



Community Planning ■ *Site Design* ■ *Development Economics* ■ *Landscape Architecture*

Project Narrative for Dunn Farm Property

Planned, Mixed - Use Community Development, Conceptual Site Plan for 137.50 acres, located south of 159th Ave., north of 163rd Street Homer Glen, IL.

Prepared for the Village Board and Plan Commission Workshop Meeting, August 10, 2022, 7:00 p.m.

Property Development Representative:

Property Owners – Hickory Grove, LLC.

Development Representative

Land Planner and Landscape Architects – Nick Patera, Teska Associates, Inc.

Statement Overview

We are pleased to have the opportunity to present the proposed development concept and present a fresh idea for the future vision of the Dunn Farm property to the Village.

The Conceptual Plan for Dunn Farm is designed as a planned, mixed commercial and residential open space conservation neighborhood. The goal of the plan is to integrate open space as a key identifying theme element allowing residents, visitors, shoppers, employees, and visitors to easily relate, see and access open space, walking trails, and natural areas from their storefronts, back yards, trails, and the internal road network. The open space planning arrangement allows residents and visitors to have opportunity to meet one another on walks, to have exposure to nature and fitness and activities as a lifestyle and marketing choice.

Open Space

Open space preservation includes the east and south woods as a deeded natural preservation and buffer to the east and south neighbors. The Dunn Farm barns, and homestead in the northeast will be dedicated to the Village as an opportunity for program activities, passive recreation, community gardens, seasonal sale of farmers market style gatherings and sale of Christmas trees, pumpkins, crafts and produce.

The eastern deeded open space is integrated with the internal neighborhoods managed open space as one cohesive open space. The existing underground Badger pipeline is subliminally included as part of the overall open space network. The neighborhood walking trails connect the neighborhoods to public sidewalks, natural open space areas, stormwater management areas and to Stonebridge Park.

Stormwater management within the open space will be the responsibility of the homeowner's association. The east 40-acre open space and Dunn Farmstead will be deeded to the Village as a public park resource in lieu of a park donation fee. Limited public access to internal neighborhood trails and amenities will be allowed during daylight hours like a public park.

Overall open space within the residential acreage is 77.4 acres or 66% which is significant.

Transportation and Roads

The road network hierarchy includes a primary entry drive on 159th Street and three secondary entries at Messenger Circle, Iz Brook Drive, and 163rd Street / Newport Drive. The main loop road and connections are all dedicated right-of way roads. The loop road circulator provides a traffic calming effect and intuitive orientation to the neighborhood residences. This allows easy flow to and through the neighborhoods without becoming a "short-cut" thoroughfare between 159th and 163rd Street. The internal townhome and duplex roads within the loop drive circle are privately maintained drives with front yard easements for utilities. Public sidewalks will be provided on the dedicated main loop and connection roads. Sidewalks will connect to internal open space walking trails to tie the neighborhoods together.

Residential site planning has strived to give each home the opportunity to abut outdoor space directly outside their patios and back yards. Open space access will become a signature feature that distinguishes the proposed development.

Land Uses

Commercial

Within the 20-acre commercial / retail area, care has been given to create a welcoming village green common as a universal identifying element suitable for passive events and activities. Combined, the village greens halves are about 1.5 acres. Commercial uses anticipate a mix of neighborhood scale retail, dining, services, and an anchor grocery store. Drive-through businesses and store front parking will be appropriate for the retail facing the 159th Street Corridor. Landscaped parking rooms within the commercial / retail parcel are convenient to each use and allow store front businesses to face the village green circulation drive. Professional, medical, dental, fitness, community services, and childcare uses will be appropriate as the commercial transitions to the south. The divided boulevard entry from 159th Street will require relocation of the existing IDOT detention basin to serve as an attractive boulevard with a future traffic signalized intersection to serve the commercial and residential neighborhoods. A separate right-in / right-out circulation loop road provides additional secondary service and access to the commercial core area for parking, service, and loading. A landscaped buffer frames the west, south and east sides of the commercial parcel from surrounding uses. A strong emphasis of landscape within the parking lots and open space at building foundations allows the commercial area to be a complementary introduction and residential gateway.

Residential

The three types of Residential land uses are arranged to provide a gradual density transition from north to south.

Attached Townhomes occupy the north and west half of the core area and make an appropriate companion to transition the commercial / retail with a landscape berm buffer. Townhomes and Duplex homes will feature a front door facing the street to provide residential identity and active streetscape presence. Townhomes are typically 1,600 to 1,800 sq. ft. and two plus story height.

Duplex homes occupy the east half of the center core and east side to make the transition from townhomes to single family with open space access from each duplex rear patio. Duplex homes and Townhomes will have two car garages and a minimum of two car parking on the driveway apron. Duplex are typically 1,450 to 1,850 sq. ft., single and two story as optional.

