

COUNTRYSIDE PLAN



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APPENDIX

I.	VISION	4
II.	INTRODUCTION	5
III.	VILLAGE'S RURAL HERITAGE	7
IV.	LAND USE AREA	9
V.	OPEN SPACE PLAN	11
VI.	COUNTRYSIDE USES.....	13
VII.	ROADWAY PLAN.....	17
VIII.	COUNTRYSIDE LANDSCAPING.....	19
IX.	COUNTRYSIDE RESIDENTIAL PRINCIPLES	22
X.	CONSERVATION DESIGN	23
XI.	CONSERVATION DESIGN STANDARDS.....	27
XII.	HAMLET DESIGN.....	39
XIII.	COUNTRYSIDE DESIGN GUIDELINES	34
XIV.	COUNTRYSIDE PLAN	41





I. VISION

The Countryside Vision introduces a conceptual plan for approximately 1,500 acres of the Village of Plainfield's western perimeter. This plan is meant to be a visionary document. As outlined in this plan, there is a real opportunity to create a unique district along the Village's western boundary that will preserve the existing character of the area and much of the existing unique flora and fauna. Much of the vision of this plan has been drawn from the Village's Comprehensive Plan and Open Space Plans. Additionally, staff has attempted to incorporate elements of the best conservation design approaches found in the region into this overall plan.

The implementation of this plan will require the development community to follow the guidelines within this plan. Opportunities will be created within this area to a series of conservation developments adjacent to a network of trails, bridle paths and greenways. Additional opportunities may be created to preserve tracts of the existing open space through the conservation design approach along with extensive restoration of some of the original prairie conditions. Numerous conservation principles along with very specific best management practices are outlined in this plan and this plan.





II. INTRODUCTION

The Village of Plainfield has long recognized the critical importance of preserving elements of the village's rich rural heritage in view of the Village's 172 years of history and traditions. Historically, the many farms that dot the region's rural landscape have helped define the character of the village of Plainfield for numerous generations.

The following Countryside Plan encompasses the Countryside Residential District in the Village's Comprehensive Plan. As outlined in the Comprehensive Plan, the "Estate Residential" land use category is designed to provide opportunities for very low intensity, single-family residences with an overall density of one dwelling unit per acre or less. This category provides a semi-rural or countryside character, and preserves the land's natural features and open space. Governmental, educational religious and recreational uses which are compatible with this form of development may also be permitted. Residential densities are typically below 1.0 dwelling unit per acre."

The need for this plan has become more pressing as development pressures continue to reshape the region. This plan's vision to preserve elements of the Village's rich rural past provides a real opportunity to implements parts of the Village's Open Space Plan and other regional plans. These plans include the "Protect Kendall County Now Plan and Aux Sable Watershed Plan".

The goals of this countryside plan is to preserve the rural character of the village's western boundary by establishing a series of specific set of conservation design guidelines that will promote ecologically sensitive and sustainable development patterns in this area. To accomplish this goal, a series of general design guidelines have been incorporated into this plan. These guidelines have heavily been drawn from the principles of national known authors like Randall Arendt and publications like "Conservation Development in practice.

In addition to the promotion of conservation design through clustering, opportunities have been incorporated in this plan that allows for and promotes the creation of residential districts of large estate lots.

III. VILLAGE'S RURAL HERITAGE

To fully understand the vision and goals of this Countryside Plan it is important to understand something about the history of the area. Plainfield Township dates back to 1836 and a township government was established in 1850. The early settlement of the area can be dated back to 1828 by James Walker and the first permanent structure was constructed in 1829. Along with a number of early settlers, the community of Walkers Grove was established along the DuPage River.

Much of the southern perimeter of Walkers Grove was heavily wooded and in 1828 James Walker created the first temporary mill in the region. A more permanent structure was constructed in 1832 and the mill became a focal point for the local economy. As the area started to attract more and more settlers the much of the local woodlands gave way to cultivated fields.

In 1834 the town area of Plainfield was platted. Many settlers were attracted to the Village of Plainfield due to the fact that it was a halfway stop along the Chicago to Ottawa stage line. In 1834 a one story was constructed, later known as the Halfway House which served as a tavern along this stage line and would become the first post office in Will County. One of the early transportation improvements to the region was the Chicago and Oswego Plank Road which opened in 1845.



Plainfield was incorporated under the general law of the state in 1877 and the Elgin, Joliet and Eastern Railroad brought a railroad connection to the Village in 1874. Like many surrounding communities, railroad access to the various regional markets helped expand the Village's agricultural economy and additional areas around the Village's original core were cultivated. In 1911, the Plainfield Grain Company was incorporated in the existing grain elevator on Main Street was constructed in 1920. Through the prosperity of the 1920's and depression of the 1930's, Plainfield's rural economy continued to be the main source of employment in the area.

The proposed Countryside Plan generally covers an area that is located in Oswego and Na-Au-Say Townships. Oswego Township and the Village of Oswego date back to the 1830's. Many of the early settlers in the region established farmsteads along Schlapp Road and the area was serviced by the Chicago, Burlington and Quincy Railroad stop at "Oswego Station". The rural economy continued to be the dominant employment base in the region well through the 1970's. Na-Au-Say Township means "Headwater of the Aux Sable" and early settlers began to settle in the area starting in 1829. By the 1840's much of the township had been claimed by settlers. The township continued its strong rural heritage well through the 1970's and the first subdivision in the township was the Oswego plains subdivision which was subdivided from the Gaylord Farm.



IV. LAND USE AREA

The Village of Plainfield's Countryside Plan encompasses an area of approximately 1,500 acres or two square miles on the future western boundary of the Village of Plainfield. The general boundary of this plan is bordered by Schlapp Road on the west, Johnson Road on the north, the Aux Sable on the east and Walker Road on the south. The subject 1,500 acres of land is located within the Aux Sable watershed

The general area that encompasses the Village's Countryside Plan generally corresponds with the Countryside Estate District in the Village's Comprehensive Plan. The area is ecologically sensitive and contains extensive amounts of floodplain. The Village's Opens Space Plan has identified several large greenways that will transverse these 1,500 hundred acres.

Using the Village's Comprehensive Plan, these 1,500 acres could potentially attract between 750 to 1,500 single-family homes and could contain a potential population of between 2,475 to 4,950 people. The proposed area contains approximately 5% of the future and final build-out of the Village of Plainfield. In accordance with the Village's Comprehensive Plan the Village has an ultimate build-out population of approximately 120,000 people.

The Village's Countryside Plan will be a critical element in the Village of Plainfield's future open space plans. It is the hope of this plan that extensive tracts of open space will be set aside for future generations. A real opportunity exists to preserve some semblance of the Village's rural past by setting out a very specific vision for the Village's far western perimeter.





V. OPEN SPACE PLAN

One of the central objectives of the Village of Plainfield’s Countryside Plan is to preserve the exiting character of the Village’s western edge by protecting existing floodplains, wetlands, meadows, fields, and existing hedgerows and tree lines. Additionally, it is important that significant view sheds and vistas be preserved within this planning area.



