



CONSERVATION DEVELOPMENT RESIDENTIAL CASE STUDIES

Conservation Development in Hobart was recommended as part of the Hobart Marsh plan, and also follows NIRPC 2040 Comprehensive Regional Plan recommendations. This type of development focuses on sustainable building and site development practices, and can be found in suburban and rural areas across the country.

PRAIRIE CROSSING Grayslake, Illinois



Prairie Crossing is a nationally recognized conservation community, featuring 359 single-family homes and 36 condominiums. The 675 acre formerly agricultural site was developed in the early 1990s following a lengthy legal battle against the original proposed development.

The residential community is built around an 100 acre organic farm surrounded by a conservation easement. There are eleven home models designed by various architects, all of which feature “green” construction techniques, making them 50% more efficient than comparable homes in the area.

The development features native landscaping and ten miles of trails that wind through the preserved open space or prairies, ponds and wetlands. These native plants are a key part of the stormwater management strategy developed by Applied Ecological Services—the long roots slow and purify rainwater as it makes its way to the central lake. In addition to stormwater detention, the lake serves as a community amenity, used recreationally for swimming, boating, fishing, and skating.

SERENBE Palmetto, Georgia



The Serenbe community is designed around four hamlets, each focused on different elements of well being. This clustered design requires minimal land disturbances and allows the community to reserve large areas of undeveloped green space—over 70 percent of the land is green space.

Similar to Prairie Crossing, Serenbe also features a 25 acre organic farm, as well as edible landscaping throughout. An extensive trail system winds through the community and connects the various hamlets.

The community features a wide variety of home types, including live work spaces, townhomes, cottages, estates, and commercial/retail spaces. The development conserves energy through the use of geothermal, solar, and net zero homes. Wastewater is naturally treated on-site and reused for ornamental irrigation.

At Serenbe, the buyer profile is diverse, including young couples in their 20s with no children to empty nesters and everything in between. The community attracts those looking for a quality of life they can't find in the city or the suburbs.



CONSERVATION DEVELOPMENT BUSINESS & LIGHT INDUSTRIAL CASE STUDIES

The much of the land in the sub-area plan is envisioned as future business park or light industrial development sites. These local examples showcase environmentally sensitive developments. In Hobart, development that is sustainable and also engages with adjacent natural areas is desired.

CARDINAL CAMPUS Highland, Indiana



The Cardinal Campus business park is currently under construction in Highland Indiana. When the campus is complete in five years, the 9-acre complex will include seven two-story office buildings and a three-story boutique hotel. The 100,000 square feet of Class-A office space features brick paved streets, native landscaping and a central green space called "Fountain Square." Veterinary and medical offices are among the first tenants to sign on.

Sustainable design features include renewable solar energy from rooftop solar arrays, enhanced stormwater infrastructure, native landscaping, high-performance mechanical systems and building design. The campus will be one of the first LEED Neighborhood Development certificated projects in the state.

METHOD SOAP FACTORY Pullman (Chicago), Illinois



The Method Soap Factory opened its doors in 2015 in the historic Pullman district of Chicago. The factory is just one part of a larger vision for the 175-acre area, which is in the midst of a decade-long renovation which will one day feature homes, retail, a neighborhood recreation center and a park.

The 150,000-square-foot factory will cover five acres, the area surrounding the factory will be landscaped with native trees and plants.

The LEED Platinum factory features a variety of sustainable investments, including a wind turbine, solar "trees" shade the parking lot and solar thermal panels provide hot water for factory processes.