contribute to the rural character of the community.
- Identify and implement ways to protect and maintain the agricultural roots and heritage of the Homer Glen area.
- Safeguard Homer Glen's environmental features and natural resources as distinguishing features of the community.
- Develop a plan for open space protection and acquisition that encompasses the broad objectives of farmland protection, natural resource preservation, passive recreation, trails, sustainability, visual relief, and limited development densities.
- Identify and protect historic structure, ruins, and sites to be preserved.
- Develop an interconnected greenway system – an "Emerald Necklace" -- that links open space throughout the Village.
- Require land set-asides for open space as part of development process.

## Facilitator Report

**Facilitator:** Larry McClellan

### **Community Image and Open Space – Table Notes:**

In concert with the materials "painted" on the map of Homer Glen, our discussion focused on the following priorities:

- 1. First attention should be paid to preserving open space in the northeast quadrant of the village.** The group saw that development is clearly moving most rapidly in this area and therefore immediate attention (and action) needs to be considered before complete development occurs.
- 2. The village needs to engage in systematic work with the Will County Forest Preserve District for preserving the "Spring Creek Corridor."**
- 3. Planning is needed for connecting open space** that can be preserved in the Spring Creek corridor and NE quadrant extending into and including the Long Run Creek watershed.

This has been seen by others as the “emerald necklace” idea, that is, a very full arc of open space in and around the village.

4. **To support our “Community Image and Open Space” concerns**, the following were identified as key:
- Support for the “living history” farm under creation (at 151<sup>st</sup> and east of Gougar)
  - Recognition of the “Stone Manor” National Historic Register site at Hadley
  - Recognition of the Lane Farm, site of the development of the steel plow

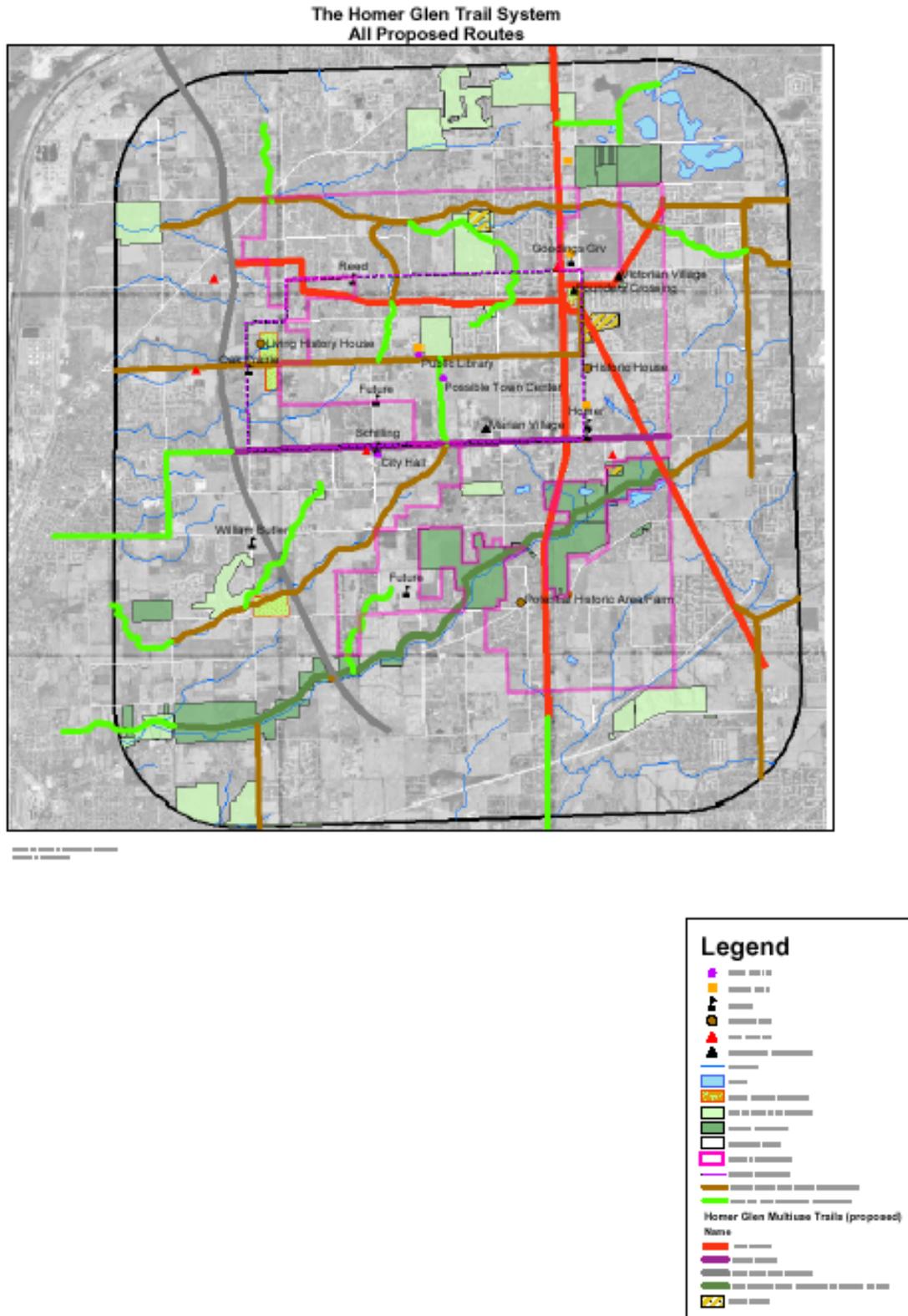
Development of “agricultural conservation easements” – to keep land in agriculture uses by paying farmers the difference between developer land prices and farm land use prices. With this was a concern for some form of support to maintain some horse farms in the village.

