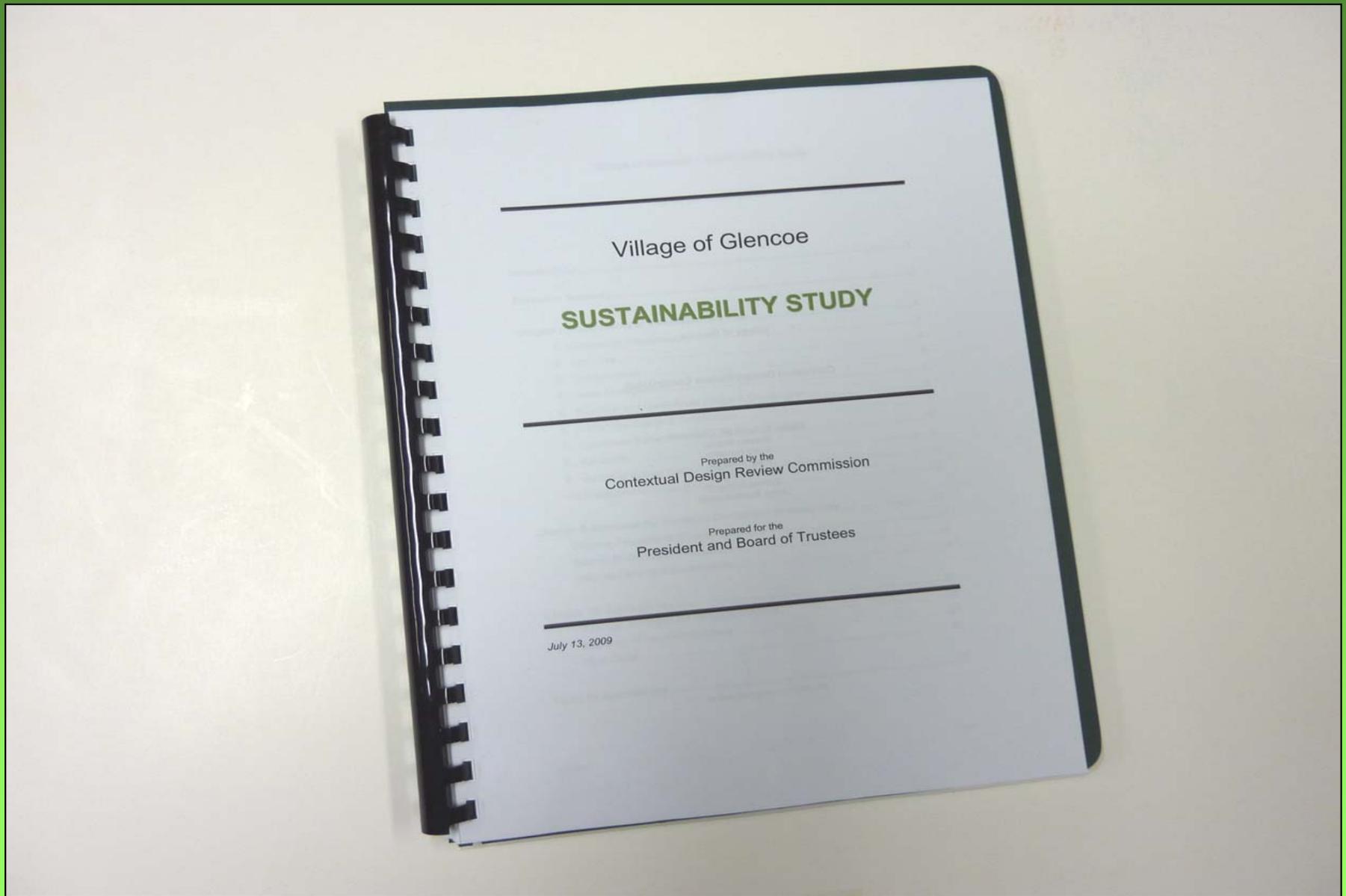


GLENCOE SUSTAINABILITY STUDY



Contextual Design Review Commission

GLENCOE SUSTAINABILITY STUDY

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Appendices

Appendix I – Ongoing Programs in Glencoe

**Appendix II – Nearby North Shore
Communities**

**Appendix III – National Leaders in
Sustainability**

GLENCOE SUSTAINABILITY STUDY

Introduction

What is Sustainability?

