OVERVIEW
The Homer Glen Comprehensive Plan Update will include conceptual development framework plans for the Village’s four primary subareas: (1) 143rd/Lemont; (2) 159th/I-355; (3) Cedar/Bruce; and (4) 159th/Bell. Preliminary concepts were developed during the Subarea Concepts Design Workshop, which was held on February 11, 2020, in conjunction with a joint meeting of the Village Board, Plan Commission, Parks and Recreation Committee, Environment Committee, and Community and Economic Development Committee. As described in this summary, workshop participants broke into small groups to participate in mapping exercises to help visualize potential development ideas for each subarea. Highlights from each group’s brainstorming session and a second interactive activity are summarized on the following pages.
PRESENTATION
As noted in the meeting agenda above, the workshop began with a presentation highlighting project progress, next steps (see “What’s Coming Up” slide on the right), and an overview of the subareas. In addition, the presentation also provided insights into development considerations that workshop participants should keep in mind as they engaged in the two interactive activities, which comprised the majority of the workshop.

The presentation slides are provided as a separate PDF file.

DEVELOPMENT CONSIDERATIONS
The presentation slides provide data and graphic descriptions of the following development considerations:
- Demographics
- Development trends
- Housing forecast
- Residential patterns
- Diversification of Homer Glen’s business mix
- Potential economic opportunities
- Mixed use development

WHAT’S COMING UP
- Preliminary Subarea Concepts
- Future Land Use Plan
- Housing & Retail Market Strategies
- Utilities & Infrastructure Plan
- Transportation Plan
- Community Facilities & Assets Plan
- Environmental & Sustainability Plan

- Village Staff Review (TBD)
- Steering Committee Meeting #6 (TBD)
**ACTIVITY #1: INTERACTIVE MAPPING**

**Activity Review:** Participants broke into four small groups to participate in an interactive mapping activity where they used stickers and markers on aerial maps to identify potential development concepts for each of the four primary subareas. With four breakout tables each representing a subarea, each small group spent about 20 minutes at each of the subareas ensuring they had the opportunity to provide input on all four subareas.