### **Table 3: Green Circulation: Transportation, Trails and Recreation**

#### **Instructions**

1. Brief introductions of participants, expert, facilitator, GIS specialist.
2. Brief overview of the purpose of the mapping exercise.
3. Brief review of relevant goals and objectives identified in the HG vision process (handout).
4. Review map features and legend.
5. Identify and highlight on map the “primary” natural resource areas that are important for the development of trails, greenway linkages, parks and recreation areas.
6. Identify other features important to trails and parks (schools, hospitals, business districts, etc.)
7. Discuss and identify a village wide integrated network of bikeways, pedestrian ways, greenways, and trails
8. Discuss and identify active and passive recreational opportunities.
9. Discuss and identify roadways that should be treated with green features. Discuss and identify what those green features should be (parallel trails, natural landscaping, swales and drainage, etc.).
10. Identify public transportation options.
11. As time permits, consider the three most important things in this list of ideas generated that should be considered top priority to be accomplished first.
12. Identify a spokes person to report out to the full workshop session.

**Table 3 Map used for table exercise  
Transportation, Trails and Recreation**



## Summary of Discussions and Results

The group at this table was energetic and involved. More than half of the 10 participants had been to one or more of the previous workshops. They were anxious to get right down to the mapping, and their final map product was excellent.

If there was one overall group characteristic, it would be a reluctance to propose changes to what the map showed as potential or proposed trail facilities. While they did make trail connections, they needed to be urged to delineate connections to existing or proposed trails outside Homer Glen's jurisdiction. They seemed to have difficulty envisioning the possibility of coordinating with other agencies such as IDOT and the Forest Preserve District of Cook County.

The group was enthusiastic about trails, in contrast to a couple negative attitudes about transit opportunities, which seemed mostly related to the possibility of tax increases to support it. When the traffic implications and the opportunities to provide transportation for seniors (for example) were explained, the group was receptive and one of the initially negative members proposed ways to do it, such as having retirees drive the vehicle. The route the group mapped had stops at all senior facilities and circled the center area and major destinations.

Generally, group members were very receptive to and interested in learning about the concepts and suggestions offered by NIPC staff.

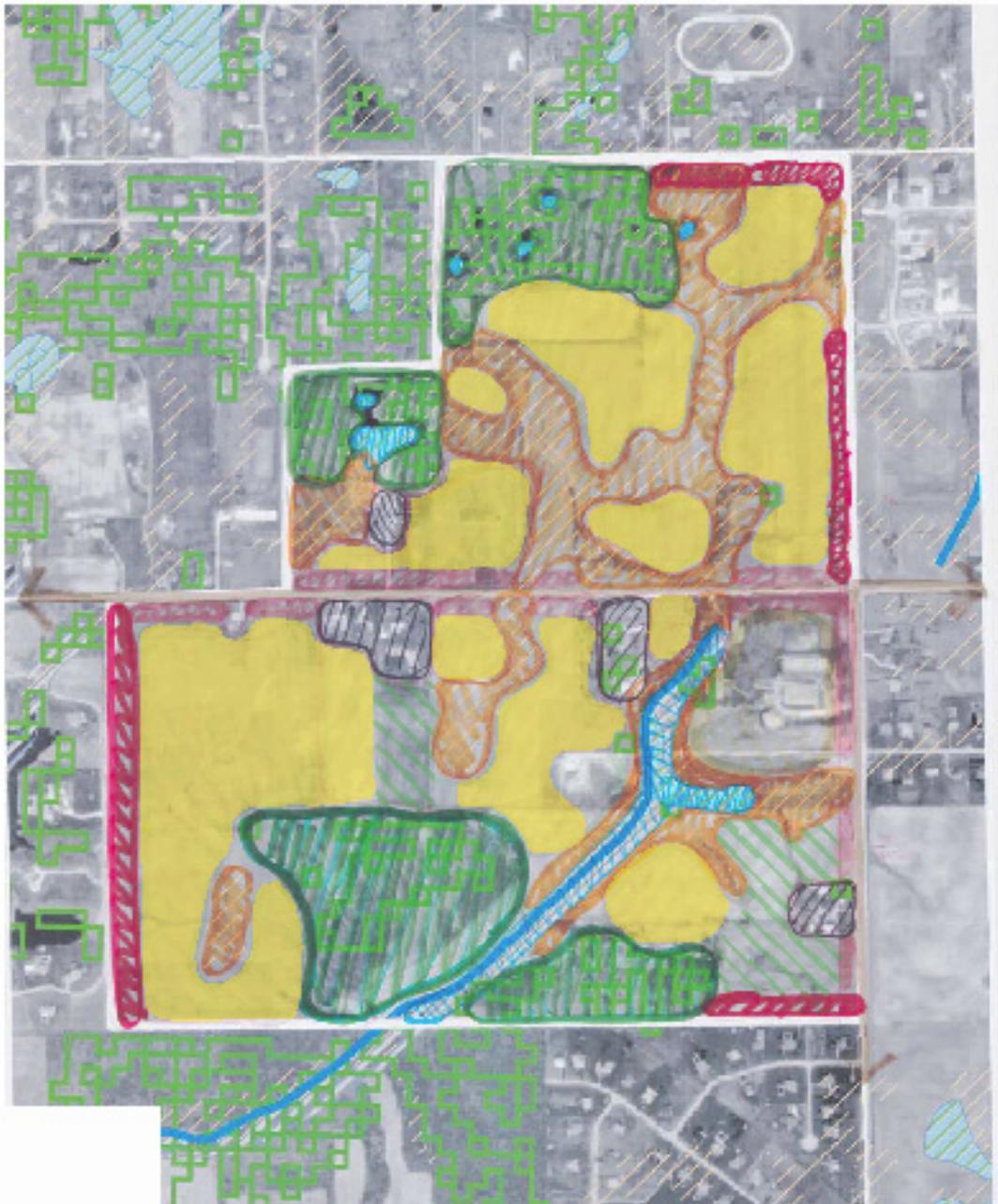
### Table 4: Conservation Design Prototype