“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their needs.” -- U.N. Brundtland Report, 1987

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Introduction

- **Document is a high level introduction to the components of a Sustainability program.**
- **Current practices of Village of Glencoe**
 - Neighboring Communities
 - National Leaders
- **Broad recommendations and Next Steps**
- **Sustainability movement is not going away**
- **It is our hope this report will initiate and stimulate a more focused discussion on Sustainability.**

GLENCOE SUSTAINABILITY STUDY

Chapter I: Components of a Sustainability Plan

1. **Community Engagement**
2. **Land Use**
3. **Transportation**
4. **Water Management**
5. **Municipal and Commercial Design & Construction**
6. **Residential Design & Construction**
7. **Operations & Maintenance**
8. **Air Quality**
9. **Reducing Energy Consumption**
10. **Environmental Management**

GLENCOE SUSTAINABILITY STUDY

Chapter I: Components of a Sustainability Plan

1. Community Engagement

- *Investing in community relations*
- *Promoting Sustainability in the community*
- *Individual participation in business, education, social and community events*

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Chapter I: Components of a Sustainability Plan

2. Land Use

- *Typically represented in village zoning code*
- *Transportation and Utility Infrastructure follow along with land uses and their compatibility*
- *Supporting community identity*
- *Promoting recreation and healthy lifestyle*

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Chapter I: Components of a Sustainability Plan

3. Transportation

- *Vehicle Access (Highways, Streets)*
- *Commuter Trains*
- *Pedestrian walkways, bike parking and paths*
- *Benefits from free flowing circulation system with low levels of vehicle congestion*

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Chapter I: Components of a Sustainability Plan

4. Water Management

- *Designing a low-water landscape*
- *Harvesting and reusing rainwater*
- *Re-using grey water*
- *Installing low-flow fixtures*
- *Using permeable paving*

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Chapter I: Components of a Sustainability Plan

5. Municipal & Commercial Design & Construction

- *Built environment has a substantial impact on the physical and aesthetic qualities of the village*
- *Utilizing existing infrastructure when possible*
- *Implementing environmental management during construction*
- *Constructing green buildings*

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Chapter I: Components of a Sustainability Plan

6. Residential Building Design & Construction

- *Homes occupy the majority of the land and require the most demand from the Village infrastructure*
- *Utilizing existing infrastructure when possible*
- *Implementing environmental management during construction*
- *Constructing green houses*

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Chapter I: Components of a Sustainability Plan

7. Operations & Maintenance

- *Minimization of solid waste sent to landfills*
- *Maximize amount of refuse that is recycled*
- *Instituting green O&M policies*
 - Janitorial Services
 - Light Maintenance
 - Integrated Pest Management
- *Actively managing solid waste*

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Chapter I: Components of a Sustainability Plan

8. Air Quality

- *Goal is to not only meet but exceed standards indoor and outdoor*
- *Reducing emissions related to vehicles*
- *Reducing emissions related to buildings:*
 - *Energy efficient heating and cooling*
 - *Installing renewable energy systems*

GLENCOE SUSTAINABILITY STUDY

Chapter I: Components of a Sustainability Plan

9. Reducing Energy Consumption

- *More efficient use of energy is at the core of Sustainability (environmental and economic)*
- *Energy efficient lighting*
- *Energy efficient heating and cooling*
- *Installing renewable energy systems*
- *Installing reflective paving*
- *Carbon trading and reporting*

GLENCOE SUSTAINABILITY STUDY

Chapter I: Components of a Sustainability Plan

10. Environmental Management

- *Producing an environmental policy statement and annual reports*
- *Adopting performance measurement practices*
 - Set Goals
 - Annual Benchmarks for reaching goals

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Chapter II: Sustainability Trends in Comparable Communities

- 1. Ongoing Programs in Glencoe**
- 2. Nearby North Shore Communities**
- 3. National Leaders in Sustainability**

GLENCOE SUSTAINABILITY STUDY

Chapter II: Sustainability Trends in Comparable Communities

1. Ongoing Programs in Glencoe

- Village Hall/Public Works Garage**
- Water Treatment Plant**
- Glencoe Golf Club**
- Public Library**
- School District #35**
- Park District**
- Chicago Botanic Garden**