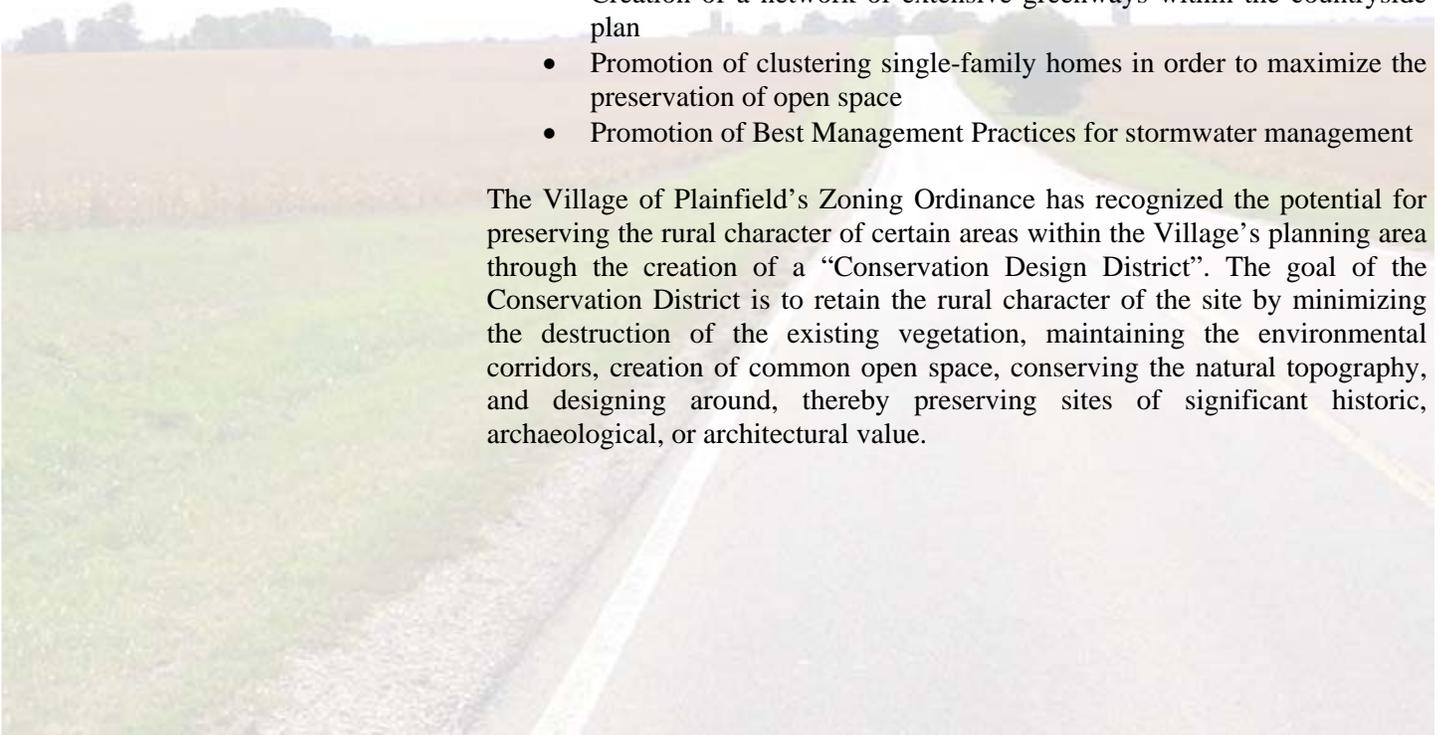
To accomplish these objectives, a general development approach has been outlined in this plan that outlines numerous conservation design approaches. This plan will generally require any developer of a tract of land within this planning area to identified any natural feature or open space vista that is worthy of preservation. Any land plan should work around these natural features and this will generally require a clustering approach.



The general goal of this plan is not to promote the proliferation of subdivisions with large one and two acre estate lots. Instead, this plan promotes the preservation of open space and general character of the area through clustering and conservation design. Below are the five central guiding principles that should be followed in this plan:

- Preservation of a minimum of 50% of all buildable areas within the Countryside Plan
- Creation of 150 foot natural buffers along roadways within the area of the plan and two hundred foot buffers along all waterways within the Countryside Plan
- Creation of a network of extensive greenways within the countryside plan
- Promotion of clustering single-family homes in order to maximize the preservation of open space
- Promotion of Best Management Practices for stormwater management

The Village of Plainfield’s Zoning Ordinance has recognized the potential for preserving the rural character of certain areas within the Village’s planning area through the creation of a “Conservation Design District”. The goal of the Conservation District is to retain the rural character of the site by minimizing the destruction of the existing vegetation, maintaining the environmental corridors, creation of common open space, conserving the natural topography, and designing around, thereby preserving sites of significant historic, archaeological, or architectural value.



VI. COUNTRYSIDE USES

The Village of Plainfield Countryside Plan incorporates an area that is identified as “Countryside Residential” in the Village’s Comprehensive Plan. Consistent with the Comprehensive Plan, this area provides a semi-rural or countryside character, and preserves the land’s natural features and open space. In addition to low density residential, additional uses that would be consistent with this area would include the following uses; governmental, educational, religious and recreational.

RESIDENTIAL

The predominant use within the Countryside Plan will be single-family homes. As outlined above, a minimum of 50% of the plan must be preserved in perpetual open space or approximately 750 acres of open space. The Countryside Conceptual Plan shows 750 single-family homes with a proposed density of 0.5 unit per acre. The Village’s Comprehensive Plan outlines a density of between 0.5 to 1.0 units per acre for the Country Estate District.

As reflected in the Countryside Plan the proposed 750 homes are clustered in a series of neighborhoods. The plan is broken down into two types of design approaches; conservation design clusters and hamlet neighborhoods.

There is no minimum lot size identified in this plan and the vast majority of the lots should exceed the Village’s minimum lot size of 12,000 square feet. In the hamlet neighborhoods the lots will be slightly smaller which is consistent with the Village’s core and what you would historically would see in a hamlet neighborhood. No townhomes, duplexes or multi-family have been identified in this plan.





EQUESTRIAN DEVELOPMENTS

The Countryside Plan provides an opportunity to promote traditional countryside recreation uses such as equestrian uses and facilities. This plan will promote the creation of a bridle path system throughout the area which will help promote equestrian activities.

Through the process of clustering or the creation of estate lots, there is an opportunity to introduce equestrian activities to the Village's western perimeter. The plan calls for the creation of a network of equestrian trails throughout the planned open space areas of the plan. With a network of trails and bridle paths an opportunity will be created for larger equestrian centers to be located at a number of strategic locations. These equestrian facilities can help shape the character of the area and are consistent with some of the existing equestrian facilities that can be found in the region. The aspect of the plan identifies the potential to follow the model that has been created by the Village of Wayne, Illinois and their bridle path system.

The Countryside Plan is planned to incorporate an extensive bridle path network throughout the plan that will connect to a central equestrian facility. In view of the regional growth in the area, there is an opportunity to create a new equestrian center for the southwestern suburbs. These possible equestrian uses could include show jumping, dressage and polo. A network of bridle trails will connect open space areas throughout the Countryside plan. One potential equestrian use in the Countryside would be the creation of a regional polo club. The Village of Plainfield has contained a number of polo facilities in the past and the existing Naperville Polo Club continues to be within the Village's planning area. With continued development pressures on the Naperville Polo Club, potential exists for the creation of a new regional polo facility that could attract regional attention for the Village of Plainfield. Opportunities exist for the



creation of a combined upscale residential development that is integrated into a regional polo club. A facility like this could provide other ancillary equestrian uses such as show jumping events and regional pony club events.

