

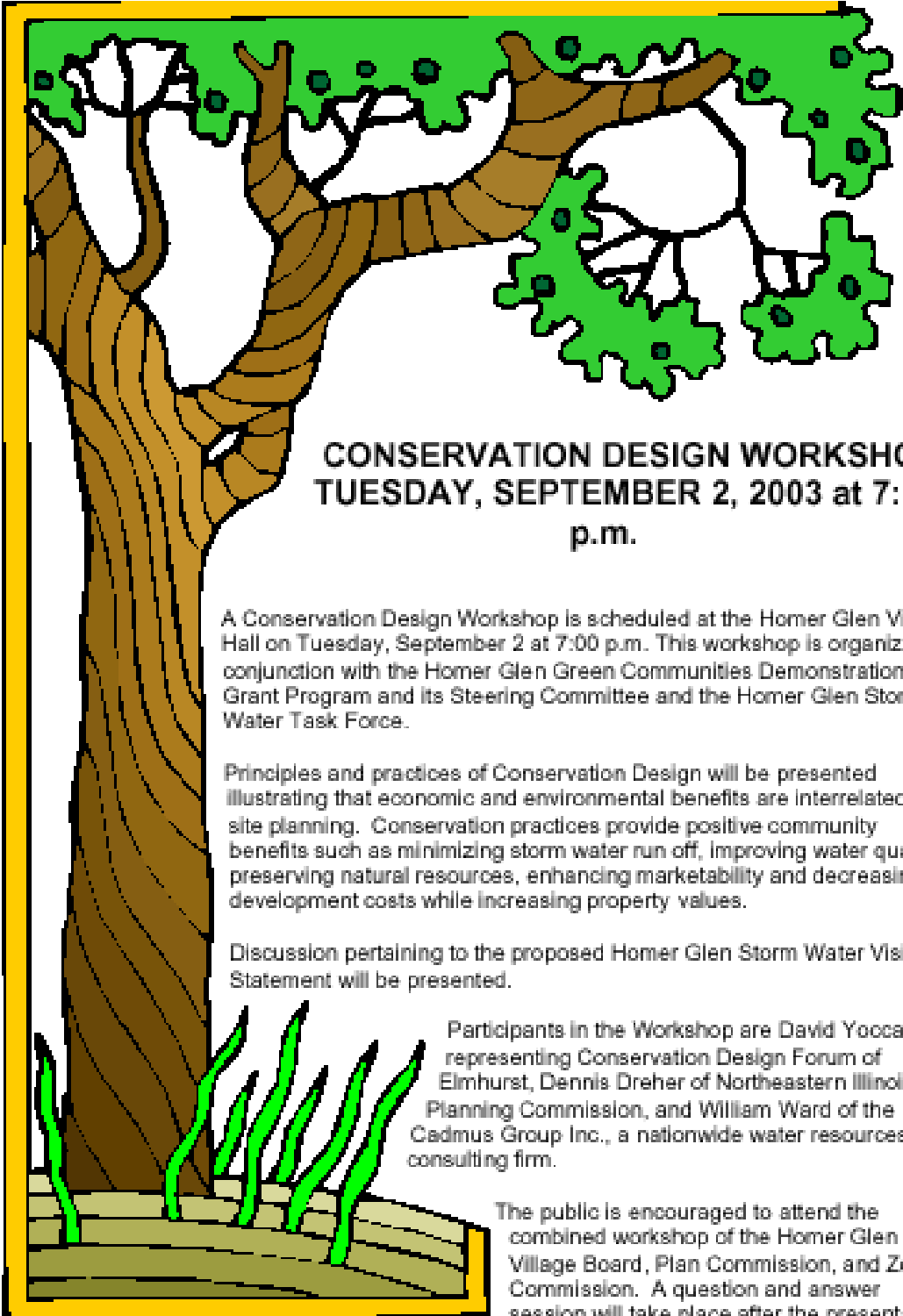
Village of Homer Glen Green Visioning
Section 5.5
Conservation Design Workshop – September 2, 2003

Stakeholders had voiced a preference for conservation design developments as indicated by keypad polling. Before approving objectives recommending conservation design developments, the stakeholders indicated they wanted more specific information about the costs and benefits of conservation design. A Conservation Design Workshop was arranged featuring environmental experts presenting model planning principles that are designed to conserve identified natural features within a context of sustainable development. Speakers explained how economic and environmental benefits are interrelated with site planning. They demonstrated that conservation practices provide positive community benefits such as minimizing storm water run off, improving water quality, preserving natural resources, enhancing marketability and decreasing development costs while increasing property values.