GLENCOE SUSTAINABILITY STUDY

Chapter II: Sustainability Trends in Comparable Communities

2. Nearby North Shore Communities

- Evanston
- Glenview
- Highland Park
- Kenilworth
- Lake Forest
- Northbrook
- Northfield
- Skokie
- Wilmette
- Winnetka

GLENCOE SUSTAINABILITY STUDY

Chapter II: Sustainability Trends in Comparable Communities

2. Nearby North Shore Communities

- Evanston and Northbrook are leaders
- Glencoe is at a comparable level with rest of its neighbors
- Strategic Plans generally not in place
- Staff positions for Sustainability not budgeted
- Requirements are voluntary
- Public awareness of initiatives is generally low

GLENCOE SUSTAINABILITY STUDY

Table 1: Comparison of Glencoe to Surrounding Communities

Information	Surrounding Communities					
	Glencoe	Evanston	Glenview	Highland Park	Kenilworth	Lake Forest
1. Data on the city (pop. location, etc)**	8,762 population 3.8 square miles 2,320 people per square mile 3,213 housing units	74,239 population 7.8 square miles in area 9,584 people per square mile 30,817 housing units	41,847 population 13.5 square miles in area 3,111 people per square mile 15,853 housing units	31,365 population 12.4 square miles in area 2,538 people per square mile 11,934 housing units	2,494 population 0.6 square miles in area 4,191 people square mile 815 housing units	20,059 population 16.9 square miles in area 1,189 people per square mile 7,001 housing units
2. Is there a sustainable strategic plan in place?	No	Yes - Evanston Climate Action Plan (ECAP) approved November 2008	No	No - however the City is currently working with a consultant, Recolo, to prepare a Community Strategic Plan	No	No
3. Is there a director of sustainability?	No	Yes - Carolyn Collopy, Sustainable Programs Coordinator	No - however "Green Team" of departmental staff routinely reviews operations/practices for Village	Not currently, however one is anticipated following completion of Community Strategic Plan	No	No
4. Are requirements mandatory? How are they enforced?	N/A	<u>ECAP</u> - identifies recommended action steps, not formal policies <u>Draft Green Building Ordinance</u> - to be considered by City Council at June 8, 2009 meeting	N/A	N/A	N/A	N/A
5. Is the program based on incentives or is it mandatory?	N/A	Draft Green Building Ordinance mandates all City-owned/City-financed buildings and all commercial and multiple-family buildings over 10,000 SF to be LEED certified Silver Rating or higher	N/A	Initiatives at this point are voluntary and/or educational in nature	N/A	N/A
6. What is the nature of the review process?	N/A	Submit proposed LEED credit checklist with building permit application. Prior to final occupancy submit completed LEED credit checklist. Deposit is collected and held by City to ensure compliance.	N/A	N/A	N/A	N/A
7. Is program based on LEED standards or other green guidelines?	N/A	LEED for New Construction and Major Renovations (LEED-NC)	N/A	N/A	N/A	N/A
8. What is the nature of public awareness initiatives?	Village website - www.goglencoe.com Glencoe Memo newsletter	City website - Office of Sustainability page www.cityofevanston.org Local advocacy group - Citizens for a Greener Evanston www.greenevanston.org	Village website - <i>Glenview's Green Scene</i> www.glenview.il.us/greenscene/ Regular <i>Green Scene</i> column in Village newsletter	Highland Park Green Initiatives Alliance City website - www.cityhpil.com <i>The Highlander</i> newsletter Demonstration rain garden project	Village website - http://villageofkenilworth.org	City website - www.cityoflakeforest.com Lake Forest Dialogue newsletter
9. What components are included in the community's focus on sustainability? o Environmental mgmt. o Land use o Transportation o Water mgmt. o Municipal/commercial building construction o Residential building construction o Operations/maintenance o Air quality o Reduce energy consump. o Community engagement	Operations/maintenance, air quality	Municipal/commercial building construction, residential building construction, operations/maintenance, air quality, reduce energy consumption, community engagement	Environmental mgmt., stormwater mgmt., operations/maintenance	Land use (Central Business District Plan Update), stormwater mgmt., air quality, community engagement, operations/maintenance	Operations/maintenance	Transportation (Forest Green Transit Study), Operations/maintenance