#### Instructions

1. Brief introductions of participants, experts, facilitator.
2. Brief overview of the purpose of the conservation design exercise.
3. Brief review of relevant conservation design objectives identified in the HG vision process (handout).
4. Brief (5-minute) PowerPoint presentation describing conservation design principles, contrasted with conventional development. The target land use for this exercise will be single family residential, with a gross density of one unit per acre. This lies in the range of "low density" and "estate" in Homer Glen's Comprehensive Plan. (Charles McGhee Hassrick, Conservation Design Forum)
5. Review map features and legend.  
Identify and highlight on map those features that are not available for "development."
  - "primary" natural resource areas that are protected by ordinance: principally wetlands and floodplains
  - areas needed for stormwater detention (roughly equal to 10 percent of *developed* area)
  - areas required for park donation (assume 10 percent of *developed* area)
  - ***This will determine how many acres can be developed and correspondingly how many lots are available to the developer – versus calculating number of lots based on initial acreage.***

6. Begin to identify and map development scheme. Discuss and include the following design elements, as agreed by the group.
  - Identify and map the major stormwater drainage system to convey runoff through the site (hint: follow hydric soil pattern). Describe the preferred drainage system (e.g., storm sewers vs. open swales).
  - Identify secondary natural resource areas, such as woodlands, hydric soils, potential wildlife corridors. Highlight these on the map.
  - Identify and map any buffer zones needed to protect stream corridors or wetland margins.
  - “Cluster” development areas around primary and secondary natural resource areas, identified parks, other suggested open space opportunities, etc. Highlight development clusters on map and identify typical lot size range in the developed parts of the site.
  - Identify and map a major road network that will serve the development clusters.
  - Identify and map opportunities for natural landscaping, such as in common areas, along entry roadways, parks, etc.
  - Identify and map greenway/trail opportunities on the site that provide linkages both on-site and offsite between residential areas and natural areas, parks, schools, and/or shopping destinations.
  - Discuss and identify possible density bonuses that might allow additional lots as a reward for protecting open space above and beyond that required by ordinance.
  - Discuss and identify opportunities for alternative wastewater systems, such as land application of treated wastewater.
7. For the report-out session, besides showing and describing key elements of the mapped “site plan,” provide some summary numbers on things like the total site acreage, non-developable acreage, number of lots, amount of public open space, etc.

**Table 4 Map used for table exercise**  
**Conservation Design Prototype**



Developable Areas

The remainder represents the non-developable areas, such as flood plains, hydric soils, woodlands and natural features, prime farm land, existing site features, and buffers.

## Summary of Discussions and Results

### *Relevant Conservation Design Objectives*

- Promote attractive and well designed residential and commercial development that meets community development goals.
- Protect and connect through “environmental corridors” flood prone areas, wetlands, hydric soils, surface watercourses, groundwater aquifers and their recharge zones, woodlands, and adjacent buffers of native vegetation.
- Develop incentive measures for landowners and developers to preserve and create natural areas, including the use of conservation easements.
- Encourage access by community residents, especially children, to public wildlife habitats and natural areas.
- Require land set-asides for open space as part of development process.
- Develop a variety of active and passive recreation opportunities for all, including special needs, such as neighborhoods, community parks, trails and open spaces that link to and complement the regional open space, parks, and recreation facilities in the Homer Glen area.
- Develop a network of multi-use trails and pathways to provide connections between subdivisions, schools, parks, and commercial areas.
- Promote the Homer Glen vision by requiring wide, naturally landscaped corridors for major roadways – for example, requiring 80-foot minimum right-of-way for the major roadway in new residential developments – and consider these features integral to the transportation plan. (Note that this is not recommending wide *pavement* widths.)
- Encourage natural landscaping on both public and private properties throughout the village.
- Utilize design solutions that reduce impervious surfaces, bring water and stormwater to public attention, and increase use of native landscaping.
- Adopt best management practices for storm water management to assure that new developments do not contribute runoff that increases off-site flooding or degrades water quality in surface or ground water systems.
- Evaluate and implement options for sustainable wastewater facility planning and treatment that promote reuse, recharge, reduction, and minimization of impacts.

## Table 5: Green Town Center Concept Design

### Summary of Discussions and Results

#### *Relevant Town Center Design Objectives*

- Create an attractive centralized and distinctive town center, with parks, recreation center, municipal building, and cultural center accessible by walking or cycling. .
- Develop a multi-use parks, a commons, and recreation center as part of a new “town center” to create a central gathering place and activity area.
- Promote attractive and well designed residential and commercial development that meets community development goals.
- Minimize negative visual impacts of development such as light pollution, obtrusive or unsightly signage, and parking areas.
- Protect and connect through “environmental corridors” flood prone areas, wetlands, hydric soils, surface watercourses, groundwater aquifers and their recharge zones, woodlands, and adjacent buffers of native vegetation.
- Safeguard Homer Glen’s environmental features and natural resources as distinguishing features of the community.
- Ensure community visual image within each district so that all parts contribute to overall village image.
- Identify and protect historic structure, ruins, and sites to be preserved.
- Adopt design guidelines and ordinances for new development that support the preservation and protection of natural resources and environmentally sensitive areas.
- Encourage natural landscaping on both public and private properties throughout the village.
- Utilize design solutions that reduce impervious surfaces, bring water and stormwater to public attention, and increase use of native landscaping.
- Adopt best management practices for storm water management to assure that new developments do not contribute runoff that increases off-site flooding or degrades water quality in surface or ground water systems.
- Develop a network of multi-use trails and pathways to provide connections between subdivisions, schools, parks, and commercial areas.
- Develop design guidelines for development of commercial property that encourage trails development and offer recreation amenities for employees
- Promote the Homer Glen vision by requiring wide, naturally landscaped corridors for major roadways – for example, requiring 80-foot minimum right-of-way for the major roadway in new residential developments – and consider these features integral to the transportation plan. (Note that this is not recommending wide *pavement* widths.)
- Work with regional agencies and neighboring municipalities to expand opportunities for public transportation within Homer Glen.