**General Findings:** The table on the page 5 summarizes the common themes that emerged for each subarea. Pages 6-21 each provide a photo of the mapping exercise results. All results from the mapping exercise reflect the ideas of each corresponding group and do not necessarily indicate a consensus of the overall group or greater Homer Glen community.
<table>
<thead>
<tr>
<th>SUBAREA 1</th>
<th>143RD/LEMONT</th>
<th>SUBAREA 2</th>
<th>159TH/I-355</th>
<th>SUBAREA 3</th>
<th>CEDAR/BRUCE</th>
<th>SUBAREA 4</th>
<th>159TH/BELL</th>
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</thead>
<tbody>
<tr>
<td>Richard Grinius owns a 15-acre property south of ComEd ROW on far west side near I-355; he has been approached regarding a fuel depot; another option for retail in front and light warehousing in the back</td>
<td>Cathy Boo owns about 40 acres on four parcel at the northeast corner of 159th/Gougar; one of the parcels is a future gas station site</td>
<td>Lockport Township High School District #205 owns about 80 acres on one parcel (just outside the subarea) east of Cedar Road and south of the Cinnamon Creek subdivision</td>
<td>Adjacent to Lockport and New Lenox, dictated by municipal boundary agreements</td>
<td>Nearby assets: Messenger Woods; Hadley Valley Preserve; Lower Spring Creek Forest Preserve</td>
<td>Area is significantly impacted by the floodplain associated with Spring Creek</td>
<td>Nearby assets: Homer Junior High School; Hadley Middle School; Marian Village; Loyola Center for Health; Bengtson’s Pumpkin Farm; Creamery; Messenger Marsh</td>
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<tr>
<td>Adjacent to Lockport, dictated by a municipal boundary agreement</td>
<td>Fiddyment Creek Preserve covers about 274 acres and stretches through the center of the subarea westward to Gougar Road</td>
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<td>Nearby assets: Close to I-355; Fiddyment Creek Preserve; Schilling Elementary School; Oak Prairie Junior High School</td>
<td>Area has limited availability of sewer and water services and limited commercial potential</td>
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<td>Common Themes for Each Subarea</td>
<td>SUBAREA 1</td>
<td>143rd/Lemont</td>
<td>SUBAREA 2</td>
<td>159th/I-355</td>
<td>SUBAREA 3</td>
<td>CEDAR/BRUCE</td>
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<tr>
<td>Maintenance of large rural residential lots</td>
<td>Conservation design with single family homes south of 151st Street between Mallard Lakes and Fiddyment Creek Preserve</td>
<td>Limited development suggested for this subarea</td>
<td>Mix of uses east of Bell Road, including retail, offices, research/tech, and hybrid industrial/commercial uses</td>
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<tr>
<td>Commercial build out at 143rd/Lemont</td>
<td>Extension of environmental areas around Fiddyment Creek Preserve</td>
<td>Maintenance of existing agricultural land between Cedar Road and Messenger Woods, including potential for parks/open space</td>
<td>Support for a mix of residential types throughout the area, including single family homes, townhomes, ranch-style homes, “Missing Middle” housing, and senior living</td>
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<tr>
<td>“Low key” or neighborhood commercial along 143rd Street</td>
<td>Support for “Missing Middle” housing (duplexes, triplexes, and quadplexes) in certain areas</td>
<td>Large lot single family homes between Cedar Road and Messenger Woods with open space connections; similar style as adjacent subdivisions</td>
<td>Healthcare, research/tech, and cultural arts options close to Marian Village and Loyola Center for Health</td>
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<td>Lack of consensus for areas close to I-355: diverse suggestions ranging from industrial expansion, highway-related business and business parks to healthcare, entertainment, and mixed use</td>
<td>Potential for a mix of uses along 159th Street and on both sides of Cedar Road, with commercial or office along the road and residential uses set back</td>
<td>Some support for “Missing Middle” housing and senior living options</td>
<td>Buildout of businesses around the Creamery and MPX Fitness along Bell Road</td>
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<td>Trails within ComEd ROW and connected to local network</td>
<td>Lack of consensus for 159th/Gougar intersection: diverse suggestions ranging from regional retail, hotels, and industrial to housing, senior living, and healthcare (and even no development at all)</td>
<td>Trail connections, particularly through Messenger Woods</td>
<td>Trails within ComEd ROW and connected to local network</td>
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<td>Preservation of natural areas, environmentally sensitive areas, open space, and general rural character</td>
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<td>Infrastructure issues, including properties on well and septic and lack of high speed internet</td>
<td>Preservation of natural and environmentally sensitive areas</td>
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PROJECT WEBSITE: [www.MyHomerGlen.org](http://www.MyHomerGlen.org)
JOIN THE CONVERSATION: #MyHomerGlen
SUBAREA 1: 143rd/LEMONT | PRELIMINARY CONCEPT 1A

PROPOSED IDEAS:

- Provide single family homes south of 143rd Street, west of Reed Elementary School; important to consider topography
- Maintain large estate lots between the ComEd right-of-way (ROW) and 147th Street
- Provide neighborhood commercial on east side of 143rd/Lemont intersection (ex: local butchers shop, Starbucks, fast-food)
- Consider industrial expansion along I-355, including industrial, business park, national HQ/office, corporate relocations, or industrial with a storefront/commercial component
- Preserve environmental areas to the east and west of the Hawthorne subdivision
- Integrate trail connections for bikes and pedestrians along ComEd ROW
- Retain focus on preserving rural character of the community, which is a concern regarding Homer Glen losing its rural charm
PROPOSED IDEAS:

- Continue commercial development at 143rd/Lemont intersection, with potential for grocery store, restaurants, high quality gym (Challenge Fitness), and mixed commercial
- Provide “low key commercial” east of Lemont Road and south of 143rd Street, as well as parcels away from immediate intersection
- Consider parks/open space around the existing Speedway gas station, particularly given the current substantial woodlands
- Integrate bike paths/trails within ComEd ROW
- Consider professional office or entertainment use (e.g., movie theater, cultural arts, etc.) along 143rd Street close to I-355
- Maintain natural areas and open space in areas south of the ComEd ROW (south of 143rd Street)
PROPOSED IDEAS:

- Provide neighborhood commercial along Lemont Road at 143rd Street intersection; no truck stop
- Consider medical offices around existing Speedway gas station at 143rd/Lemont
- Protect existing large rural residential lots west of Lemont Road and south of 143rd Street
- Protect and restore homes east of Lemont Road and north of 143rd Street
- Provide mixed use development along 143rd Street near I-355; consider uses like a CVS, restaurants, healthcare or urgent care (e.g., opportunities to quickly access medical help from the interstate)
- Avoid industrial park built away from I-355; must be built adjacent to interstate
- Create an agricultural educational facility, nature center, and/or living farm in area west of Reed Elementary School; potential partnerships with local universities
- Protect existing environmental features
- Connect ComEd ROW to existing trail system
- Utilize ComEd ROW as wildlife crossing area as underpass/overpass to support progression of wildlife and animals through trail system
- Connect trails to Veterans Memorial Trail
- Place parks/open space along trails
PROPOSED IDEAS:

- Provide industrial/office uses along 143rd Street near I-355, including professional offices, logistics/warehousing, hybrid industrial/commercial uses, and other industrial mix
- Provide medical and research/tech offices (clean tech; R&D) at northwest corner of 143rd/Lemont; alternate option is new residential uses
- Consider potential for hotels or regional retail at northeast and southeast corners of 143rd/Lemont, given close access to I-355
- Provide mixed commercial uses south of 143rd Street, but preserve existing homes and environmental areas as best as possible
- Add more parks/open space (there are no parks between I-355 and Erin Hills)
- Add park south of ComEd ROW near Reed Elementary School
- Consider wildlife crossing at ComEd ROW; potential for wildlife sanctuary within or adjacent to ComEd ROW
PROPOSED IDEAS:

- Provide healthcare and senior living opportunities south of Oak Prairie School along Gougar Road
- Provide a mix of homes around the northeast corner of 159th/Gougar, including single family homes, townhomes, and senior living; healthcare and pharmacy options also worth considering
- Maintain agricultural/farm properties
- Integrate environmental areas with single family homes south of 151st Street between Mallard Lakes and Fiddyment Creek Preserve
- Extend environmental areas around Fiddyment Creek Preserve
- Consider a potential education extension or cultural arts facility south of the 80-acre School District #205 property east of Cedar Road
- Provide commercial development north of 159th Street on both sides of Cedar Road, including community retail (e.g., bakery, butcher, café, grocery store, etc.) and mixed use
- Add parks/open space east of Cedar Road
- Consider potential for bus service and EMS facilities east of Cedar Road
- Provide a mixed use area along 159th Street and south of Fiddyment Creek Preserve, including apartments, "Missing Middle" housing (e.g., duplexes/triplexes/quadplexes), professional offices, retail, etc.
PROPOSED IDEAS:

- Provide a mix of uses at the northeast corner of 159th/Gougar, including a hotel, regional retail, warehousing/logistics, mixed use, and parks and open space
- Integrate open space with single family homes south of 151st Street between Mallard Lakes and Fiddyment Creek Preserve; also potential for senior living and “Missing Middle” housing (e.g., duplexes/triplexes/quadplexes)
- Provide a mix of single family homes, “Missing Middle” housing, and retail east of Cedar Road
- Provide a mixed use area along 159th Street and south of Fiddyment Creek Preserve, including townhomes, neighborhood retail, healthcare, and hybrid industrial/commercial uses
- Extend environmental areas around Fiddyment Creek Preserve
- Annex a series of parcels along Gougar Road: the block of nine parcels south of Oak Prairie School, the Shady Lane subdivision further to the south, and the adjacent block of four parcels north of the subdivision
PROPOSED IDEAS:

- Provide a mix of uses at the northeast corner of 159th/Gougar, including a hotel and healthcare
- Integrate open space with a mix of single family homes and townhomes south of 151st Street between Mallard Lakes and Fiddyment Creek Preserve; also potential for neighborhood retail along 151st Street
- Provide a mix of single family homes and townhomes south of the 80-acre School District #205 property east of Cedar Road
- Provide commercial development north of 159th Street on both sides of Cedar Road, including regional retail at the intersection and a mix of professional offices, retail, restaurants, and healthcare away from the intersection
- Integrate open space with a mix of single family homes south of Fiddyment Creek Preserve to the west of the Cedar Glen subdivision
- Extend environmental areas around Fiddyment Creek Preserve
PROPOSED IDEAS:

- Preserve existing open space and large lot homes east of Mallard Lakes and at the northeast corner of 159th/Gougar
- Maintain parks and open space west of Mallard Lakes and around Oak Prairie School and Trantina Farm Dog Park
- Provide single family homes east of Cedar Road, particularly a neighborhood design similar to the Cedar Glen subdivision to the west
- Provide neighborhood commercial at the northeast corner of 159th/Cedar, including a grocery store, café/bakery, and restaurants
- Provide mixed use development at the northwest corner of 159th/Cedar, with regional retail further west along 159th Street
- Integrate a mix of single family homes and condos west of the Cedar Glen subdivision, particularly integrating parks and open space opportunities
- Extend environmental areas around Fiddyment Creek Preserve
PROPOSED IDEAS:

- Maintain existing agricultural land between Cedar Road and Messenger Woods
- Continue single family residential development east of Cedar Road in a similar manner as the Heritage Estates and John W Reiter subdivisions to the west; potential to mix in townhomes
- Avoid development within the “Open Annexation Area” north of the proposed Four Season at New Lenox development; however, consider parks and open space opportunities
- Find resolution to lack of high speed internet access on south side, particularly south of Chicago Bloomington Trail
- Consider development potential on a set of five 40-acre (approximate) parcels (200 acres total) east of Meade Road and south of Chicago Bloomington Trail
PROPOSED IDEAS:

- Maintain existing agricultural land between Cedar Road and Messenger Woods, including potential for parks/open space
- Protect environmental areas around Messenger Woods
- Consider potential for cultural arts adjacent to Konows Corn Maze
- Protect rural lots/lifestyle unique to Homer Glen east of Messenger Woods and Rolling Glen subdivision
- Provide for conservation design with a mix of single family homes and townhomes south of the Rolling Glen subdivision
- Provide neighborhood retail along east side of Meade Road, including restaurants and potential for mixed use
- Extend trails south of Hadley Valley and Lower Spring Creek Forest Preserves
SUBAREA 3: CEDAR/BRUCE | PRELIMINARY CONCEPT 3C

PROPOSED IDEAS:

- Consider overall preservation of the area, with potential for low density development integrated with open space
- Provide large lot single family homes between Cedar Road and Messenger Woods with open space connections
- Consider potential for senior living, “Missing Middle” housing (e.g., duplexes/triplexes/quadplexes), and research/tech uses between Cedar Road and Messenger Woods
PROPOSED IDEAS:

- Provide for conservation design, including ½ to 1-acre single family lots between Cedar Road and Messenger Woods
- Provide for trail system that allows for biking within Messenger Woods (currently pedestrian access only)
PROPOSED IDEAS:

- Provide a mix of uses west of Bell Road and the ComEd right-of-way (ROW), including: retail, hotel, professional offices, and research/tech spaces along 159th Street
- Provide a mix of residential uses, including single family homes and “Missing Middle” housing (e.g., duplexes/triplexes/quadplexes) integrated with parks/open space south of the Farm View Hills and west of the Meadowview subdivisions
- Consider senior living options, particularly near the Marian Village and Loyola Center for Health area along 159th Street
- Build out additional retail and mixed use around the Creamery on west side of Bell Road
- Build out additional retail and mixed use around the MPX Elite Fitness on east side of Bell Road
- Provide a mix of residential uses in southeast section of 151st/Bell intersection, including single family homes, “Missing Middle” housing, and senior living, particularly adjacent to Twin Lakes, Country Woods, and Cyprus Pointe subdivisions
- Build out commercial and research/tech along 159th Street east of Bell Road, including integration of single family homes and apartments to enhance mixed use character
- Enhance parks and open space options around environmentally sensitive areas
PROPOSED IDEAS:

- Provide a mix of uses west of Bell Road and the ComEd right-of-way (ROW), including community retail along 159th Street and a mix of residential uses like townhomes, senior living, and “Missing Middle” housing set back from the road.
- Provide healthcare, research/tech, and cultural arts options around the Marian Village and Loyola Center for Health area along 159th Street.
- Protect environmentally sensitive areas like heavy woodlands and wetlands, including integration of parks and open spaces.
- Build out additional retail around the Creamery on west side of Bell Road.
- Build out additional retail around the MPX Elite Fitness on east side of Bell Road, including integration of townhomes to create horizontal mixed use.
- Build out additional single family homes south of 151st Street adjacent to Twin Lakes, Country Woods, and Cyprus Pointe subdivisions.
- Provide professional offices and hybrid industrial/commercial options along 159th Street east of Bell Road.
- Provide trails along ComEd ROW.
PROPOSED IDEAS:

- Provide neighborhood retail along 159th Street west of Bell Road and the ComEd right-of-way (ROW), including senior ranch-style single family homes set back from the road
- Provide healthcare, research/tech, and cultural arts options around the Marian Village and Loyola Center for Health area along 159th Street
- Protect environmentally sensitive areas like heavy woodlands and wetlands, including integration of parks and open spaces
- Build out additional retail and vertical mixed use along east side of Bell Road, including integration of ranch-style townhomes set back from the road
- Provide ranch-style single family homes south of 151st Street adjacent to Twin Lakes, Country Woods, and Cyprus Pointe subdivisions
- Provide a mix of regional and neighborhood retail options along 159th Street east of Bell Road
PROPOSED IDEAS:

- Provide regional retail, restaurant, healthcare, and light industrial uses along 159th Street west of Bell Road and the ComEd right-of-way (ROW)
- Provide healthcare, research/tech, and cultural arts options around the Marian Village and Loyola Center for Health area along 159th Street
- Provide movie theater next to Creamery west of Bell Road
- Provide mixed use options along 159th Street east of Bell Road
- Connect all commercial corridors to existing trail system, particularly along ComEd ROW
- Consider potential overpass connecting southern segment of Bell Road northward over 159th Street
ACTIVITY #2: VISUAL PREFERENCE SURVEY

Activity Review: Using a modified version of a Visual Preference Survey, participants reviewed a gallery of nine exhibits illustrating examples of various development styles relating to commercial, office, industrial, residential, and mixed use development. Participants used green and red stickers to indicate which development typologies they like (green), dislike (red) or are indifferent (yellow). The results will help define general development approaches to apply in Homer Glen, both for the four subareas and other potential development sites around the Village.

General Findings: Photos of the nine display boards are provided on the following pages, particularly showing how participants distributed their preferences of development typologies using the green, red, and yellow stickers.
Diversifying the commercial base in Homer Glen was viewed very positively. Participants particularly liked specialty grocer, boutique retail, and artisan retail. To a lesser extent, they also liked businesses that offered personal enrichment, youth care/play, and self care. Homer Glen has a few instances of these business types, but more could make the Village a special place to find fresh produce, holiday or birthday gifts, or unique clothes to complete a wardrobe. Personal enrichment businesses are also unique places for family/group outings, which may pair well with team building from local businesses.

**Description:** Homer Glen’s commercial base includes a variety of retail businesses, services, and restaurants located along primary road corridors. Many of them are national or regional name brands, such as Menards, Meijer, Chili’s, and Starbucks, to name a few. There are also locally owned businesses like the Creamery and Purple Onion.
DEVELOPMENT TYPOLOGY 2 | COMMERCIAL BUSINESS TYPES

Green Stickers (Like): 58
Red Stickers (Dislike): 0
Yellow Stickers (Indifferent): 1

From a food and drink perspective, participants were highly supportive of attracting a café/bakery, brunch spot, brewery or winery, and restaurants of different types (quick serve, sit-down/family-friendly, and place with a bar or entertainment aspects). While Homer Glen currently offers a few of these options, more could help further diversify the commercial base and make the Village a unique place to find a certain coffee brand, weekend brunch place, or sports bar for big games.

Description: Homer Glen’s commercial base includes a variety of retail businesses, services, and restaurants located along primary road corridors. Many of them are national or regional name brands, such as Menards, Meijer, Chili’s, and Starbucks, to name a few. There are also locally owned businesses like the Creamery and Purple Onion.
Participants generally viewed mixed use development in a positive light with over two-thirds of stickers being green. In particular, participants liked the Glen Town Center in Glenview, Burr Ridge Village Center, and the future Wheeling Village Center. Based on results from the mapping exercise, similar mixed use developments were deemed appropriate in Subareas 1, 2, and 4, particularly along major roadway corridors like Bell Road, 151st Street, and 159th Street. Vertical mixed use was also viewed more favorably than horizontal mixed use (as shown in the Addison example), even though the latter was frequently depicted by small groups during the mapping exercise.

**Description:** Mixed use development is typically viewed in two ways: (1) a multi-story building with retail on the ground floor and offices or residential units above (many downtowns are built this way); and (2) a large development comprised of stores, restaurants, offices, residential buildings, parks, and civic spaces (Burr Ridge Village Center is a good example). Mixed use may be considered in the subareas and other appropriate areas in Homer Glen.
**DEVELOPMENT TYPOLOGY 4 | OFFICE/BUSINESS PARK TENANTS**

Green Stickers (Like): 34  
Red Stickers (Dislike): 0  
Yellow Stickers (Indifferent): 0

Participants were highly favorable of unique office/business park tenants beyond a typical office building. Healthcare was the most favorable with over a quarter of all stickers (9 of 34). Business incubators, education and learning facilities, coworking spaces, and makerspaces were also viewed positively. Tech startups received the least number of green stickers but still favorable. Overall, these types of tenants could gain greater community support regarding potential development in industrial-supportive areas.