GOLF COURSE

Another feature that the Countryside Plan calls for is the location of a golf course within the planning area of this plan. Generally, a eighteen hole golf course needs a minimum of 200 acres. The existing natural conditions of the area west of the Aux Sable would provide an appropriate setting for a golf course or a golf course community. An important component of the creation of any golf course would be the design of any such project. Any future golf course within this planning area should incorporate some of the conservation design aspects that are highlighted in this plan. Consistent with a number of conservation design golf courses, any project should include a series of Best Management Practices.

While there is a current surplus of golf courses in the Chicago market and while staff recognizes the numerous fiscal challenges for any development of a new golf course for the region, we believe that there might be an opportunity for the development of a new golf course to service the needs of the Village's residents at the time of the ultimate build-out of the Village. Staff has identified the potential of creating a golf course community within this planning area consistent with a number of developments in the area. Specifically, the Mill Creek development in Geneva, Illinois is one model that can be followed. Mill Creek is a community of semi-custom homes developed around an 18- hole golf course and extensive open space areas. A golf course community provides the opportunity to preserve open space vistas and allows single-family homes to be clustered around the course.

One of the key aspects to any potential construction of a golf course within this planning area is to ensure any course is constructed in a manner that is consistent with the principles of this plan. A golf course community is not inherently a conservation design community or even necessarily ecologically sensitive by nature. The United State's Golf Association has created a set of guidelines which outlines a set of principles should be used in designing environmentally friendly golf courses. These principles include the following:

- To enhance local communities ecologically and economically.
- To develop environmentally responsible golf courses that are economically viable.
- To offer and protect habitat for wildlife and plant species.
- To recognize that every golf course must be developed and managed with consideration for unique conditions of the ecosystem of which it is part.
- To provide important greenspace benefits.
- To use natural resources efficiently.
- To respect adjacent land use when planning, constructing, maintaining and operating golf courses.





- To create desirable playing conditions through practices that preserve environmental quality.
- To support ongoing research to scientifically establish new and better ways to develop and manage golf courses in harmony with the environment.
- To document outstanding development and management practices to promote more widespread implementation of environmentally sound golf.
- To educate golfers and potential developers about the principles of environmental responsibility and to promote the understanding that environmentally sound golf courses are quality golf courses.
- Voluntary principles for planning and siting, design, construction, management, facility operations and what golfers can do to help.

BIKE AND WALKING TRAILS

One of the additional recreational elements that will be planned for the Countryside Plan is a network of bike and walking trails throughout the open space of the plan. All open space corridors within the plan should

The Countryside calls for an extensive bike trail system throughout the open space network within the plan. Consistent with the Village's standards, below is a summary of the proposed location of the proposed bike trail network within this plan:

- Bike Trails should be located on the north side of Johnson Road, Route 126 and Wheeler Road and the west sides of Schlapp Road and the new north-south parkway that is planned to connect Johnson Road with Wheeler Road.
- An internal network of bike trails will link all the conservation clusters and hamlets together into one open space network. This proposed trail system will provide an internal network for pedestrians and bikers to transverse the numerous neighborhoods of single-family homes within the plan.
- Consistent with the landscape approach of the Countryside Plan, extensive native plantings should be planted on both side of the trail network. A minimum ten (10) foot mowing strip should be reserved on both sides of the trail network.

VII. ROADWAY PLAN

The Countryside Plan identifies that one of the regions major arterials, Route 126 transverses through the center of the 1,500 acres that will make up this plan. As identified by staff, Route 126 will serve as the major east-west arterial for much of the City of Joliet's, Oswego's and Yorkville's continued residential growth. However, with the exception of Route 126, one of the important design elements to this plan is preserving the rural roadway network that currently exist in the area of the plan. In view of the rural character and many natural resources that exist in the area, any transportation plan for this area needs to be sensitive to the existing character. Specific guidelines are outlined in this section that will help preserve the countryside experience that one experiences today when one drives through the area.

EXISTING TRANSPORTATION NETWORK

The beginning of the Countryside transportation network currently exists and is bordered by Johnson Road on the north and Walker Road on the south. The western edge of this plan is Schlapp Road. The main east-west roadway in this planning area is Route 126. Route 126 has been identified as a regional arterial and the Village staff has identified a future five-lane profile for the section of the road that runs through the Village of Plainfield. The large residential development to the east, Grande Park South has agreed to construct a section of this five-lane profile through their development. Staff would anticipate that this proposed five lane profile will ultimately be constructed all the way out to Schlapp Road.

Currently, Johnson Road and Wheeler Road are two-lane roadways with a rural profile. The Grande Park South annexation agreement calls for both roadways to be improved to a three lane profile with curb and gutter all the way to the edge of the Grande Meadow development or the edge of the Aux Sable.

Schlapp Road is currently an unimproved two lane roadway with a rural profile. The Village's transportation plan identifies Schlapp as a major collector which would reflect an ultimate three lane profile with curb and gutter.

PROPOSED COUNTRYSIDE IMPROVEMENTS

To create a countryside driving experience, this plan calls for reduced roadway widths with natural drainage swales and reinforced grass shoulders on Johnson and Wheeler Road west of the Aux Sable. Additionally, the plan identifies Schlapp to be constructed with a rural profile from Johnson Road all the way south to Walker Road consistent with the rural character of the area. This will help in preserving the rural character of the area. Any roadway improvement within this plan should be designed in a context sensitive manner. It is important that any roadway within this plan maintain their rural character.

The Countryside Plan calls for the construction of a new parkway between Johnson Road and Wheeler Road which would provide a new north-south connection through this planning area. The proposed parkway will be designed



in a meandering fashion and will incorporate a two-lane profile and thirty (30) foot landscaped median planted with extensive native plantings and an alley of shade and ornamental trees. Consistent with the plan the roadway should be designed with a rural profile.

ROADWAY LANDSCAPE PLAN

Special attention should be given to adding extensive landscaping along Route 126 in the area within the proposed Countryside Plan. One of the goals of the roadway portion of this plan is to create more of a parkway design and naturalistic setting for this section Route 126. This plan calls for the introduction of the following landscaping along this section of the Route 126 corridor:

- Incorporation of a meandering 150 foot landscaped buffer along Route 126 is one of the important design elements to this plan. This will provide an opportunity to preserve elements of the existing rural character of the area
- This plan calls for the planting of new clusters or groves of shade and ornamental trees all along this section of Route 126. Additionally, beds of native plantings and wild flowers should be introduced to the landscape buffer along this section of the roadway.
- Extensive plantings including shade trees, ornamental trees and native plantings should be introduced to the landscaped medians that will be constructed as part of the improvements of this roadway.
- A uniform way finding signage plan and Village signage plan has been introduced to this plan and will be an important element of the eventual success of this plan.
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VII. COUNTRYSIDE LANDSCAPING

One of the important aspects to this Countryside Plan is to preserve the existing hydrological system that exists in the area west of the Aux Sable Creek. In addition to the promotion of conservation design and clustering, the incorporation of Best Management Practices is a critical element in preserving the current hydrological condition of the area within this plan.