Table 5 map used for table exercise  
Green Town Center Concept Design



## **Facilitator Report**

**Facilitators:** Doug Farr and Christina Anderson of Farr Associates

### **Green Town Center Concept Design – Table Notes**

Farr Associates, represented by Doug Farr and Christina Anderson, led the green town center visioning session for the Village of Homer Glen, as a part of the public involvement process within the Green Communities Grant Program. For the purpose of this visioning session, four assumptions were made. First, that the parcel (s) on 151<sup>st</sup> Street designated for the town center in the Village's draft Comprehensive Plan (TRAP) made the best, most suitable location. The second assumption was that the size of the parcel(s) was not 5-10 acres, as discussed in the draft Comprehensive Plan, but at least 100 acres. Third, the participants assumed if an interested party owned the land, it could be easily acquired. Finally, the design of the town center was to assume a maximum building out population of 50,000 residents (current population is approximately 22,000).

Prior to beginning the visioning session, Farr Associates gave a brief power point presentation illustrating what a town center is and some of the different forms it can take; Lake Forest, Illinois' Market Square was one example illustrated. The participants began the process by examining the features of the proposed site. The site is on the south side of 151st Street between Cedar and Parker. It is surrounded by a golf course and the library to the north, the proposed 155th Street right-of-way and proposed big box commercial to the south, property reserved for a future high school to the southwest, and a senior housing development to the southeast. The nine participants, using a large aerial map provided by NIPC, highlighted the natural features on the site, including hydric soils and wetlands. The Village of Homer Glen was established to, among other things, protect the existing natural resources within the Village boundaries. The participants were very clear that these areas, especially the wetlands, should be protected and incorporated into the design of the town center.

Within the town center the residents envisioned small retail, such as ice cream parlors, art galleries ("no heavy commercial" or "big boxes"); governmental offices, including the Village Hall, Fire/Police stations, and the post office; and large open spaces. The value placed on these three varied with the each participant, ranging between visions of a government enclave to a traditional mixed use downtown. All the participants, however, were concerned with traffic, both within the future town center development, and on the adjacent roads (151st to the south and the proposed 155th and existing 159th to the south). A pedestrian focus was a unanimous theme within the town center, although several participants readily admitted that they would drive to the town center, park, and then walk.

Farr Associates sketched the residents' suggestions and developed several possible scenarios prior to coming to agreement on the first draft of the town center. The plan, which includes river walk like paths along open spaces consisting of the protected hydric soils and wetlands and a boulevard with an exaggerated green space through the center, was designed with six primary concepts:

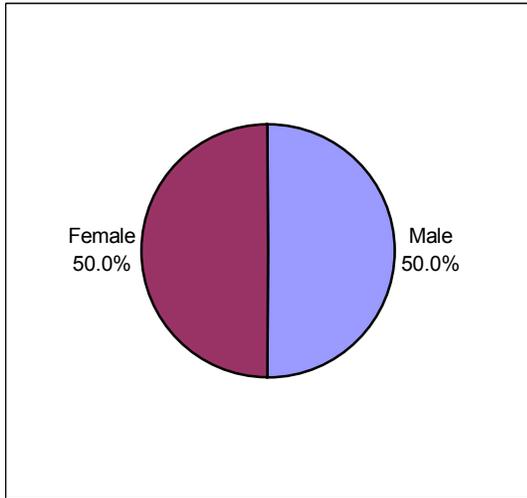
1. The town center should be much larger than the 5-10 acres proposed in the current draft of the Comprehensive Plan.
2. Linkages to the surrounding uses, including the high school, senior housing, and 155th and 159th Street, are critical to the success of the town center.
3. Curvilinear streets provide the rural character appropriate for Homer Glen.
4. The existing natural features should be respected and incorporated into the design.
5. A mix of land uses is necessary to a successful town center.
6. "Heavy" or auto-oriented commercial uses do not belong within the town center.

Farr Associates recommends the following next steps to realizing the goal of a green town center in Homer Glen.