**Data based on 2000 Census

GLENCOE SUSTAINABILITY STUDY

Table 2: Comparison of Glencoe to Surrounding Communities

Information	Surrounding Communities					
	Glencoe	Northbrook	Northfield	Skokie	Wilmette	Winnetka
1. Data on the city (pop. location, etc)***	8,762 population 3.8 square miles in area 2,320 people per square mile 3,213 housing units	33,425 population 13 square miles in area 2,588 people per square mile 12,492 housing units	5,389 population 3 square miles in area 1,822 people per square mile 2,241 housing units	63,348 population 10 square miles in area 6,309 people per square mile 23,702 housing units	27,651 population 5.4 square miles in area 5,138 people per square mile 10,319 housing units	12,419 population 3.9 square miles 3,243 people per square mile 4,310 housing units
2. Is there a sustainable strategic plan in place?	No	No	No	No	No	No
3. Is there a director of sustainability? What are the responsibilities of the position?	No	No	No	No	No	No
4. Are requirements mandatory? How are they enforced?	N/A	Voluntary Green Building Incentive Program for new construction of or alterations to commercial, institutional, & residential buildings	N/A	N/A	N/A	N/A
5. Is the program based on incentives or is it mandatory?	N/A	Refunds percentage of building permit fees (10%-40%) based on level of LEED certification (Certified, Silver, Gold, Platinum)	N/A	N/A	N/A	N/A
6. What is the nature of the review process?	N/A	Prioritized and expedited building permit review process. Refund upon completion of construction with proof of LEED certification from U.S. Green Building Council.	N/A	N/A	N/A	N/A
7. Is program based on LEED standards or other green guidelines?	N/A	LEED-NC version 2.2	N/A	N/A	N/A	N/A
8. What is the nature of public awareness initiatives?	Village website – www.golencoe.com Glencoe Memo newsletter	Village website – Northbrook's Going Green Page www.northbrook.il.us/services/Green.php Northbrook Cable Channel 17	Village website – www.northfieldil.org Northfield News newsletter	Village website – Skokie's Going Green Page www.skokie.org/Green.cfm Sustainable Environmental Advisory Commission	Village website – www.wilmette.com/departments/greeninitiatives Clean and Green section in The Communicator newsletter Newly formed Environmental & Energy Commission	Village website – www.villagesofwinnetka.org The Winnetka Report newsletter
9. What components are included in the community's focus on sustainability? o Environmental mgmt. o Land use o Transportation o Water mgmt. o Municipal/commercial building construction o Residential building construction o Operations/maintenance o Air quality o Reduce energy consump. o Community engagement	Operations/maintenance, air quality	Municipal/commercial building construction, residential building construction, operations/maintenance, air quality	Operations/maintenance	Operations/maintenance, community engagement	Operations/maintenance, air quality, community engagement	Operations/maintenance

***Data based on 2000 Census

GLENCOE SUSTAINABILITY STUDY

Chapter II: Sustainability Trends in Comparable Communities

3. National Leaders in Sustainability

- Ames, IA
- Burlington, VT
- Corvallis, OR
- Golden, CO
- Grand Forks, ND
- La Crosse, WI
- Lansing, MI
- Missoula, MT
- Santa Monica, CA
- Wenatchee, WA

GLENCOE SUSTAINABILITY STUDY

Chapter II: Sustainability Trends in Comparable Communities

3. National Leaders in Sustainability

- Higher public awareness of Sustainability
- Strategic plans or policies in place
- Green building programs and codes
- Coalition organizations present
- Involvement of local universities
- Specific staff focus by communities
- Timelines and measurement tools for progress

GLENCOE SUSTAINABILITY STUDY

Chapter III: Conclusions

- 1. Potential Strategies for Village of Glencoe**
- 2. Summary of Recommendations**
- 3. Next Steps**

GLENCOE SUSTAINABILITY STUDY

Chapter III: Conclusions

Potential Strategies for Village of Glencoe

1. Community Engagement
2. Land Use
3. Transportation
4. Water Management
5. Municipal and Commercial Design & Construction
6. Residential Design & Construction
7. Operations & Maintenance
8. Air Quality
9. Reducing Energy Consumption
10. Environmental Management

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GLENCOE SUSTAINABILITY STUDY

Chapter III: Conclusions

Potential Strategies for Village of Glencoe

1. Community Engagement

- Establish an interim task force for creation of a “Green Committee”
- Research “Green” Organizations for membership
- Increase public awareness through school programs and dedicated section on village website
- Promote community activities where Sustainability could be presented and discussed (fairs, biking, farmers market, live theater, house walks, open houses)