Single family homes will be custom built and occupy the south and west areas to blend with surrounding single-family neighborhoods beyond. Homes will feature two car garages, two or more cars on the driveway. Additional guest parking will be parallel on-street for visitors. Single family homes are typically 2,400 to 3,000 sq. ft., predominantly two-story heights.

The overall residential density is shown at 259 units for the 116. 64 acres as a reasonable 2.2 du/acre. Single family lot sizes are all greater than 10,000 sq. ft. in size. The Duplex and Townhomes will be on individual home parcels within a commonly managed open space.

The resident's clubhouse and management offices are shown as an optional amenity, subject to the developer's choice and market demand.

Architectural Appearance and Building Materials

Each of the three residential types will have distinct architectural design using durable, quality materials including masonry stone and brick bases and partial elevations, fiber cement plank, patterned shingle and stucco cement siding, painted trim, windows with divided lights, downspouts, and architectural roof shingle. A variety of select façade color palate will allow each home to have diversity and compatibility.

Garage doors will feature patterned panels and windows to provide scale and color matched to the architectural trim color. The attached Townhomes and Duplex homes will provide a variety of facades and roof pitches, gables, and hip roofs.

The single-family homes will be custom design featuring compatible appearance to complement the attached homes.

Stormwater Management and utilities

Stormwater storage and management will be maintained by the homeowner's association as part of the trails and open space. Public utilities, sewer, water, gas, electric and cable will all be provided to the property.

Development Phasing

Development is designed to be phased and built-in increments under direction of a master development manager to assure cooperative design and continuity.

Comprehensive Plan

In accordance with the Village Comprehensive Plan there are influential elements to note.

- *Existing Land Use is agriculture in the center, north, and west, woods on the east and south, and the historic Dunn Farmstead (vacated) in the northeast near 159th Street.*
- *Access road and frontage on 159th Street is a principal arterial commercial corridor. The other nearby roads are neighborhood collectors; 163rd Street residential corridor connecting streets at Iz Brook Drive and Messenger Circle stem.*
- *Adjacent Land Use consists of 159th Street as a principal arterial corridor to the north, west, and east which is primarily commercial use. Stonebridge Woods has single and multi-family residential to the east, Evergreen residences and Newport (Lockport) have single family communities to the south, Evelyn's Gate is single family residential, Messenger Woods has multi-family to the west, and Parkview Christian church and Dinoflo's Banquet as a commercial use to the northwest.*
- *Potential Long-Term use of Agricultural Land map consists of a blend of commercial to the north and residential to the south.*
- *Parks, Open Space, and Environmental Plans indicate two drainage divide lines dividing the property into three watershed areas. The woods and environmental features to the east and south to be preserved. Stonebridge Park to the east is not indicated but recognized as an opportunity.*
- *A private underground Badger pipeline runs diagonal from the southeast corner to the northwest corner of the property.*
- *Municipal utilities, water, sewer, gas, electric, and cable are all on the adjacent right of way corridors.*
- *An IDOT retention basis is located in the center north edge of the property along 159th Street, which will be petitioned for relocation to allow a proposed road connection and traffic signal.*
- *The property is identified in the Preliminary Evaluation of Land Use and Development Opportunities as a Mixed-Use Opportunity Site with a blend of neighborhood commercial, local business, and residential uses.*

The proposed Site Plan reflects many of the Village Comprehensive Plan goals and objectives to create an overall vision for long range appropriate lands use.

COMMUNITY IMAGE and CHARACTER Goal: An attractive and distinctive community image and identity that builds upon Homer Glen's countryside character, unique environmental features, and abundance of open space.

HOUSING and RESIDENTIAL AREAS Goal: A housing stock and living environment that serve the needs and desires of local residents, attract new families to the community, and enhance the countryside character and environmental quality of the Village.

COMMERCIAL and BUSINESS DEVELOPMENT Goal: Commercial and business development that provides residents with needed goods and services, enhances the Village's tax base, and is compatible with the countryside character of the community.

THE NATURAL ENVIRONMENT Goal: Preservation, protection, and enhancement of the extensive natural resources and open space areas that are essential to the overall image and character of Homer Glen.

PARKS and RECREATION Goal: A park and recreation system that meets the active recreational and leisure needs of Village residents and enhances the overall image and character of the community.

COMMUNITY FACILITIES Goal: A system of community facilities that provides for the efficient and effective delivery of public services and enhances the Village as a desirable place in which to live and do business.

Thank you for your consideration of this proposal, we look forward to presenting the plans and hearing your thoughts to support this plan moving forward.

Nick Patera
Senior Vice President