The workshop featured four main speakers:

- **Dennis Dreher, NIPC.** Mr. Dreher explained how natural features can be protected within a context of sustainable development.
- **Bill Ward, Principal, The Cadmus Group, Inc.** Mr. Ward addressed the impact of stormwater runoff on water quality. He spoke about the regulatory requirements the Village will face under the NPDES Phase II Stormwater rule and the need to prevent water quality problems as the Village develops.
- **David Yocca, Director of Landscape Architecture and Planning, Conservation Design Forum.** Mr. Yocca explained how to integrate natural systems into new neighborhood and community developments in an ecologically sustainable way. He discussed a holistic approach to stormwater management, soil health, natural landscapes, and “green” buildings and infrastructure. The presentation looked at three kinds of project examples: watershed scale; community/neighborhood scale; individual site or parcel scale.
- **Jeff Swano, Enviro Impact Solutions** Mr. Swano addressed the economic impacts of conservation design. He compared construction and maintenance costs of conservation development versus traditional development.

Publicity release and invitation



CONSERVATION DESIGN WORKSHOP
TUESDAY, SEPTEMBER 2, 2003 at 7:00
p.m.

A Conservation Design Workshop is scheduled at the Homer Glen Village Hall on Tuesday, September 2 at 7:00 p.m. This workshop is organized in conjunction with the Homer Glen Green Communities Demonstration Grant Program and its Steering Committee and the Homer Glen Storm Water Task Force.

Principles and practices of Conservation Design will be presented illustrating that economic and environmental benefits are interrelated in site planning. Conservation practices provide positive community benefits such as minimizing storm water run off, improving water quality, preserving natural resources, enhancing marketability and decreasing development costs while increasing property values.

Discussion pertaining to the proposed Homer Glen Storm Water Vision Statement will be presented.

Participants in the Workshop are David Yocca representing Conservation Design Forum of Elmhurst, Dennis Dreher of Northeastern Illinois Planning Commission, and William Ward of the Cadmus Group Inc., a nationwide water resources consulting firm.

The public is encouraged to attend the combined workshop of the Homer Glen Village Board, Plan Commission, and Zoning Commission. A question and answer session will take place after the presentation.

Agenda

Homer Glen Conservation Design Workshop

Agenda

September 2nd, 2003

- 7:00 pm Welcome and Introductions
- 7:10 pm Conservation Design and the Green Communities Grant
Dennis Dreher, Senior Engineer, Northeastern Illinois Planning Commission
- 7:15 pm Water Quality and Stormwater Management Requirements
Bill Ward, Principal, The Cadmus Group, Inc.

This presentation addresses the impact of stormwater runoff on water quality. It addresses the regulatory requirements the village will face under the Phase II Stormwater rule and the need to prevent water quality problems as the village develops.

- 1.0 Impact of Stormwater on Water Quality
 - State water quality reports
 - Impaired water bodies in our region
- 2.0 Regulatory Requirements
 - Phase II Stormwater Rule
 - Will County Stormwater Ordinance
- 3.0 Need for a proactive Approach

- 7:30 pm Sustainable Land Development Practices- Ecologically-Based Community Design
David J. Yocca, ASLA, AICP, Director of Landscape Architecture & Planning
Conservation Design Forum

The focus of this discussion is on how to integrate natural systems into new neighborhood and community developments in an ecologically sustainable way. A holistic approach to stormwater management, soil health, natural landscapes, and “green” buildings and infrastructure will be discussed.

