

**Village of Homer Glen Green Visioning**  
**Section 5.6**  
**Conservation Design Field Tour – November 8, 2003**

Stakeholders, members of the Village Board and the Steering Committee visited conservation design neighborhoods and corporate campuses. Their observations helped them to learn more about the principles of this important conservation technique and observe real world applications. The sites visited were the following:

- Tellabs – Bolingbrook
- Tellabs – Naperville
- Tanglewood Hills
- Mill Creek
- DuPage County Forest Preserve headquarters – Wheaton

## **Itinerary**

**CONSERVATION DESIGN TOUR**  
**SATURDAY, NOVEMBER 8<sup>TH</sup> 2003**  
**VILLAGE OF HOMER GLEN, IL**

7:30 AM

- Coffee/and at the Village Office
- Distribute information packets

8:00 AM

- - Leave via motor coach for Tellabs Bolingbrook (location #2 on map)
- Discuss handouts
- Discuss the elements of conservation design to be seen at first stop

Approximately 8:30 AM

- Arrive at the Bolingbrook site of Tellabs (location #2 on map)
- Tour and discuss conservation design elements seen
- Dave Yocca joins the tour

Approximately 9:00 AM

- Leave for the Naperville site of Tellabs (location #3 on map)
- Discuss the conservation design elements to be seen at the second stop

Approximately 9:30 AM

- Arrive at the Naperville site of Tellabs (location #3 on map)
- Tour and discuss conservation design elements seen

Approximately 10:15 AM

- Leave for Tanglewood Hills clustered homes development (location #5 on map) including a drive-by of a naturally landscaped private residence near Batavia (location #4 on map)

- Discuss the conservation design elements to be seen at the third stop

Approximately 10:35 AM

- Arrive at Tanglewood Hills clustered homes development (location #5 on map)
- Tour and discuss conservation design elements seen

Approximately 11:05 AM

- Leave for Mill Creek clustered residential development (location #6 on map)

Approximately 11:15 AM

- Arrive at Mill Creek clustered residential development (location #6 on map)

11:30 AM

- LUNCH at Mill Creek Golf Club
- Speaker(s) to discuss conservation design elements which are to be seen

12:30 PM

- Tour and discuss conservation design elements seen

Approximately 2:00 PM

- Leave for the Headquarters of the DuPage County Forest Preserve in Wheaton (location #7 on map)
- Discuss design elements which are to be seen

Approximately 2:30 PM

- Arrive at the Headquarters of the DuPage County Forest Preserve in Wheaton (location #7 on map)
- Tour and discuss design elements seen

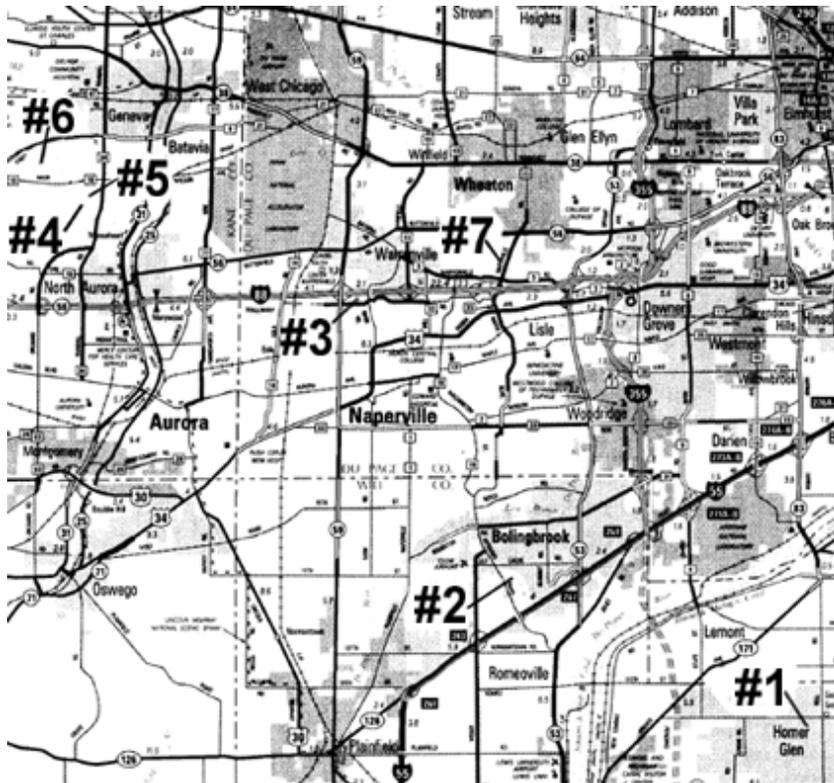
Approximately 3:00 PM

- Leave for the return trip to Homer Glen Office (location #1 on map)
- Discussion and completion of trip evaluation form
  1. What was seen?
  2. What else should we see in the future?
  3. What would we like to see in more detail?
  4. What applies to Homer Glen, what does not?

Approximately 3:45 PM

- Arrive back at the Homer Glen Office (location #1 on map)

## Tour comments and recommendations from attendees



*Conservation Design Field Tour Map*

1. **What design elements seen today should be covered in more detail? What would you like further information concerning?**
  - a) Running water, waterfalls as design for esthetics, and purification may be used to ease the burden on some existing problem water (wet) areas.
  - b) Cluster development in rural settings.
  - c) Examples to help our understanding of dry-bottom ponds.
  - d) Cluster development. Integrating commercial development into a “green” design.
  - e) Conservation design in retail development. Would like to see a water permeable parking lot.
  - f) Storm water needs to be contained on site if a creek is not close by. Don’t run excess out of detention pond across the neighboring farm field.
  - g) More residential preservation and construction of naturalistic retention ponds.
  - h) Parks – active & passive – different types & sizes.
  - i) Shaffer System vs. Septic
  - j) I found the residential design features most interesting.
  - k) Did not care for such small lots in Tanglewood & Mill Creek. Front set backs, side & backyards – too small, too dense. Need information on how it can be done better in Homer Glen.
  - l) Economic benefits, infrastructure efficiencies.
  - m) Tanglewood Hills.