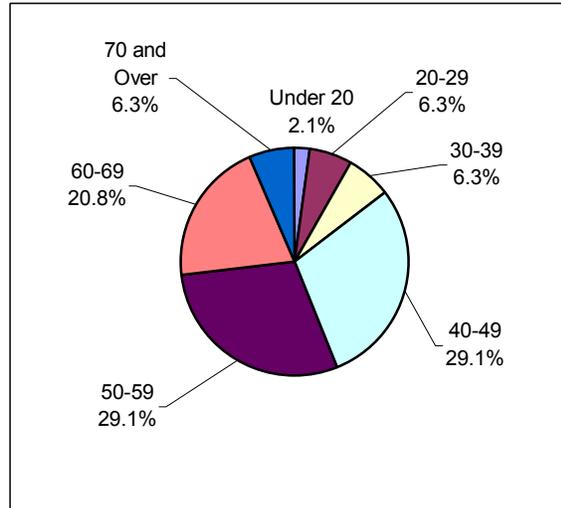
1. Consider downzoning commercial parcels in the immediate vicinity of the town center both on the zoning map and in the Comprehensive Plan (or amend the plan with a sub area plan shortly after its approval).
2. Develop a sub area plan for the town center recommending changes to the zoning code to allow a mix of uses (civic, commercial, residential, and recreation/conservation), by right, within the development.
3. Add additional detail to the draft design and present it to the appropriate stakeholders for further discussion.
4. Begin discussions with the current landowner regarding the site's use as the town center.
5. Define what "green" means in this project - the preservation of natural features, the inclusion of natural features into the design, green architecture for future buildings within the center, and/or creative storm water management systems.
6. Require developers to construct planned right-of -ways (vehicular and pedestrian/bicycle) in the vicinity of the town center to further the critical linkage.
7. Develop pedestrian/bicycle connections from the town center to the library on the north side of 151st Street.

# Polling Results For Workshop 3

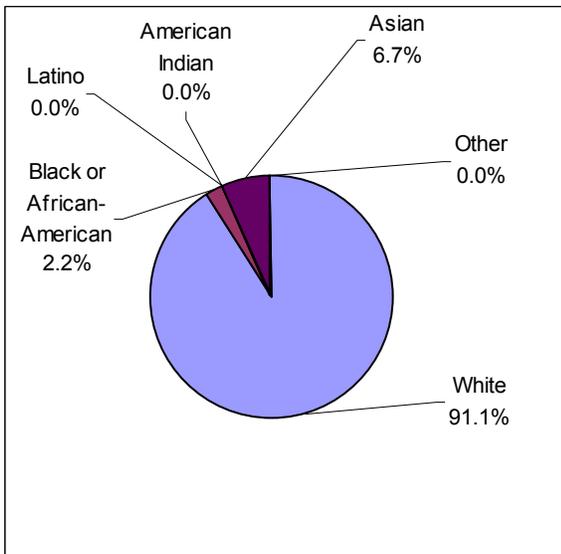
## 3.1 What is your gender?



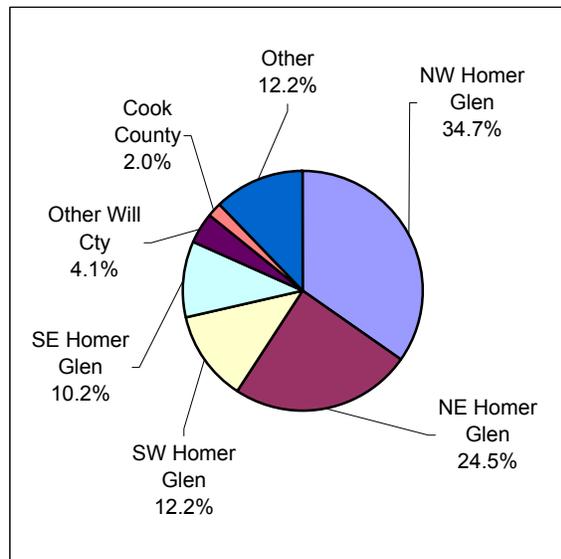
## 3.2 What is your age?



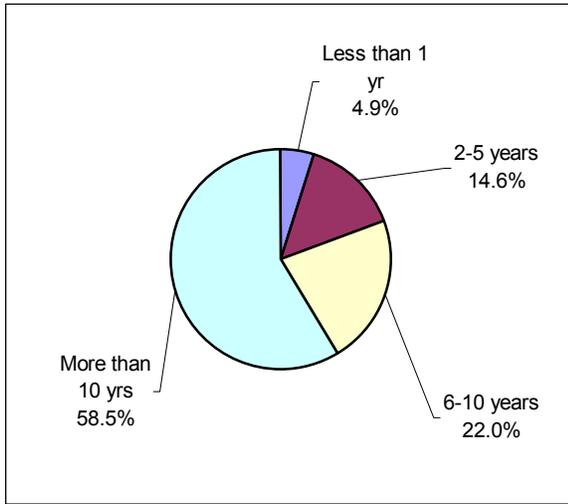
## 3.3 What is your race or ethnicity?



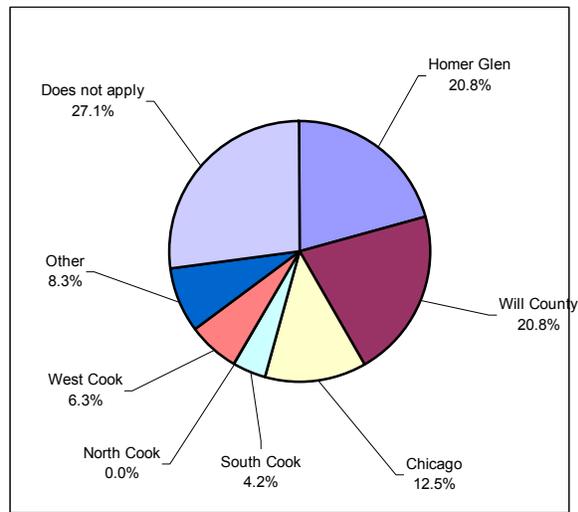
## 3.4 Where do you live?