- 1.0 Premises of Ecologically Based Planning and Design
- 2.0 Principles of Conservation Design
- 3.0 Project Examples:
 - 3.1 *Watershed Scale-*
Route 47/Kishwaukee River Planning Study
Blackberry Creek Watershed Master Plan
 - 3.2 *Community/Neighborhood Scale-*
Mill Creek
Coffee Creek Center

*Dunes Country at Furnessville
Plano Properties*

3.3 *Individual Site or Parcel Scale-
Matteson Village Hall
Tellabs Corporate Facility
Tuthill Corporate Headquarters
Private Residence*

- 8:30 pm Economics of Low Impact Development
Jeff Swano, Environmental Economist, Enviro Impact Solutions
- 8:45 pm Homer Glen Stormwater Mission Statement
Bill Ward, Principal, The Cadmus Group
Homer Glen Stormwater Task Force
- 9:00 pm Questions and Open Discussion
- 9:30 pm Adjourn

Conservation Design Presentation (Sustainable Practices Workshop)

The following is a presentation of 8 slides showing the progress of 473 acres into a conservation design development.

Homer Glen Workshop Notes

- I. Existing site features
 - A. 473 acres, plus or minus 1 square mile
 - regulatory Natural Features
 - wetlands, flood plains, buffers, open water
 - non-regulatory natural features
 - woods, hydric soils ecological connections
 - remnant landscapes - qualitative assessment
 - regulatory cultural features
 - road right-of-way, utility easements, other easements, historic structures, archeological sites (certain)
 - non-regulatory cultural features
 - prime agricultural lands, farmsteads, view sheds, buffer transitions in land use
 - II. Formula for arriving at base line density
 - affected by "carrying capacity" issues
 - existing road way infrastructure
 - utilities services - wastewater, electric, gas, phone, cable, etc.
 - other municipal services
 - methodology - Create an even playing field
 - subtract regulatory lands from gross acreage to arrive at net density
 - subtract other desired natural & cultural features - provide incentives

Examples: Mill Creek
Coffee Creek Center
Prairie Crossing
- III. Development Design Issues
 - A. Conventional vs. Conservation - base ideas
 - Conventional Subdivision:
 - maximum number of lots, i.e. all strive to meet minimum
 - minimize improvement costs to developer
 - minimal community space & features
 - meet not exceed minimum standards for roads, infrastructure, etc.
 - pass on landscape establishment liabilities to home buyer
 - meet standard for stormwater management for flood control, not water quality
 - Conservation Neighborhood:
 - diversity of homes & home sites
 - views, edges, & other quantitative issues
 - must create incentives to minimize up-front costs to developers & maximize long term benefits
 - create incentives for community shared spaces - best opportunities for
 - integration of stormwater management
 - multi-purpose spaces & functions

- Neighborhood Design Issues
 - scale
 - focal-point - identify with views & viewsheds - look at how landscape is perceived (i.e. Randall Arendt)
 - avoid double-frontage lots
 - connectivity
 - walkability - recreation (1/4 – 1/2 mile to focus - school, park, farm)
 - diversity
 - landscape typologies
 - native landscape restoration
 - stewardship issues
 - cultural landscape
 - lawn
 - garden
 - agricultural landscape
 - trees- street trees, vertical landscapes
 - neighborhood school/daycare/gathering spot cafe
 - critical mass - number of citizens necessary to support community
 - amenities
 - architecture -
 - green ideas - sense of quality permanence, character, "we live here" should be visible, no "snouter-city"