In view of the fact that approximately 70% of the pollution of streams and rivers results from stormwater runoff, it is imperative that Best Management Practices be implemented in all future residential projects west of the Aux Sable. Below is a brief summary of some of the Best Management Practices that this plan calls for:

BIOSWALES

Bioswales are naturalistic infiltration trenches that are designed to retain and cleanse stormwater flows. Generally, they are planted with native plantings and wildflowers that are native to the area. The benefits of a bioswale is that they will dramatically impervious surface run-off and recharge the ground water supply. Often, the inclusion of a network of bioswales can reduce the amount of retention that a residential development requires.

RAIN GARDENS

Rain gardens are a method of cleansing stormwater runoff through the process of flowing stormwater through a depressed area planted with native plants, shrubs and trees. The purpose of a rain garden is to cleanse stormwater run-off and before it is infiltrated back into the ground water supply. Generally, rain gardens are located in landscaped islands or medians within a residential neighborhood.

FILTER STRIPS

Filter Strips are linear strips of native plantings that will filter stormwater run-off next to parking lots and roadways. Again, like of some of the previous mentioned Best Management Practices, filter strips have the added benefit of reducing stormwater run-off and recharging the groundwater.

NATIVE PLANTINGS

Another aspect related to Best Management Practices is the importance of the use of native plantings throughout the Countryside Plan. In lieu of a more formalized landscape approach, active efforts should be made to reintroduce native plantings to the area. Large open landscaped areas should be planted with native plants and wildflowers in order to reintroduce some of the natural features that once existed in the area prior to the widespread cultivation of the area. The following native plantings should be considered when doing any naturalistic landscaping within the Countryside Plan:





In an aquatic environment the following plants should be considered:

- Bristly Sedge, Common Rush, Swamp Dock, Common Hop Sedge, Common Arrowhead, Three-Square Bulrush, Sweet Flag, Pickeral Weed, Blue Flag Iris, Porcupine Sedge, Long Bracted Tussock Sedge, Common Water Plantain, Swamp Loosestrife, Common Bur Reed.

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In a non-aquatic environment the following native plants should be considered:

- Common Bur Reed, Blue Flag Iris, Common Fox Sedge, Cup Plant, New England Aster, Autumn Sneezeweed, Dark Green Rush, Broad-Leaved Wooley Sedge, Obedient Plant, Sweet Black Eyed Susan, Tall Coreopsis, Prairie Cordgrass, Swamp Rose Mellow, Fowl Manna Grass, Woundwort.



NATURALIZED RETENTION PONDS

Any retention pond that is constructed within the Countryside plan should include extensive wetland and native plantings along the shorelines. The extensive plantings of native plantings have the added benefit of improving the water quality of retention ponds while also having habitat benefits. Another benefit that derives from the planting of native plants along the shoreline of these naturalized retention ponds is the stabilization of the shorelines.

One of the goals of these retention pond guidelines is the creation of more naturalistic looking ponds. Similar to the great American landscape legacy of Olmsted and Jensen, the creation of man made ponds for the use of retention of stormwater should duplicate the rhythms and patterns of nature. Consequently, shorelines should be undulating and a variety of native plantings should be used. To create the necessary natural movement of these ponds, small areas of rock cropping or small manicured vistas can be incorporated into the overall design of these ponds. The rigid geometry of the conventional retention pond is not consistent with nature and should be avoided in the design of any retention pond within the Countryside Plan.



IX. COUNTRYSIDE RESIDENTIAL PRINCIPLES

The Village’s proposed Countryside Plan corresponds with the “Countryside Residential Land” district in the Comprehensive Plan. As outlined in the Zoning Ordinance, this district is intended to provide areas for relatively larger single-family detached homes on larger estate lots. Generally, the residential density is intended to be approximately 0-1 dwelling units per acre. Traditionally, this type of density would dictate larger estate lots from one acre or less. This would be consistent with the pattern of development that is occurring in Kendall County just west of Schlapp Road.

Typically, a conventional low density subdivision will incorporate a land plan that reflects most of the sites open space within the larger private estate lots: However, instead of promoting large estate lots strictly, this Countryside Plan promotes conservation design and clustering. Conservation Design provides flexibility in lot design standards while protecting the natural features of a site. In addition, a good conservation design reduces the amount of impervious service while also implementing a sustainable stormwater management system.





X. CONSERVATION DESIGN

The principles behind “Conservation Design” generally relate to premise that residential developments should be designed around the important natural features and original flora and fauna of a particular site. Conservation Design provides an alternative to the standard or conventional subdivision design that has proliferated throughout the region over the past generation. Typically, a conventionally designed subdivision would divide the whole site into a series of home lots, streets, perhaps a park and an outlet for stormwater management. Too often, no real consideration is given to the natural features that exist on the site and no real efforts are made to preserve the important natural features that exist on a site. As a consequence, many conventional subdivisions reflect no natural connection to the previous meadows, fields or forest that once existed on the site.

As Randall Arendt, the father of conservation design states that the general principle of cluster development is to group new homes onto part of the development parcel, so that the remainder can be preserved as unbuilt open space.” Generally, a conservation design subdivision will be density neutral. As an example if the density of a 100 acre site is 1.0 units per acre, the conservation design approach allows the proposed 100 units to be constructed on 50 acres as long as fifty (50%) of the subject site is preserved as open space. This type of approach will generally require some type of flexibility with respect to lot sizes.

In “Conservation Design for Subdivisions, Randall Arendt goes on and states that the most important component in conservation design is “to identify the land that is to be preserved.” In “Conservation Design for Subdivisions” , Randall Arendt identifies the “Primary Conservation Areas” which might include flood plains, wetlands, lakes and creeks and steep slopes and the “Secondary Conservation Areas” which would include mature groves of trees, meadows, farm fields and other historical or cultural important areas. Generally, the buildable area for house lots should be located outside the “Primary Conservation Area” and the “Secondary Conservation Areas.”

One of the important elements of the Conservation Design approach is the opportunity to maintain the general quasi-rural character of any area by setting aside vast tracts of open space and vistas of open space. One of the aspects that is discussed in Arendt’s “ Conservation for Subdivisions” is the general need to maintain the historical patterns of an area by extending the “historic streetscape and street patterns” to newly developed rural areas. Additional attention should be spent on the relationship between the dwelling unit and the street and this plan provides specific guidelines on how to handle this relationship.

The Countryside Plan calls for two general design approaches with respect to the design of Conservation Design developments. The first design approach reflects the more general clustering approach or the organic approach to conservation land design. In this approach, lots are clustered around cul de sacs

and small loop roads in a manner that promotes open space vistas and view sheds of open space. This general approach configures lots in a manner which almost every lot has some view of open space within the development. The second approach is the more traditional approach, often known as the hamlet approach which is heavily influenced by traditional planning methods. The hamlet as outlined in this plan reflects a more traditional approach with interconnecting streets and possibly a central green or some type of open space within the core of the hamlet.