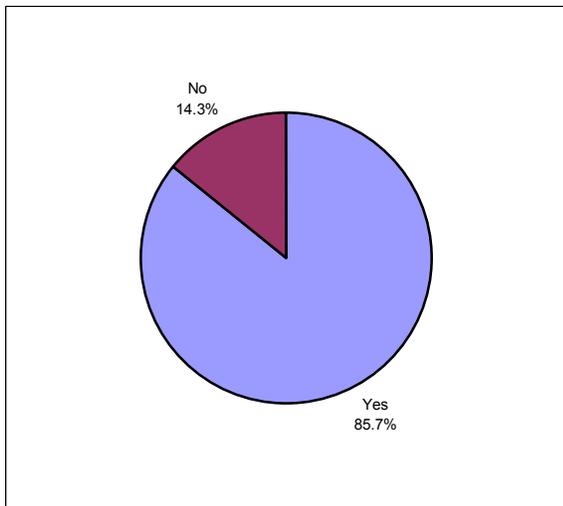
**3.5 How long have you lived in or around Homer Glen?**



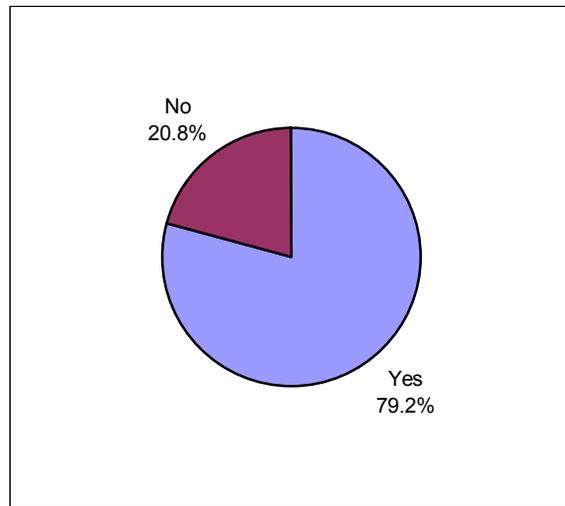
**3.6 Where do you work?**



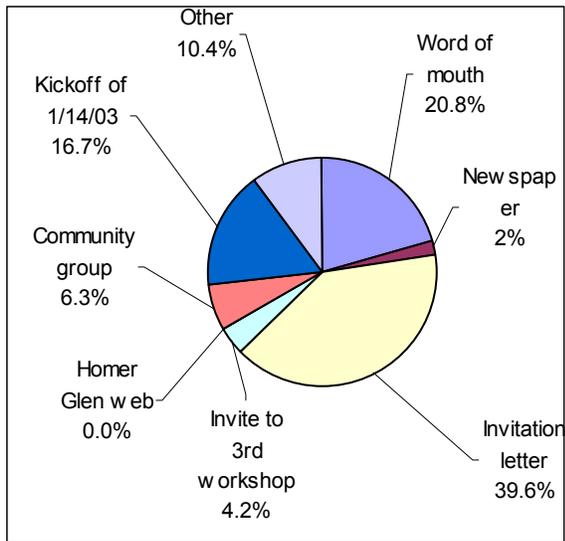
**3.7 Have you attended a Homer Glen public meeting before?**



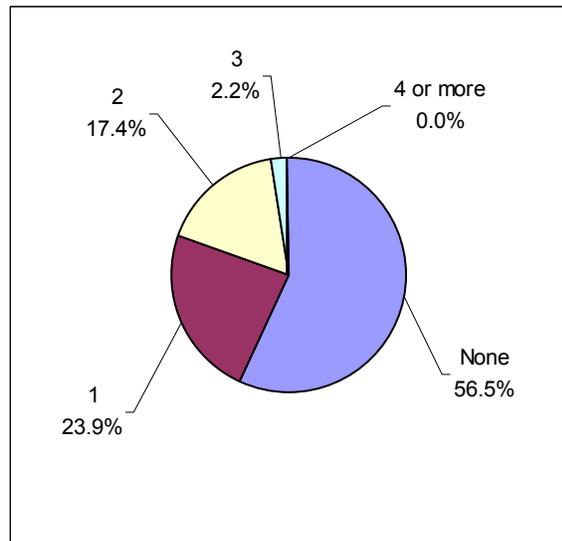
**3.8 Did you attend either the first or second Homer Glen Green Visioning Workshop?**



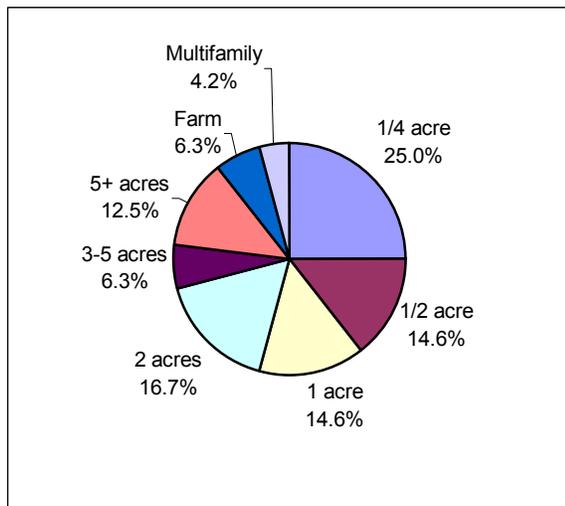
**3.9 How did you learn about this meeting?**