GLENCOE SUSTAINABILITY STUDY

Chapter III: Conclusions

Potential Strategies for Village of Glencoe

2. Land Use

- Existing zoning should be reviewed to remove any restrictions to use of green programs
- Comprehensive Plan should be updated to include sustainable policies
- Strategies should be explored for LEED for Neighborhood Development (LEED-ND)
- Diversity in housing should be encouraged

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Chapter III: Conclusions

Potential Strategies for Village of Glencoe

3. Transportation

- Encourage the use of public transportation by Village residents and workers
- Establish a plan for improving access in the Village for pedestrian walkways, bike paths/parking, roads, automobile parking and streetscaping on major arterials.
- Encourage the development of a Village trolley system connecting major recreational and Village center functions

GLENCOE SUSTAINABILITY STUDY

Chapter III: Conclusions

Potential Strategies for Village of Glencoe

4. Water Management

- Reduce water consumption
- Introduce regulations and/or incentives for Green Design
- Encourage installation of grey-water systems
- Monitor quality and quantity of storm water run-off to reduce water treatment requirements and impacts
- Leverage public benefit of Village treatment plant

GLENCOE SUSTAINABILITY STUDY

Chapter III: Conclusions

Potential Strategies for Village of Glencoe

5. **Municipal / Commercial Building Design & Construction**
 - Quantify and categorize existing buildings
 - Reduce energy consumption
 - Utilize LEED guidelines
 - Construction recycling
 - Promote adaptive reuse of existing buildings

GLENCOE SUSTAINABILITY STUDY

Chapter III: Conclusions

Potential Strategies for Village of Glencoe

6. Residential Building Design & Construction
 - Utilize LEED guidelines
 - Develop incentives for compliance
 - Village staff to become LEED-AP
 - Possible re-look at FAR standards for reduced energy consumption
 - Promote rehabilitation of housing stock

GLENCOE SUSTAINABILITY STUDY

Chapter III: Conclusions

Potential Strategies for Village of Glencoe

7. Operations & Maintenance

- Establish O/M manual for all Village systems and update annually
- Form recycling committee to reduce solid waste
- Village staff should be trained in LEED principles

GLENCOE SUSTAINABILITY STUDY

Chapter III: Conclusions

Potential Strategies for Village of Glencoe

8. Air Quality

- Reduce air pollution at macro/micro levels
- Sponsor initiatives that maintain and improve air quality
- Maintain participation in Clean Air Counts program (Village is a bronze level member)

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Chapter III: Conclusions

Potential Strategies for Village of Glencoe

9. Reduce Energy Consumption

- Develop awareness of how energy is used/consumed in the Village
- Develop annual incremental goals for reduction
- Initiate energy audits for all new construction
- Utilize LEED guidelines
- Continue participation in “The Greenest Region Compact of Metropolitan Chicago”

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Chapter III: Conclusions

Potential Strategies for Village of Glencoe

10. Environmental Management

- Develop Sustainability vision, policy and management statements
- Develop Environmental Management Plan
- Adopt performance measuring tools and programs for all Village activities

GLENCOE SUSTAINABILITY STUDY

Chapter III: Conclusions

Summary of Recommendations

1. Identify the goals of a Sustainability Program
2. Discuss Implementation Issues of a Program
3. Establish guiding principles that village staff will follow in the planning, design and construction of future development far into the future.
4. Glencoe can meet the needs of society's growing demand for a high quality residential, municipal and commercial environment while also practicing the Sustainability strategies outlined in this document.

GLENCOE SUSTAINABILITY STUDY

Chapter III: Conclusions

Glencoe's Unique Qualities

- Village treats & distributes Lake Michigan water.
- Village is adjacent to the Chicago Botanic Garden & Cook County Forest Preserve properties.
- Village has three 18-hole golf courses (1 public, 2 private)
- Village has extensive parks and open space (Park District)
- Village is accessible by car, bus, train, bike, boat and on foot.
- Village has history of sustainable design, demonstrated in the Keck and Keck residences.
- Village has a valuable cultural asset in the Writers' Theater and local participation in the theater.