- n) Tanglewood A+
- o) Benefits of incorporating storm water management areas and wetlands into common open space. More clarification on the difference between conservation design on an individual lot and conservation design in the subdivision platting process.
- p) Clustered home development such as Tanglewood.
- q) I would like additional information regarding the infiltration rates of the bio-walls and prairie swales, as well as the percent impervious for the previous pavement designs.
- r) Good lighting (indirect), low lumen lighting – examples would be great. For businesses, parking lots, residential.
- s) More on storm water systems.
- t) Swales – bio & prairie, native prairie plants, wetlands, and native materials for trails.

## **2. What design elements not seen today should be considered by Homer Glen?**

- a) Dry-bottom detention areas with natural plantings.
- b) Would like to see a lighting tour. Possibly different surfaces for trails-compare the Prairie Path with Old Plank Trail. Community Parks?
- c) To be farm friendly, mailboxes on main roads and road signs should be set back to allow for farm machinery passage.
- d) Porous paving for parking lots.
- e) Unfortunately, I don't think many developers coming into the village have enough foresight or courage to do this type of developing.
- f) To have developers come with a blank slate and not a drawing. This will encourage to plan with goals and objectives of Green Grant Program. Present developer with guidelines (Orland Park & Kane County as examples) can be of benefit to developers as incentives.
- g) Lockport: land - we plan update.
- h) Explanation of environmental benefits of sanitary sewer/drawbacks of individual septic systems.
- i) Trail systems, Town Center concept, signage and lighting.
- j) Are there other ways to decrease the area of impervious areas on commercial sites? Maybe some examples of retail applications would be helpful.
- k) Keeping open spaces and the density we have. That is what attracted me to begin with originally.

## **3. Can you recommend other locations we should visit on future trips concerning commercial and residential design elements?**

- a) Housing developments that combine uses and may include a City Center, multi-family or townhouses, and single family with parks or open space.
- b) I'll keep thinking. Are there any good towns centers without a train station?
- c) Other on-site waste water treatment.
- d) Argonne or Fermilab.
- e) Celebration, FL
- f) Deer Park, Frankfort.

- g) There are some nice conservation design areas in the Killdeer and Deer Creek areas.
- h) Travel to sites viewed in spring and summer. Green Garden Township, Coffee Creek in Indiana if ready. Check commercial area that Dale Vogelsanger knows (may be conventional storm water, but is supposed to be people friendly with landscaping and other amenities.)
- i) I would like to see the Sears site.
- j) Paul, Jim's subdivision on Manhattan/Monee Rd. in Monee.
- k) Rt. 45 through Orland, to be avoided.
- l) Green Garden.
- m) I would like to see examples of sustainable designs done in Will County. Since Homer Glen will be using the same ordinance and design standards, it may be easier to relate the concepts to our community projects.
- n) Morton Arboretum – parking lot on the new visitor center. Let's see, working horse-riding facility tied in with conservation design or something like a working organic farm, etc.
- o) Green Gardens Township.
- p) SBC-Hoffman Estates (along I-90) near Barrington & Central Roads).
- q) What about some of the other suburbs. Have they done some of the same things similar?

**4. What conservation design elements seen today are applicable to Homer Glen? What are not?**

- a) I think all conservation design elements are applicable. However, the "urbanization" design concept "Mill Creek" density and design are a little "out there" for our area, at least at this time.
- b) Natural plantings seem applicable. Cluster housing does not.
- c) Cluster development.
- d) Did not like houses with alleys. Liked the boulders on the side of the road at Mill Creek.
- e) Prairie restoration and conservation.
- f) Set back/buffers, i.e., 300' farmstead set back, beams/plantings along main roads, open vistas at ends of streets.
- g) Conservation design subdivisions and commercial site design with prairie plantings and natural landscapes.
- h) I believe that all the design elements seen today could be applied to future projects in Homer Glen.
- i) Positive plan to have views that show the open space, positive to have house sites placed with view of open space. Need to evaluate conservation design for Homer Glen standards – discuss what could improve size of lots when clustering. Positive to have developer set aside buildable land if clustering is used. Clustering with reduction of lot sizes should not happen if only unbuildable land is not built on. Hire Environmental Planner.
- j) The naturalized areas for retention/detention will definitely work. At this point, the minimum lot size is still under debate in conservation designs.
- k) Lockport-build around the natural resources in Subdivision PVD. Storm water management.

- l) Depending on a particular development, most if not all should be considered.
- m) The incorporation of both wet and dry bottom detention into the open space in an aesthetically pleasing manner is applicable to Homer. Homer has many small subdivision applications. Some of the elements of the subdivisions seen today could not easily be incorporated into a small-scale development.
- n) Clustered homes similar to Tanglewood are applicable. I did not care for Mill Creek.
- o) They may all be applicable, but more difficult to enforce on smaller developments. Maybe the Homer Glen ordinances should require a choice of BMP's from a list to promote sustainable designs, but leave developers choice to diversify the projects.
- p) Conservation design – great views, water infiltration worked well.
- q) There seems to be some areas more to the south part of Homer Glen as opposed to around the Sylvan area. Our area is 36 years old and is pretty much already built up.