The Countryside Plan calls for a unique approach to subdivision design within this planning area. In lieu of the more conventional large estate lot subdivisions with a minimum lot size of one (1) acre, this plan calls for clustering of home sites in a manner that preserves a minimum of 50% of any development as open space. Each future development within this planning area will contain an internal network of open space which will be linked with an adjacent network of open space. The purpose of this approach is to create a network of greenways and open space connections throughout the plan.

In addition to the highlighted clustering of single-family homes, a conservation design approach will also focus on the following design techniques:

- Roadways should be oriented towards natural areas and open space vistas; extensive efforts should be made to promote single-loaded roads facing common open space.
- Large 150 foot landscaped buffers should be maintained along any roadways within this plan and fanny first home placements should be discouraged. Any home adjacent to a collector street should have its front oriented towards the collector and should be located on a single-loaded street.





- There should be active efforts to introduce extensive native plantings along all roadways, within all residential developments and extensive restoration of prairies to their original condition in all large open space areas.

The natural features that are worthy of preservation using a conservation design approach may vary from anything from a significant grove of trees to a meadow of open space. Any environmentally sensitive areas like wetlands, flood plain or flood way should also be preserved using a conservation design approach. The fundamentals in a conservation design approach are that the land planner works around the natural features of the land. The placement of the roadways and house placement all become secondary in the conservation design approach.

As shown in the above example, lots are clustered around the open space in a manner that maximizes open space preservation. In lieu of larger estate lots, conservation design promotes reducing lot size through the process of clustering. By clustering lots, more open space can be preserved. As outlined in the beginning of this plan, any conservation plan within this planning area should preserve a minimum of 50% of the subject site as open space.

XI. CONSERVATION DESIGN STANDARDS

Based on the extensive writings of Randall Arendt and the examples of a number of Conservation Developments that have been incorporated into this plan, the following Conservation Design standards should be followed in all residential developments that proceed with a Conservation Design approach within the Countryside Plan”

- 1) The Countryside Plan requires that a minimum of 50% of any site be maintained as perpetual open space within the boundary of this plan. The calculation of open space may include stormwater management areas if they are designed in a naturalistic manner and incorporate public amenities such as trails or bike paths into them.
- 2) Conservation Design Subdivisions should be designed in a manner that is consistent with the four step process of Randall Arendt’s outline in “Conservation Design for Subdivisions”:
 - I. Identify the potential conservation areas which might include mature grove of trees, meadows, farm fields, floodplain, wetlands and special areas of flora and fauna.
 - II. Proceed with locating the house after the designation of the open spaces, viewsheds and open space vistas.
 - III. Proceed with the design of the street network and trail network around the open space areas.
 - IV. Proceed with establishing the lot lines and property boundaries within each neighborhood.
- 3) Every development within the Countryside will be required to provide greenway connections to other greensway within the planning area and provide a minimum green buffer of 150 feet around the edges of their development. Any area adjacent to a roadway within the plan should incorporate a 150 foot landscape buffer planted in native plantings.
- 4) Roadways within the plans and within future Conservation Design Subdivisions should be designed in a manner in which the roadways open up onto natural areas and open space. Existing viewsheds should be preserved and new natural areas of open space should be restored throughout the planning area.
- 5) Best Management Practices (BMPs) should be incorporated extensively throughout the plan to handle the majority of stormwater requirements. Natural bioswales and rain gardens should be used extensively throughout the plan and roadways should be constructed with rural profiles using natural drainage.
- 6) An extensive and integrated trail system should be constructed throughout the open space network within the plan connecting each





cluster or neighborhood throughout the 1,500 acres of the plan.

- 7) A maximum effort should be made to preserve and restore existing farmsteads throughout the planning area.
- 8) Extensive efforts should be made to restore diverse native planting areas in all future developments that may occur within the plan.
- 9) Active recreational uses such as equestrian sports, bike riding, walking, jogging and a future conservation design golf course should be promoted uses within this plan.
- 10) Traditional architectural vernaculars should be used throughout the plan , thus preserving the areas sense of place.



XII. HAMLET DESIGN

Another design approach that can be followed in the Countryside District is the “hamlet” design approach. The hamlet is a traditional form of settlement pattern that fits appropriately in this plan’s promotion of conservation clustering. Historically, hamlets were the smallest form of settlement pattern, usually a notch below the traditional Village. Hamlets often range in size from a mere dozen homes to several hundred homes tightly clustered together in an interconnected street pattern. There is generally a variety of lot sizes within a hamlet.

The Countryside identifies an opportunity for a series of conservation clusters or hamlets within the identified 1,500 acres of the plan. When designing a hamlet the following design aspects should be followed as outlined in “Visions for a New American Dream” by Anton Clarence Nelessen”:

HUMAN SCALE

Hamlets should be designed in a manner that is human in scale and in a manner that allows the pedestrian free range throughout the neighborhood. Historically, hamlets were designed around a traditional street network and the streets promoted pedestrian connection. Historically the typical street network within the hamlet would recognize the importance of comfortable walking distance and the promotion of people first and vehicles second. As a rule of thumb the five minute walk or a quarter of a mile can be used in the design of the hamlet.

In the Countryside Plan , future hamlets should be designed in a manner that allows the neighbor to reach any point within the hamlet within five minutes or a maximum walk of approximately a quarter of a mile. This general rule of thumb will require the clustering of homes and functions together along with a good traditional network of streets.

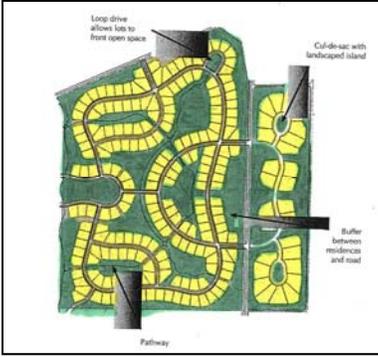
One of the benefits of an interconnected street network is that it diffuses vehicular traffic and provides for opportunities to promote pedestrian connection. The interconnected street network also provides opportunities to maximize open space by providing an opportunity to configure public squares, greens, greenways and public parks into the overall design of each hamlet.

SUSTAINABLE DESIGN

The design of the hamlet should be complimentary to the natural features and topography of the surrounding countryside and should preserve the natural features of the land. A hamlet will traditionally contain an interconnected pattern of streets that promote interconnection and the creation of unique spaces. Often in a hamlet, streets intersect at unique angles thus creating unique spaces that help define the character of the neighborhood.

A town planner who proceeds with the design of a hamlet should keep the following design aspects in mind:





- Each developer who proceeds with a hamlet design should complete a complete natural resource survey and identify wetlands, floodplain, open water, mature vegetation or mature groves of trees, meadows, important vistas of open space among other natural features.
- Natural and indigenous plantings should be chosen for the general landscaping within each hamlet within the Countryside Plan. While smaller pocket parks and greens may be manicured, larger areas of open space should remain in their natural form. Additionally, the plan identifies opportunities to preserve 300 foot landscape buffers along all roadways and these buffers should be planted with natural plantings.
- The design of each hamlet within the Countryside Plan should identify important vistas of open space and these vistas or view sheds of open space should be preserved. Streets, location of houses all should be designed in a manner to maximize long stretches of opens spaces and the natural vistas of the area.
- Best Management Practices should be incorporated into all hamlets within the Countryside Plan. Streets should be designed with natural swales to drain stormwater. Additionally, bioswales should be designed into each neighborhood and there should be a natural treatment train for all stormwater management in each
- An extensive network of paths, bike trails, bridle paths should be incorporated in each hamlet within the Countryside Plan to promote pedestrian and equestrian connection to each neighborhood within the plan.