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Chapter III: Conclusions

Next Steps

1. The initial step should be to engage community advocates to determine specific goals of the community in establishing a Sustainability program. This “Green Committee” could be an “ad hoc” committee of Village stakeholders or a group such as the Village’s Plan Commission. The CDRC does not have the ability to drive this program but will be a supporting component of this group. The efforts of the “Green Committee” should be addressed in an update of the Village Comprehensive Plan of 1996.

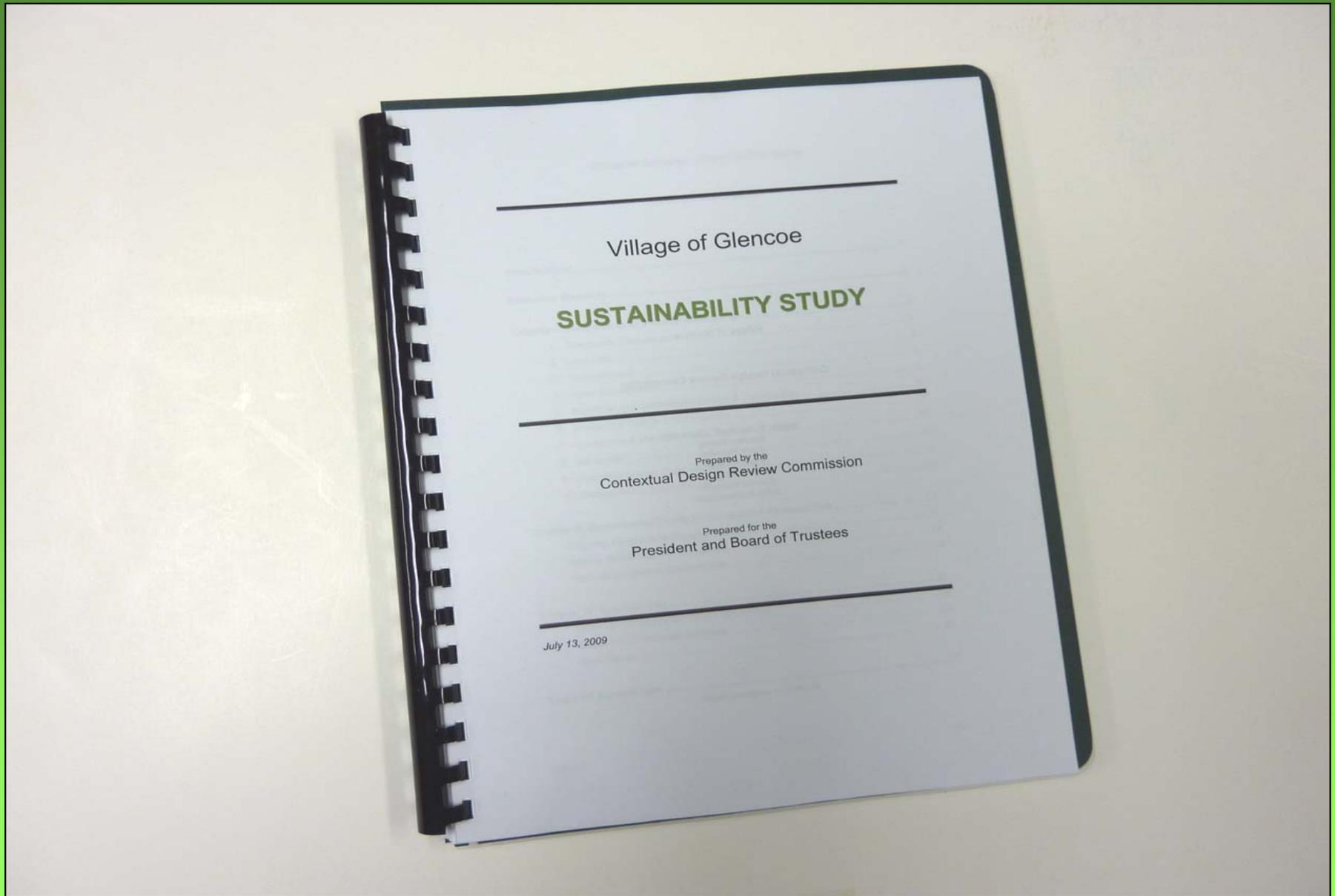
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Chapter III: Conclusions

Next Steps

2. The Village should consider the engagement of a consultant who is a leader in the development of Sustainability programs for communities similar to Glencoe, to provide expertise in the development and implementation of a formal sustainable program.

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