

# PRAIRIE CROSSING | Grayslake, Illinois



Size: 667 acres

Dates: 1986-ongoing

Team: Prairie Holdings Corporation

Description: Prairie Crossings is a residential development that aspires to conserve and protect the ecology of the site

Intent: Enhance the environment, promote a healthy lifestyle, create a sense of place, build a sense of community, encourage economic and racial diversity, provide convenient and efficient transportation, conserve energy, foster lifelong learning and education, ensure attractive design and high quality construction, ensure economic viability

**S**  
Sit+Place

GOALS: (Food) Not defined ; (Habitat+Biodiversity) 70% of the development set aside for preservation ; (Transport) Not defined

STRATEGIES: (Food) 14 acre organic farm, plots can be leased, farmers market ; (Habitat+Biodiversity) 22 acre lake, 160 acres of restored prairie, constructed wetlands, preserved wetlands, native landscaping is promoted ; (Transport) 22 acre lake, 160 acres of restored prairie, constructed wetlands, preserved wetlands, native landscaping is promoted

**W**  
Water

GOALS: Utilize ecosystem services of stormwater filtration and retention

STRATEGIES: Rainwater infiltration, water efficient appliances, wetland restoration to filter storm water, stormwater management plan and case study

**E**  
Energy

GOALS: Houses constructed to use 50% less energy

STRATEGIES: Energy star standard for energy efficient construction for condo buildings, LEED-ND certification, single family homes built to Building America Program standards, energy efficient appliances, school has geothermal heating, R-43 insulation in all ceilings

**E**  
Equity

Percentage of affordable units: Not defined  
GOALS: Not defined

STRATEGIES: Public access to streets, human scale design, town center, commuter train station, schools, community services, resident participation in organic farm, conservation education, percentage of housing sales donated to Liberty Prairie Reserve, art installations

**M**  
Materials

GOALS: (Materials) High quality construction ; (Waste) Not defined

STRATEGIES: (Materials) Double air-barrier construction, use of recycled wood products, non-toxic glues, double glazed windows with argon cavity, reduction of construction waste by 20% ; (Waste) Not reported

SUSTAINABILITY MATRIX

		STANDARD	GOOD	BETTER	LIVING COMMUNITY	REGENERATIVE
<b>S</b> Site+Place	Limits to growth		Developed for density/limits growth, contains open space			
	Urban Ag			Opportunity for every resident to have access to community garden, green-house, local farm education		
	Habitat Exchange				Each hectare of development requires an equal amount of land set aside in perpetuity	
	Human Powered Living		Promotes walkable streets, bicycle infrastructure, access to some services			
<b>W</b> Water	Net Positive Water			Greywater purification & reuse, on-site treatment of some blackwater, constructed wetlands, stormwater prevention (green-roofs & impermeable surfaces)		
	Net Positive Energy		2030 standards goal of efficiency, some reduction goals for energy & carbon, some renewable energy, solar PV ready			
<b>E</b> Energy	Civilized Environment			Community has some organization and collaborates on 1-2 of the living community listed programs		
	Healthy Neighborhood Design		Some access to walking trails that connect to amenities, parks, recreation areas			
	Biophilic Environment			Innovative landscaping using native plants, rain gardens, constructed wetlands, access to parks, waterfront, community gardening		
	Resilient Community Connections	Nothing considered/ not reported				
<b>H</b> Health+ Happiness	Living Material Plan		Some material selection standards, passive house standards used			
	Embodied Carbon Footprint		Some proxy standards for reducing CO2 in material selection and construction			
	Net Positive Waste		Material selection for recycled/recyclable materials, waste collection facilities, reduction standards			
	Human Scale and Humane Places			Project is designed to create human-scaled places, promotes culture and interaction		
<b>M</b> Materials	Universal Access to Nature and Place			Access to parks, innovative landscaping, promotes sense of place, community agriculture, daylighting in buildings		
	Universal Access to Community Services		Some services & community centers in development accessible by bike or walking			
	Equitable Investment				For every dollar of the project cost, half a cent must be donated to a charity	
<b>E</b> Equity	Beauty and Spirit					
	Inspiration and Education		Some education on the developments attributes, some opportunities for community events			
<b>B</b> Beauty						

SOURCES:

<http://prairiecrossing.com/>  
<http://www.terrain.org/unsprawl/9/>  
 American Forests. "Living Lightly on the Land." Summer 2001.  
 Architectural Record. "Prairie Crossings Grayslake, Illinois." January 1999.  
 In Business. "A New Model for Residential Development." September/October 1998.  
 New York Times. "Developing an Illinois Suburb with Principles." July 11, 1999.  
 New York Times. "It Takes a Pioneer to Save a Prairie." September 11, 1998



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