CORE

The hamlet traditionally contains some type of core that might contain a variety of uses ranging from a green or centrally located park. Greens or parks are frequently located at unique intersections and often serve as a terminal vista for one or more streets. In addition to greens or parks, significant structures such as churches or general stores often served as the heart of the historical hamlet. Cores often contain a mix of uses that might include apartments, several shops, a church and a diversity of residential uses. Generally, there is a balance between residential and non-residential uses. However, the Countryside calls for a predominance of residential uses and only identifies a very limited opportunity for commercial development.

- In view of the fact that the Countryside Plan is located at the periphery of the Village and will be within two miles of the future WIKADUKE commercial corridor, the Countryside Plan identifies that the core of each hamlet should be some type of civic or open space.
- However, there may be opportunities for a small general store to service the immediate neighborhood or a restaurant or some type of specialized retail store.
- Additionally, a core may contain a day care or small nursery school which can also serve as a central gathering point for many young families within the neighborhood.

-
- Generally, buildings within the core should range from two to four stories and any commercial or civic structure should contain a minimum of two stories. Commercial should be on the first floor and offices or rental units should be on the second floor. The architecture should reflect a traditional vernacular and residences should be constructed to a build to line with a setback of twenty-five feet.





STREET DESIGN AND STREETScape

The character of the traditional hamlet is largely defined by a combination of street design and architecture. As previously highlighted street design should be designed in a manner that maximizes interconnection and designed in a manner that is consistent with the human scale of a hamlet. Reflecting the traditional design of the village's downtown, blocks should be designed with a maximum length of between 400 and 600 feet and a maximum depth of 300 feet.

Streets should be designed to incorporate a maximum right of way between 54 to 60 feet and a street width no wider than 28 feet. Such a configuration will allow 2 lanes of traffic and parking on each side along with a parkway and sidewalk on each side. On street parking is important component as it relates to traffic calming due to the fact that it allows an additional buffer between the pedestrian using the sidewalk and moving traffic along the roadway.

With respect to street design, in "Visions for an American Dream", Nelessen outlines the following street configurations that can be found in the traditional hamlet design:

THE CURVE STREET

The curve street is one of the most frequent traditional configurations found in small hamlets. Generally, buildings that are sited along curved streets provide for the type of enclosed spaces and terminal vistas that makes places interesting and special from a design perspective. Historically, tallest structures such as churches would be located at the curve to provide more prominence.

THE "T" STREET

The "T" intersection provides a real opportunity to create a sense of visual termination and space enclosure. Again, historically, prominent and tall buildings such as churches were located at the termination point.

THE CROSSROADS STREET FORM

The historical crossings contains the crossing of two roads at a perpendicular relationship. Quite often a traffic calming element like a planted island or some other type of monument is located at the actual crossroads.

THE COMMON STREET FORM

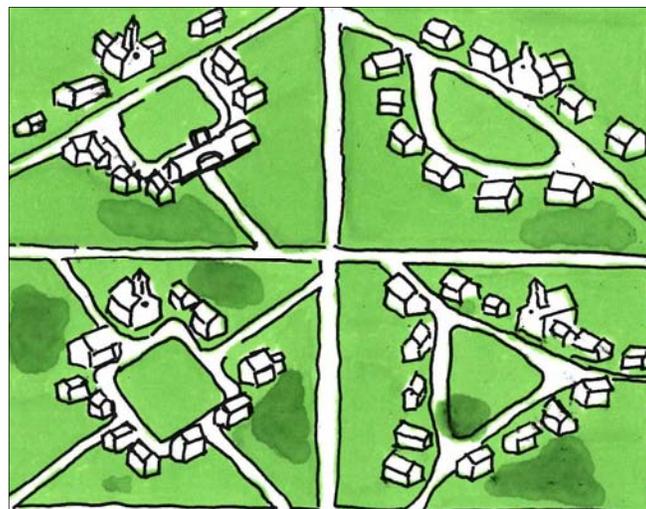
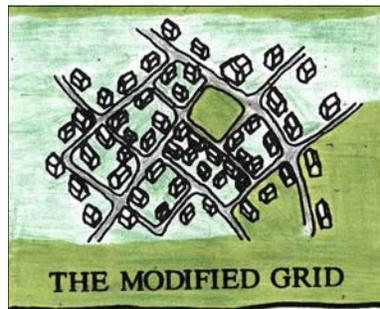
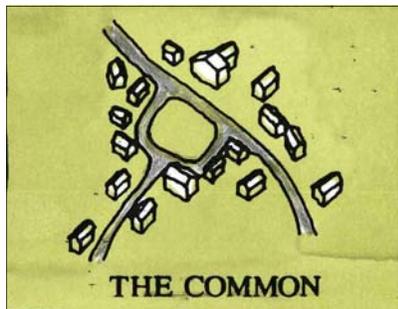
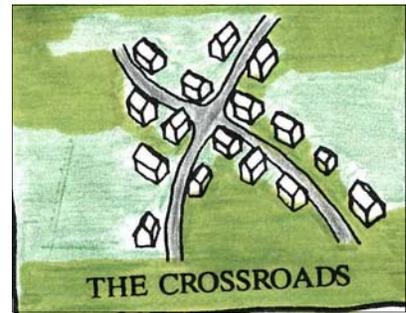
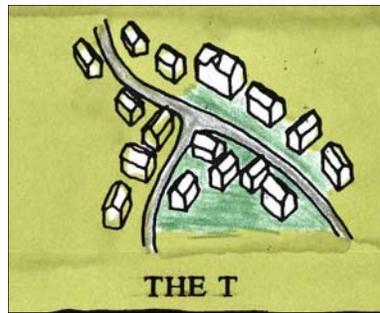
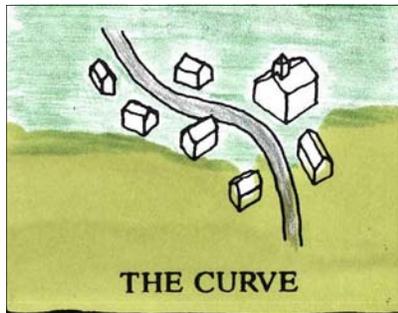
This design creates a Village green via the meetings of the roadways. This configuration is commonly found in many smaller hamlets in the east and provides a real benefit in creating a community center.

THE MODIFIED GRID STREET FORM

This irregular street grid provides a number of opportunities to provide numerous terminal vistas and enclosed spaces.

COMPOSITE STREET FORM

The composite street form is a type of modified grid which incorporates a combination of all the design aspects that have been previously covered.



Excerpted from Anton C. Nelessen, Visions for a New American Dream (Chicago: APA, 1994).

The Countryside Plan promotes the use of one or more of these proposed configuration within the plan. As envisioned in this plan the hamlet clusters will contain the highest density and smallest lots within the Countryside planning area. Similar to some other well received conservation developments in the region the Countryside Plan calls for a residential center that would be adjacent to any future commercial town center within the proposed plan.