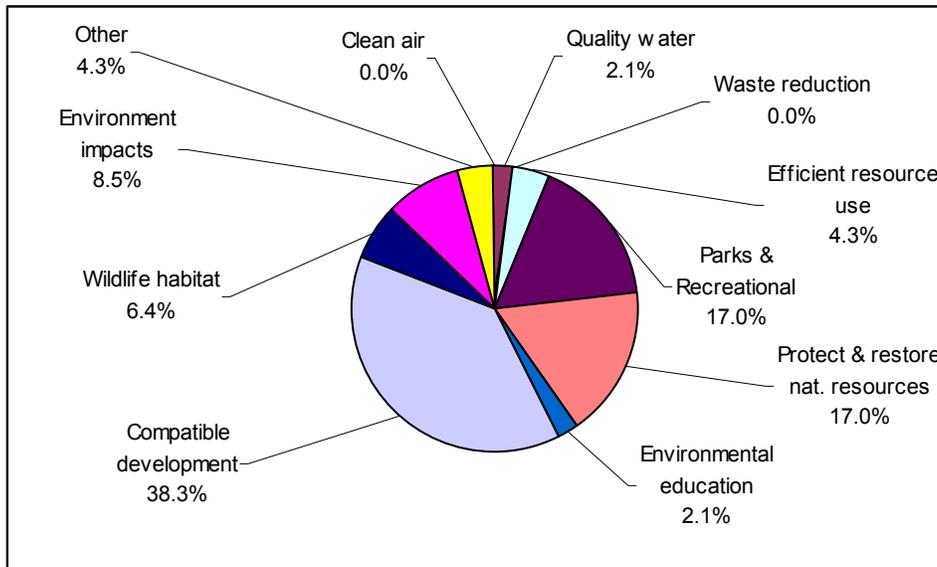
**3.10 How many children do you have living in your house?**



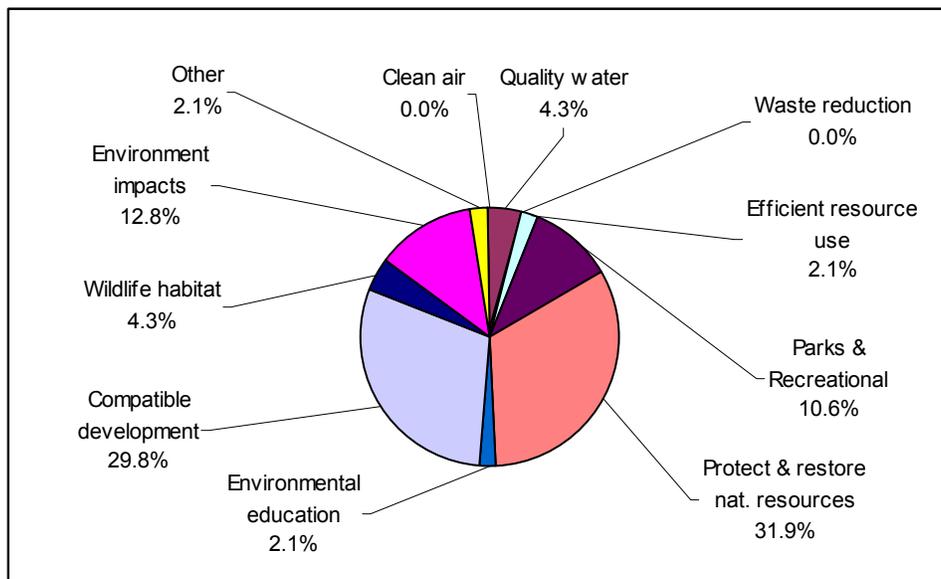
**3.11 What is the size of the lot you are living on?**



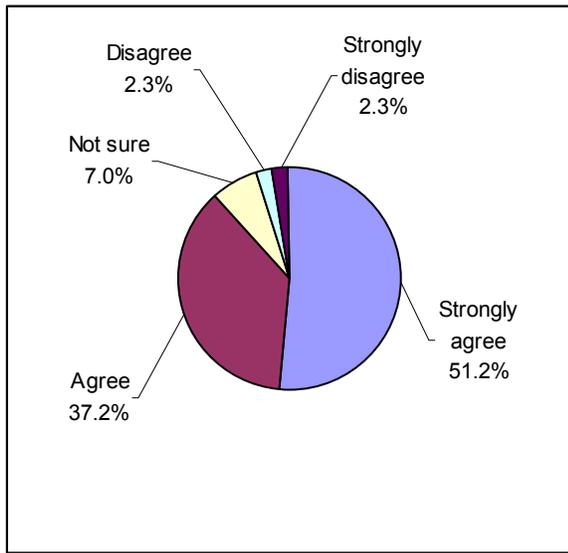
**3.12 What is your primary interest here today?**



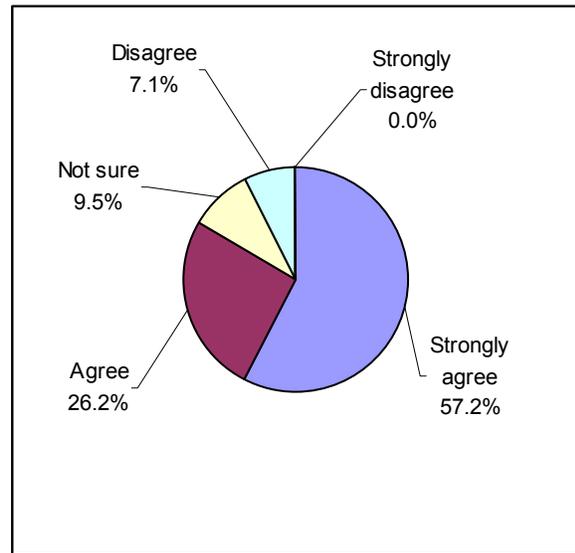
**3.13 What is your other interest here today?**