**Description:** In more recent times, office/business parks have been making room for unique tenants. While corporate head-quarters, professional offices, and banking/financial services are common, the example uses illustrated below can enhance the tenant mix of a office/business park, provide spaces for local entrepreneurs, and diversify employment opportunities available to the local workforce.
**DEVELOPMENT TYPOLOGY 5 | INDUSTRIAL**

*Green Stickers (Like): 4*
*Red Stickers (Dislike): 41*
*Yellow Stickers (Indifferent): 2*

With over 87% of stickers being red, participants clearly have a dislike for industrial development. That’s not to say that industrial is completely off the table, as some small groups indicated that industrial uses, including logistics and warehousing, was an acceptable use in some of the subareas with close access to I-355. As a result, the Village should not shut the door on industrial development in appropriate areas; however, proper building and site design will be critical to minimize the impacts of industrial uses, such as truck traffic, environmental protections, lighting, parking, and screening from residential areas. Since this was only a visual exercise, it is difficult to assess how aspects like job generation and sustainability features may change minds about industrial.

*Description:* While industrial buildings will generally occupy a sizable footprint, they can still be designed in such a way that adds positive value to the Village’s character and integrates natural features into their site design. The amenities listed on the right can also enhance the quality of the site and blend in well with the local transportation network.
Participants were primarily split with the emerging concept of hybrid industrial/commercial development; however, some trends emerged. Most participants liked the concept of a brewery with a restaurant/taproom, which are gaining popularity nationwide. General dislike for warehouses that devote a small portion of floor space to retail sales, such as Ashley Furniture HomeStore in Romeoville and “Save”ty Yellow Products in St. Charles. However, there was some support for WeatherTech in Bolingbrook, although it is difficult to tell if participants liked that specific building design, floor layout, or just the product in general. General indifference to a “pick-up and order point” mini-warehouse/retail store like the concept that IKEA is experimenting with.

**Description:** Hybrid industrial/commercial enterprises are becoming more prominent by providing product creation, warehousing, and sales under a single roof. This model reduces transport and infrastructure costs, as well as attracts customers curious about the source and production of the items they purchase. The sales area or showroom typically occupies less than 20% of the building, with product creation and warehousing comprising the remaining floor area.
About two-thirds of participants generally like the townhome concept, with particular approval of Amberfield Townhomes here in Homer Glen. Anecdotally, a few participants noted that they like Amberfield because of its ranch-style design, which many view as fitting the character of Homer Glen and providing ease of access for older residents. Townhomes in a compact rowhouse design were not as well liked. Townhomes with large garage doors defining the front façade also were not liked very much. On the other hand, townhomes with recessed front entries, smaller or side-/rear-facing garages, and strong curb appeal were well liked.

**Description:** Townhomes provide single family residential units, typically in a compact arrangement with one or more units attached to each other and sharing common walls. Narrow townhomes arranged in a set of two or more are sometimes referred to as rowhouses.
Participants primarily dislike multi-family housing options like apartments and condos, with 78% of stickers being red (dislike). This sentiment is generally consistent from comments the Consultant Team has heard through our outreach activities. It is also consistent with Homer Glen’s current housing stock, with very little multi-family housing options available. However, findings from the mapping activity seems to indicate that multi-family housing could be palatable in certain instances, such as within vertical mixed use developments along major road corridors. The mixed use approach could be an acceptable way to provide multi-family options that meet certain budgets, life stages, family types, or other housing preferences.

**Description:** Apartment and condo buildings can often take on the same physical form: typically a building of 2+ stories with multiple dwelling units with shared walls, parking, and common areas. HOA or renter fees help pay for lawn care, snow removal, community space, laundry, etc. A condo building may be converted into apartments, and vice versa. Potential addition of more condo or apartment units in Homer Glen may increase housing options that meet varying budgets, family types, and life stages.
While participants were somewhat split on the “Missing Middle” housing concept, a majority (12 of 19) of participants either liked or were indifferent to the idea. This approach could be appropriate in limited instances in Homer Glen, perhaps as an infill development approach. It could also introduce new and affordable housing options to the Village’s housing stock without disrupting the single-family nature of a majority of Homer Glen neighborhoods.

**Description:** There is an emerging housing concept known as “missing middle housing” that allows for single family lots to be split or merged to support duplex, triplex, or fourplex units. This approach provides additional dwelling units without significantly altering the character of the neighborhood. Missing middle housing also provides affordable units and enable residents to age in place. In addition, this approach allows for infill development at a lot-by-lot basis, rather than redevelopment of an entire block or neighborhood.