VISUAL TERMINATION

One of the traditional design elements that is encouraged in any hamlet design within the Countryside Plan is the importance of creating a “Visual Termination” or “Terminal Vista”. The sensitive placement of an important structure like a church or some other public meeting house has historically provided the hamlet with a visual termination point. These visual termination points often become local landmarks and help define the character of a neighborhood. In addition to uses like a church or a meeting house, schools, community centers, general stores or a memorial of some sort all can become focus points in the design of a neighborhood.



STREETSCAPE PROPORTION

One of the important aspects in creating a traditional hamlet is designing streetscape with a proper proportions. Streetscapes should be designed in a manner which creates a form of enclosure. With properly proportioned streets, one can create the type of intimate neighborhoods that is reflected in downtown Plainfield. Traditionally, the space or distance between homes would reflect a ratio of no more than 1:4 or 1: 3 between the height of the homes on each side of the street and the street width. This traditional proportion creates the type of enclosure that makes a neighborhood feel intimate.

Another component in creating a unique and well proportioned streetscape is the introduction of the concept of the “Build-to-Line.” The creation of a “Build-to-Line” creates the type of enclosure and intimate spaces that is traditionally reflected in a hamlet design. The “Build-to-Line” determines where the majority of single-family facades should be constructed and provides a unified and cohesive feeling to the streetscape.



XII. COUNTRYSIDE DESIGN GUIDELINES

With both Conservation Design and Hamlet Design, special attention should be given to the architectural form that is developed within this planning area. The Countryside Plan calls for the use of a series of architectural approaches to ensure that the semi-rural character of the area is preserved. While the plan does not identify any specific architectural vernacular, it does call for the use of traditional forms.

Generally, residential structures within this plan should relate to the adjoining structures and should generally respect the semi-rural context of the area within the plan. No specific vernacular style is mandated as part of this plan, however, the plan does identify the need of new residential development within the planning area to reflect the similar use of materials and massing that is used in some of the existing farmsteads that are located within the planning area. Based on staff's survey, there appears to be two (2) vernacular styles that are reflected in the existing farmsteads within the plan.

The "Gabled Ell" was a very popular post civil war house type and was generally constructed in a one or two story and irregular plan. Often reflecting a T-plan the long end of the house usually faced the road in rural areas and often incorporated a porch along the long elevation.

The "American Four Square" usually incorporates two stories and is nearly a square floor plan. A central dormer is usually located along the roof-line and a three or four post front porch extends the full width of the house. The "American Four Square" was one of the most popular homes styles of first several decade of the 20th century.

MASSING AND DESIGN

Houses located within the central location of the Countryside Plan or "Hamlet" clusters should incorporate a traditional Midwestern vernacular that reflects the typical traditional architectural patterns one would see in a "Hamlet". The houses within this area of the plan should incorporate balance and symmetrical massing of the first and second floors and should incorporate simple architectural lines. The design and massing of any structure should reflect traditional proportions and reflect the design of the vernacular style chosen.

Within the "Hamlet" clusters, more formal vernacular styles reflecting "Greek Revivals ,Colonial Revivals or Shingle Revivals are appropriate.

Any design within the "conservation clusters" should reflect a traditional Midwestern design of simple massing and balanced proportions. Traditionally, the Midwestern farmhouse would incorporate a limited amount of decorative millwork and simple window fenestration. This fact is reflected in the popularity of the American Four Square in many rural communities. The Countryside Plan identifies the opportunity to incorporate simple Midwestern rural design patterns for those homes which are constructed within the Conservation clusters along the periphery of the plan.





MATERIALS

The Countryside Plan encourages the extensive use of natural materials on the exteriors of all future residential units within the plan. Specifically, clapboard sidings is strongly encouraged and the use of wood, cedar and or fiber-cement board is strongly encouraged.

If vinyl siding is used it should be an architectural grade and designed in a manner that duplicates the architectural patterns reflected in traditional Midwestern vernacular design.

STYLES

While the Countryside does not identify a particular architectural vernacular or pattern that must be followed, every efforts should be made to follow a more traditional form in design. These traditional forms should reflect designs that are balanced and well proportioned in accordance with traditional design patterns.

PORCHES

The Countryside Plan further encourages the liberal and extensive use of front and wrap-around porches in the design of single-family homes within the plan. Consistent with the Village’s Residential Design Guidelines, all porches should be useable and should incorporate a minimum width of eight (8) feet. Additionally, porches should be constructed using natural materials. Any railing within the porch should be designed in a manner that respects the overall proportion of the porch design and any column incorporated into the porch design should be flush with any supporting beam of the porch.

Any structure abutting a Village Green area in a “Hamlet” within the Countryside Plan shall incorporate a front porch facing the green area. This requirement is based on the importance of the public realm and the role that porches play in addressing the importance of the public streetscape.

WINDOWS

A traditional window fenestration should be used throughout the Countryside Plan. Specifically, these design guidelines encourage the balance placement of windows and the use of consistent window fenestration on all four elevations of any house constructed within the plan. If tradition mullions are used in a window design, than the windows should incorporate double hung casements.

DOORS

Well proportioned door design is a critical element in the design of any front elevation in a single-family home and the Countryside Plan encourages the use of traditional door design and the sensitive placement of doors. Generally, doors should be centrally located in the front elevation of a single-family home. Natural materials should be used in the design of front doors and metal and plastic doors should be avoided if possible. Additional design elements like sidelights and transoms are encouraged.

COLORS

A palette of colors should be used for each cluster within a conservation design cluster or within a “Hamlet” that reflects the types of colors that would be used in a traditional settlement. The use of earth tone colors that reflect the natural landscape and vegetation are strongly encouraged to be used throughout the Countryside Plan. Brighter colors may be used on front doors and shutters to reflect traditional color choices such as reds, green or yellows.

STREETLIGHTS

The Countryside strongly encourages the use of individual coach lights for each parcel in lieu of using conventional street lighting. Consistent with the sensitivity to growing issue of light pollution, this plan calls for the prohibition of conventional cobra lighting within the planning area of this plan. Generally, coach lights that attached to the structures or attached to the gate posts should be sufficient to light the street in front of each individual lot.

In more formal areas around Village Greens within the hamlet portion of this plan, traditional decorative light posts may be used. These light posts should reflect a traditional design typical of the Village’s downtown prototypical lighting fixture.

COMMERCIAL DESIGN STANDARDS

The Countryside Plan calls for several small areas of neighborhood commercial at the corners of Route 126 and the new north-south parkway that is planned for this development. The plan identifies the potential of developing between 1,000 to 1,500 single-family homes within its 1,500 acres. Based on this number of homes the potential population for this plan would possibly contain between 2,475 to 4,950 new residents. This population base could potentially support some small neighborhood retail and office development.

The plan further identifies the critical importance of developing any future commercial development within this plan in a manner that is consistent with the residential character of the area. Below is a series of commercial design guidelines that should be followed in developing a neighborhood commercial within the Countryside Plan:

MIXED USE

The Countryside Plan encourages the development of neighborhood commercial with the incorporation of office use on the second floor. This mixed use aspect provides an opportunity to truly integrate these small neighborhoods centers into the residential neighborhoods of the plan. The plan identifies the opportunity to develop between 33,000 to 75,000 square feet of retail space based on the premise that each single-family home could support between 22 to 50 square feet of retail.