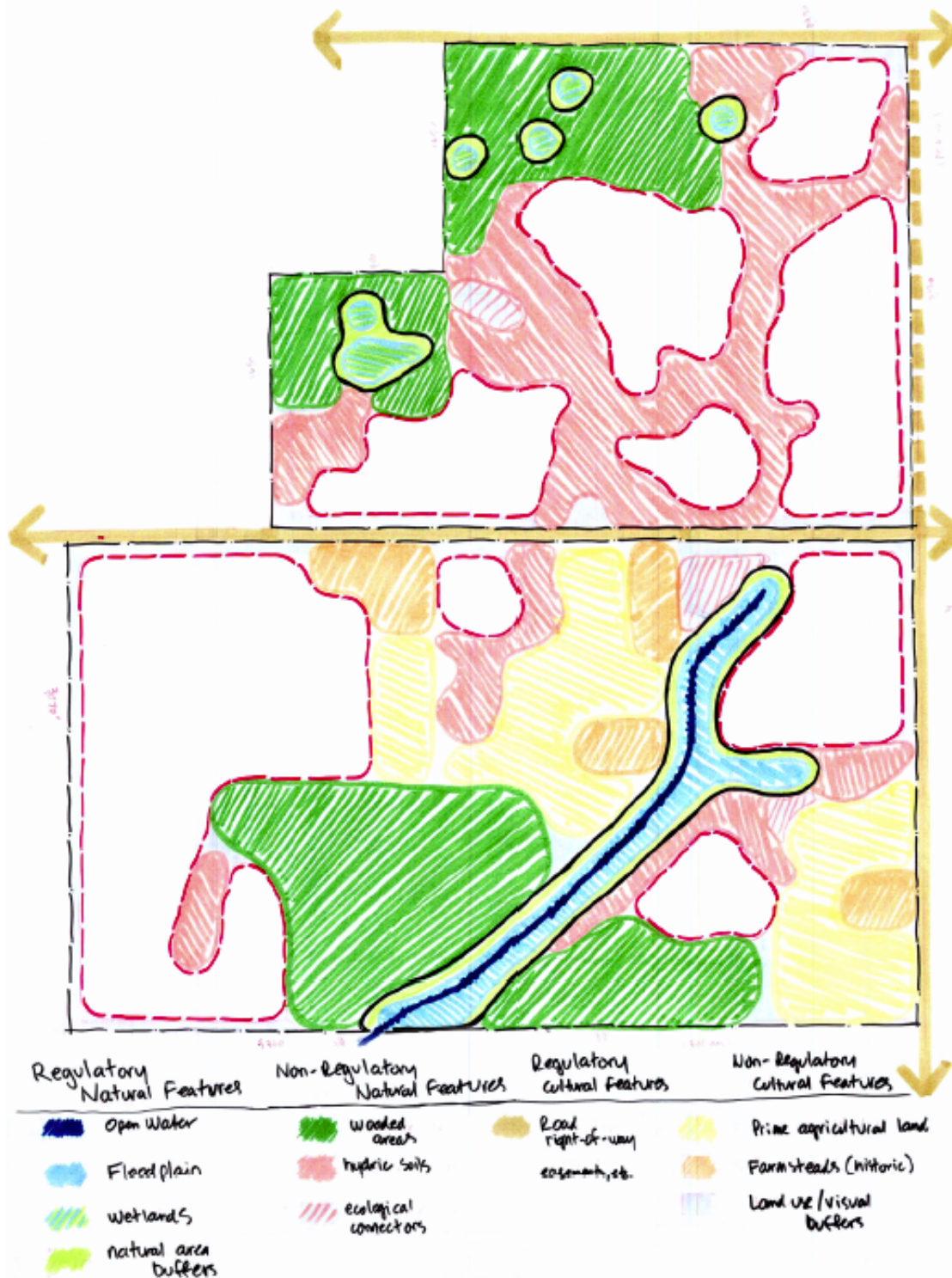
IV. Conclusion

A. starts with a vision

B. in order to create an alternative to conventional sprawl, a variety of planning & design issues must be addressed:

- create a level playing field
- establish clear & concise development standards & guidelines
 - provide positive incentives to strive for good design
 - develop (& subsidize) demonstration project
- overcome fears
- public/private partnership
 - approval process - timing
 - shared costs for infrastructure/green infrastructure
 - eliminate unknowns
 - seek out builders & developers that share the vision

Homer Glen
Sustainable Practices Workshop
Summary of Natural & Cultural Features



Buildable Area Calculations

Total Area 473 acres

Regulatory Natural Features

Open Water	3
Floodplains	13
Wetlands	4
<u>Natural Area Buffers</u>	<u>13</u>
Total	33

