

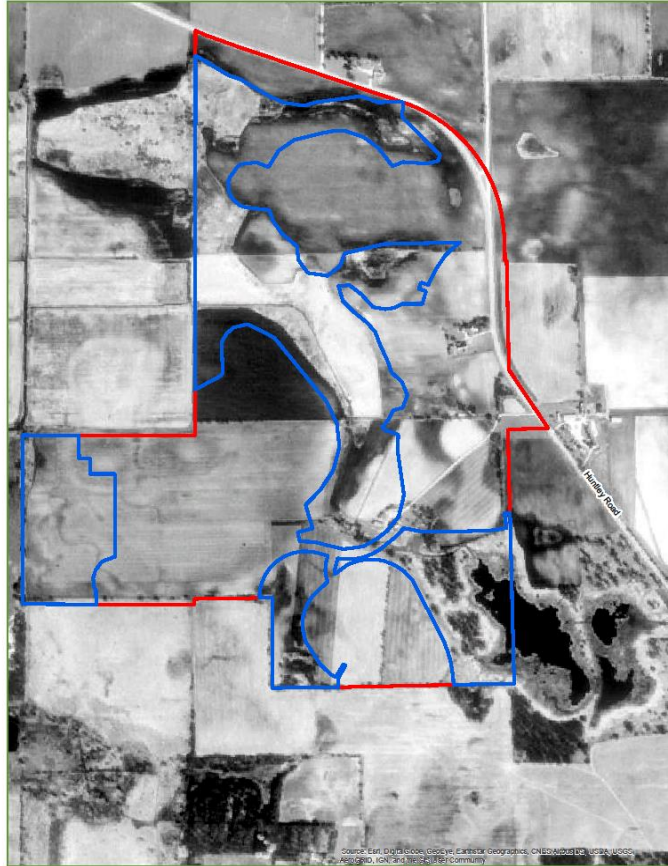


Winchester
Glen and
NAAP -
Experiences
from an
ex-Village
Engineers'
Perspective

Des Plaines River
Watershed
Work Group
Educational Event

- Natural Areas Education Seminar
- November 7, 2018
- Presented by Scott Marquardt, PE, Associate / Group Manager





Legend

-  Conservation Easement
-  Subdivision Boundary



Aerial: 1988

The Prairies and Meadows
of Winchester Glen
Carpentersville, IL



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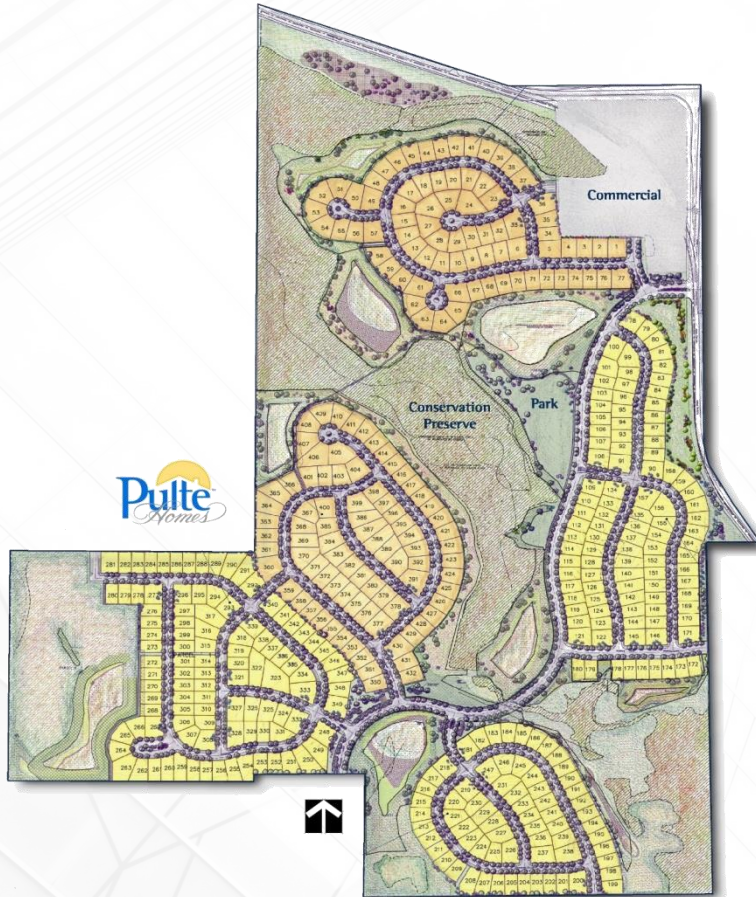
South Branch Kishwaukee River Headwaters

1968 Historical Aerial





Winchester Glen Development



Winchester Glen Development

- 432 homes on 300 acres in the Village of Carpentersville
- Headwaters of South Branch of the Kishwaukee River
- Huntley Marsh on part of property and adjacent offsite areas
- 122 acres of natural area were preserved and enhanced at no expense to general public
 - 7 detention basins
 - 1.8 miles of walking path and public park – open to general public
 - 300 foot long pedestrian bridge/boardwalk
- Municipal Engineers involved
 - Ron Rudd pre-2005
 - Preliminary planning
 - Prefinal Engineering
 - Annexation agreement negotiation process
 - Scott Marquardt 2005 thru 2012
 - Prefinal engineering and final engineering review and approval
 - Annexation agreement approval
 - Annexation agreement amendment
 - Construction development
 - Final Acceptance
 - Kevin Gray – 2013 thru present
 - Municipal maintenance of public infrastructure

Winchester Glen Development NAAP Benefits

- Assurance for the municipality, the regulators, future residents and the community
- Permanent preservation of natural areas/open space
- Long-term, funded ecological management to keep natural areas and stormwater management areas healthy and aesthetically pleasing
- Monitoring and enforcement of conservation easement
- \$0 (dormant) backup SSA if funding falters
- Initial costs per home: \$248.35/year
- After 5 years of management: \$206.27/home/year
- Village officials like the program, with very few problems so far

What the Winchester Glen property could have been

An adjacent 27 acre parcel was donated by the Kirk Corporation in 2001 as part of their wetland mitigation requirement and sits at the headwaters of the Kishwaukee River Watershed. Its use and management is governed by Kirk's original agreement with the Army Corps of Engineers. Our priority is to protect and buffer the marsh directly to the north. The buffer ranges from 40 to 70 feet wide and runs behind the homes and condos on Meadowsedge and Woodside Lanes in the GlenEagle subdivision. A viable buffer should contain un-mowed prairie and woods. Public access areas were marked with a split rail fence erected two years ago and a large sign will be erected later this year. Staff is restoring the prairie Kirk planted and will continue this restoration effort as well as improving the marsh vegetation and fostering stands of oaks and hickories that dot the edge of the marsh. No trails are planned on this site due to the instability of the wet ground and close proximity of neighboring homes.

The Township received a \$2.25 million COLT grant to acquire the remaining 200 acres of marsh and buffer. Unfortunately this grant was rescinded due to State budget problems. An additional \$50,000 grant from the Northeast Illinois Wetland Conservation group was returned due to the loss of the first grant. Attempts to purchase additional parts of Huntley Marsh failed and the land was sold to a developer.

CREDIT – text above (with modifications) was obtained from the Dundee Township Open Space website

- If this property had become publicly acquired open space, maintenance expenses would have become the responsibility of all Dundee Township residents
- Utility (sanitary sewer and watermain) extensions that will facilitate future development west of Winchester Glen would not have been installed at developer expense as has occurred
- Tax base of 432 residential properties would not have been realized
 - Approximately \$4 million in annual property tax revenue is generated for all taxing bodies from this development