The vision of the Countryside Plan is that these small neighborhood centers will provide some of the ancillary needs of the residents of the various neighborhoods within this plan. There may be a mixture of small sandwich





shops, a coffee shop, florist, specialized children’s store, a restaurant, pub or a tack shop are all the types of uses that could be attracted to these neighborhood buildings. In addition, with the mixed use element, small offices on the second floor could attract various professional uses or services for the residents in the adjacent neighborhoods.

DESIGN

The Countryside Plan envisions that any commercial that is developed within the plan will reflect a traditional vernacular design and designed with a minimum of two stories. The second story should be used for office use above the retail. Any architectural style that is chosen should reflect the residential character of the neighborhoods that is adjacent to the commercial.

When designing future commercial within the Countryside Plan the following design elements should be kept in mind:

- The use of materials should reflect the type of vernacular design that is chosen in any commercial development within this plan. The plan encourage the use of a predominance of face brick , but also allows for the use of stucco or cedar clapboard or shingle depending on the architectural style that is chosen.
- Any commercial building developed should reflect a traditional pattern of design. Specifically, the incorporation of gables, pitched roofs, hip roofs are all encourage and flat rooflines are strongly discouraged. Additionally, the use of colonnades or arcades are strongly encouraged if architecturally appropriate.
- One of the following architectural vernaculars should be chosen for any commercial within the Countryside Plan; Arts and Craft, English Tudor, Norman, Shingle Style, Federal Style, Mid-Atlantic Tidewater, Cape Cod, Prairie Style.
- Buildings should be configured in a manner in which they are centered around small green areas in the traditional English Market Town form or alternatively front loaded along any adjacent street. Any adjacent parking should be designed in more of a court-yard fashion or located at the periphery of the structures. All parking areas should be extensively screened with naturalistic plantings.

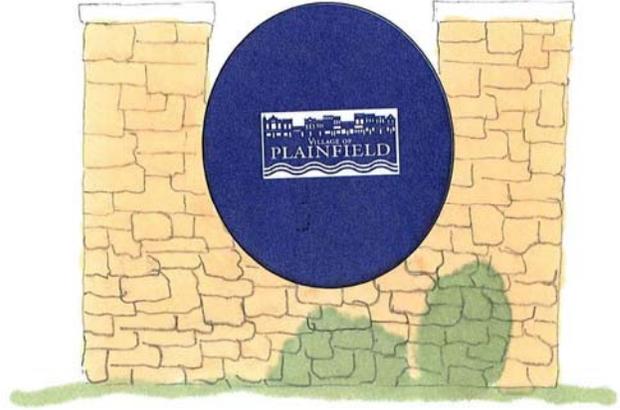
XIV. SOURCES

- Visions for a New American Dream, by Anton Clarence Nelessen, 1994
Conservation Design for Subdivisions, by Randall Arendt, 1999
Crossroads, Hamlet, Village, Town, by Randall Arendt, 1999
Conservation Design Manual, Northeastern Illinois Planning Commission, 2003





LINDEN PARKWAY

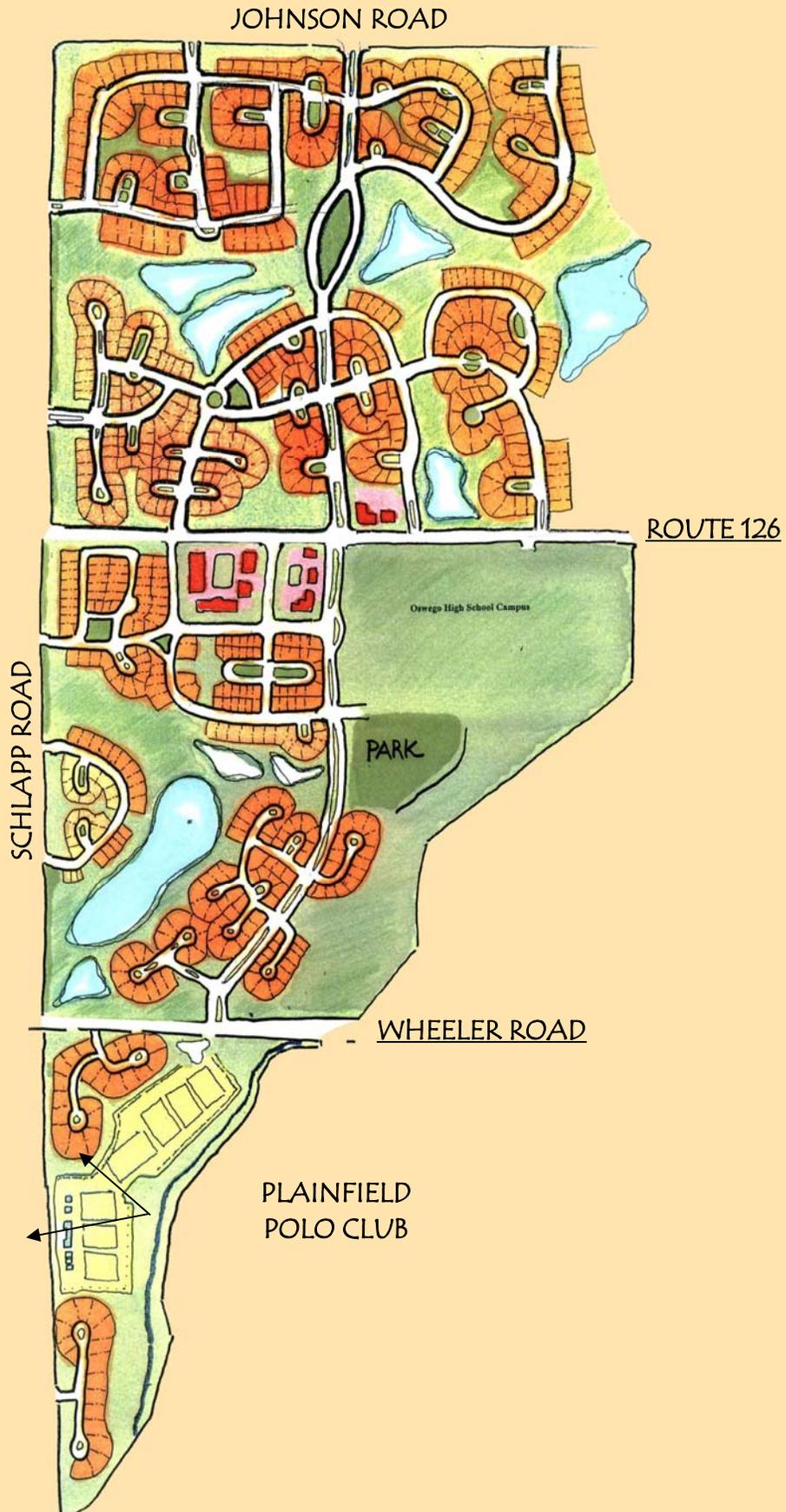


ENTRY SIGN



STREET SIGN

COUNTRYSIDE PLAN





COUNTRYSIDE PLAN