Non-Regulatory Natural Features

Wooded Areas	89
Hydric Soils	72
<u>Ecological Connections</u>	<u>5</u>
Total	166

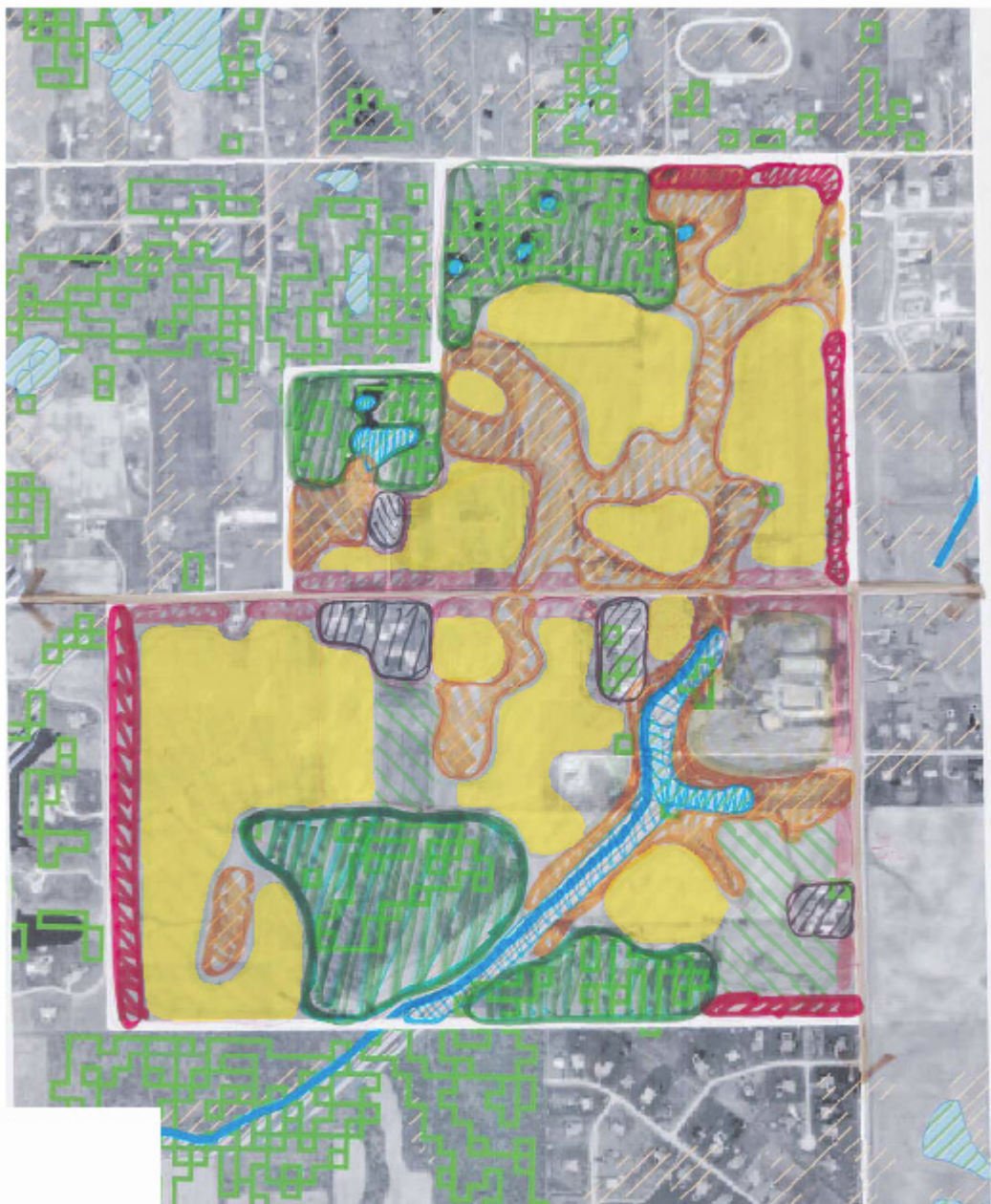
Regulatory Cultural Features

Road right of way, <u>Easements, etc.</u>	<u>22</u>
Total	22

Non-Regulatory Cultural Features

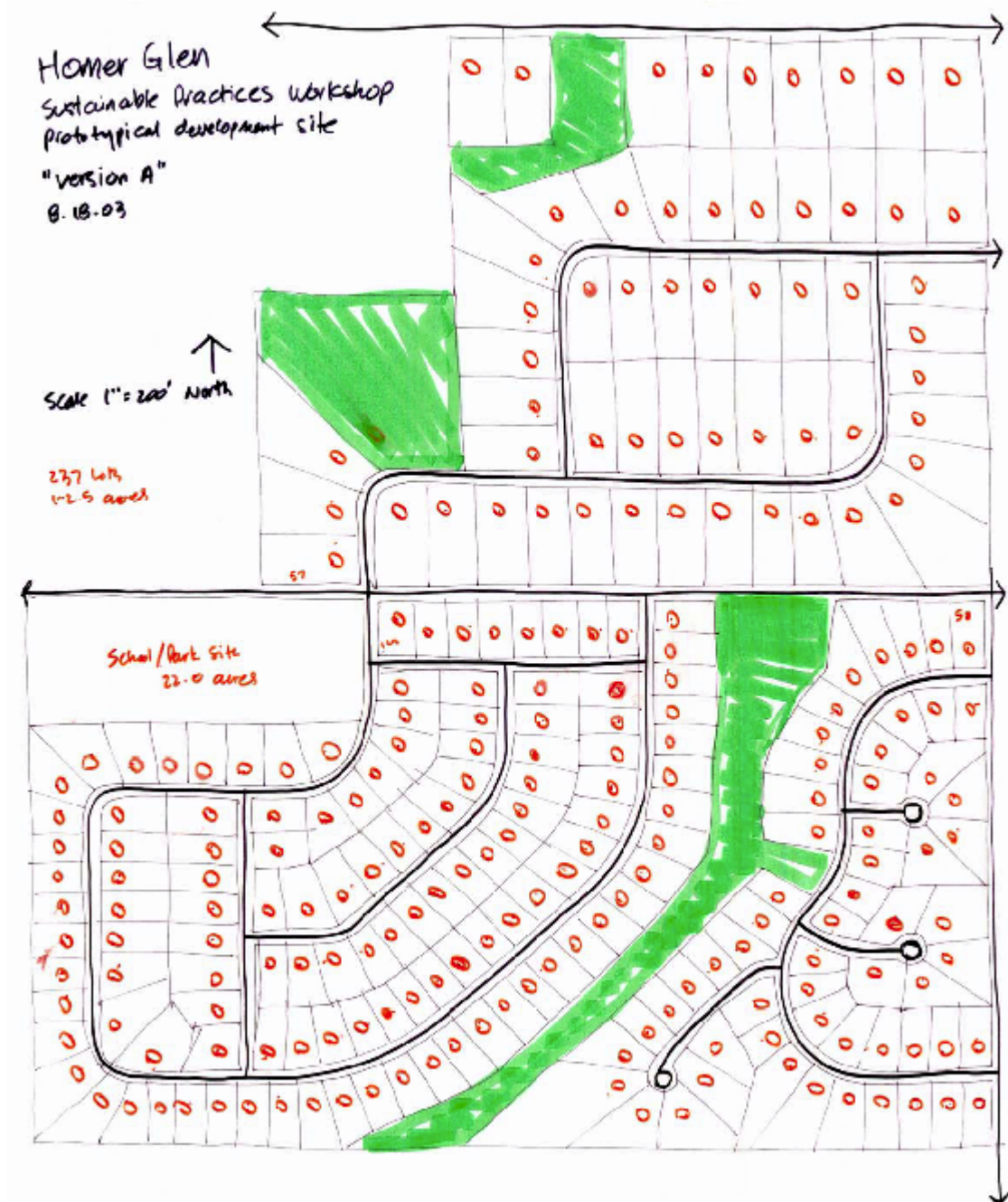
Prime Agricultural Land	45
Historic Farmsteads	17
<u>Land use/Visual Buffers</u>	<u>25</u>
Total	87

Total Area	473
<u>Total Unbuildable Area</u>	<u>- 308</u>
Total Buildable Area	165 acres



 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.



Homer Glen
Sustainable Practices Workshop
prototypical development site
"version B"
8.18.03

Scale 1"=200' north

153 lots
1 acre





Homer Glen Stormwater Mission Statement

"The mission of the Village of Homer Glen is to view storm water as a resource and to develop and encourage the management of storm water in a manner that will promote a healthy environment in a safe and livable community. The Village will manage storm water in a manner that protects residents from flooding and replenishes aquifers, feeds wetlands, maintains baseflow in streams, and provides sustenance for the plants and animals that foster the natural character of our community".