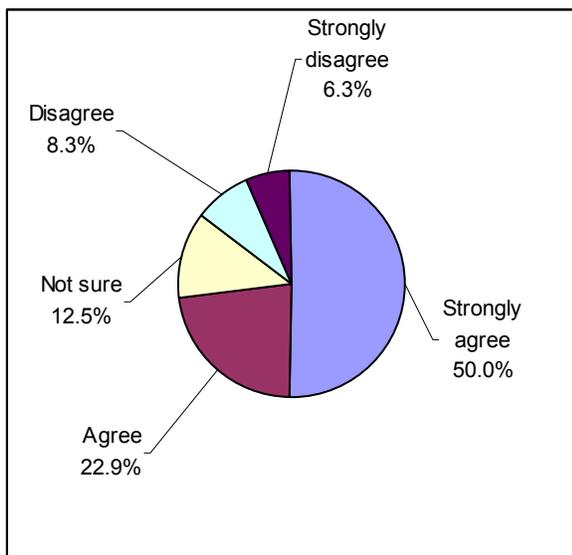
**3.14 This community image and character goal objective is a valuable addition.**



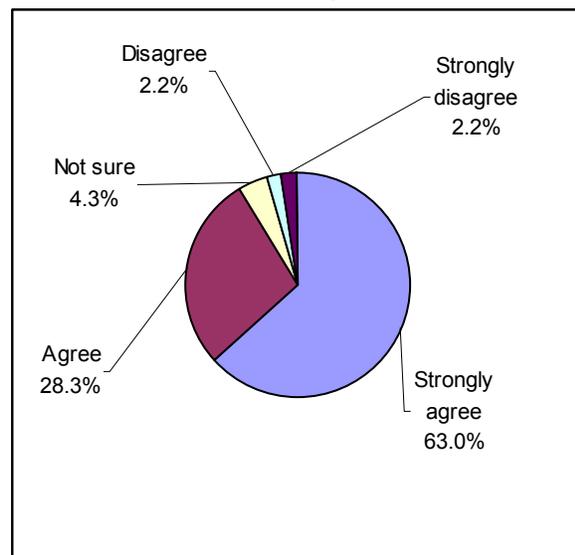
**3.15 These changes to the open space objectives are a valuable addition to this goal.**



**3.16 This transportation goal objective is a valuable addition.**



**3.17 The changes to the Water Resources objectives are a valuable addition to this goal.**



# Implementation Strategies Presentation

Where do we go from here?

Implementation Strategies



Goals

Objectives

Strategies and Actions



What kinds of actions are needed?

- Expand some existing inventories
- Evaluate and revise ordinances
- Establish new programs and departments
- Find good examples from other towns
- Retain outside experts & consultants
- Find funds, leverage local resources
- Engage volunteers
- Educate, educate, educate

Create the mechanisms to own, manage and maintain parks and recreation opportunities.

- Evaluate parks department versus a park district
- Implement open space set-aside requirements for developers
- Implement a signage program that identifies natural areas and their functions and benefits

St. Charles Park District Example



# Implementation Strategies Presentation

## Orland Park Example



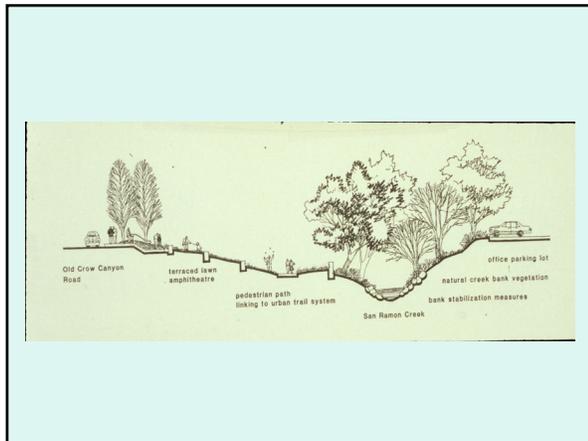
## Schaumburg Park District



# Implementation Strategies Presentation

Develop a comprehensive network of multi-use trails and greenways.

- Identify opportunities for trail connections based on the Regional Greenways and Trails Plan
- Develop criteria for trail opportunities and trail design
- Work with developers to create links for regional trails



## Orland Park Examples



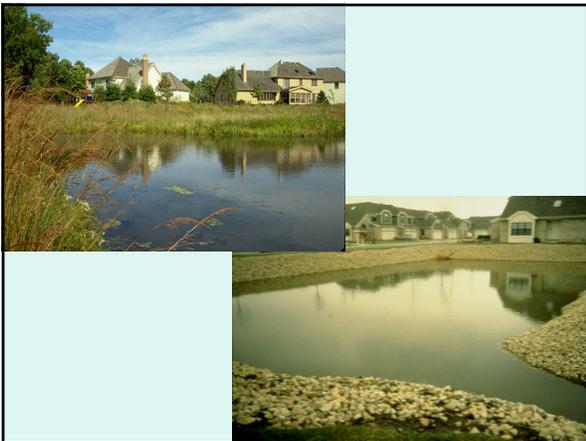
# Implementation Strategies Presentation

## Naperville Riverwalk



Develop and enforce ordinances for wetlands, stream corridors, and stormwater management.

- Evaluate existing ordinances and identify gaps
- Utilize existing ordinances, such as NIPC models
- Utilize environmentally sensitive engineering/planning firms to review development proposals



# Implementation Strategies Presentation

Encourage natural landscaping on both public and private properties.

- Evaluate and amend HG landscape code and weed ordinance
- Adopt a “tree ordinance” to protect native vegetation
- Require natural landscaping for stormwater facilities
- Require natural landscaping for new public facilities
- Work with transportation agencies to incorporate natural landscaping along roadways



### Schools



### Naturalized Roadways



### Commercial and Office



## Implementation Strategies Presentation

### Key Points

- Prevent problems before they happen -- move quickly to update development ordinances
- Learn and borrow from other successful communities -- don't reinvent the wheel
- Be creative in finding funding – leverage local funds with other governmental and developer \$\$
- Continue to actively engage the public and volunteers in implementing the Vision



Questions?

*Community and Nature . . . in Harmony*

