KEYS TO TRANSFORMATIVE CHANGE IN HOMER GLEN

Integrate emerging trends in housing, such as accessory dwelling units and “Midway Middle” housing, to help diversity options.

Amend the Conservation Subdivision Ordinance to allow more restrictions on new residential development.

Support unique uses like hybrid industrial/commercial spaces, specialty healthcare facilities, and learning campuses.

Prepare design guidelines for residential development and landscaping to ensure high quality site and building design.

Create spaces for employment generating uses that support small businesses, growing enterprises, and entrepreneurs.

Develop an open space inventory plan that identifies open spaces, green infrastructure, and greenways to connect the system.

Evaluate how conservation subdivision standards advance sustainability and development goals.

Strengthen business supports and services in a compact mixed-use environment to advance sustainable development.

Support unique uses like hybrid industrial/commercial spaces, specialty healthcare facilities, and learning campuses.

Provide homes, jobs, recreation, schools, and services in a compact mixed-use environment to advance sustainable development.

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Strengthen business supports and services in a compact mixed-use environment to advance sustainable development.

Support unique uses like hybrid industrial/commercial spaces, specialty healthcare facilities, and learning campuses.
Subarea 1 capitalizes on prime access to I-355 with a mix of commercial and employment-generating uses as well as different housing options.

Subarea 2 builds out the west end of the 159th Street corridor near I-355 with commercial and employment-generating uses as well as diverse housing.

Subarea 4 creates a mixed-use area around this key intersection, particularly to expand existing healthcare, diversity housing, and build up the 159th Street corridor.

Subarea 3 protects the pastoral character of the area south of 157th Street, including options for land preservation, large lot residential, and agribusiness.

Legend:
- Municipal Campus (EXISTING)
- Healthcare Campus (EXISTING)
- Parks & Recreation Facilities
- Open Spaces
- Forest Preserves
- Floodplain

Subareas:
1. 143rd St/Lemont Rd
2. 159th St/355
3. Cedar Rd/Bruce Rd
4. 159th St/Bell Rd

Primary Commercial Corridor
Primary Gateway
Secondary Gateway
I-355 Interchange
Potential Regional Sports Complex
### SUBAREA PLANS

#### SUBAREA 1 (3137 STATE LINE RD)

Subarea 1 takes advantage of prime access to I-355 with employment opportunities in the form of healthcare and Office/ Business Park options along 3137 State Line Road. Commercial building of the 3137 St. James interaction is recommended to provide goods and services to the northwest part of Homer Glen. A mix of residential types are also recommended to diversify housing options.

#### SUBAREA 2 (6000-6100 W. 143RD)

Subarea 2 provides for Office/Business Park options along State Line Road as well as Mixed Use opportunities along 159th Street. Particularly building upon current uses and infrastructure along these corridors. A mix of housing types is recommended to take advantage of access to these potential jobs, goods, and services, as well as the 105th and 127th Village AO 2-2.

#### SUBAREA 3 (CEDAR RD/BRUCE RD)

Subarea 1 capitalizes on prime access to I-355 with a mix of commercial and employment generating uses, as well as different housing options.

#### SUBAREA 4 (BELLE VUE)

Subarea 4 creates an mixed-use area around this key intersection, particularly designing existing healthcare, diversity housing, and build up the 109th Street Corridor.

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**VILLAGE OF HOMER GLEN, ILLINOIS**

**2020 COMPREHENSIVE PLAN UPDATE**

**SUBAREA CONCEPTUAL FRAMEWORK PLAN**

**SUBAREA 3**

**SUBAREA 4**

**CONCEPTUAL FRAMEWORK PLAN**

**SUBAREA 1 (3137 STATE LINE RD)**

Subarea 1 primarily focuses on maintaining the pastoral character of the far south end of Homer Glen, particularly through estate residential Mixed use development may also be supported in this area. A mix of non-residential uses generally geared towards providing goods and services to residents south of 167th Street.

**SUBAREA 2 (6000-6100 W. 143RD)**

Subarea 2 builds out the west end of the 105th Street corridor near I-355 with commercial and employment generating uses, as well as diverse housing.

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**CONCEPTUAL FRAMEWORK PLAN**

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**VILLAGE OF HOMER GLEN, ILLINOIS**

**2020 COMPREHENSIVE PLAN UPDATE**

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**SUBAREA 4 (BELLE VUE)**

Subarea 4 creates an mixed-use area around this key intersection, particularly designing existing healthcare, diversity housing, and build up the 109th Street Corridor.
While residential remains a dominant component in the Village's land use plans, there has been a shift towards mixed use developments. This transition is evident in the graphic shown in Figure 5.2, which highlights the allocation of land uses as of the Future Land Use Plan from the 2005 Comprehensive Plan.

- **Land Use Allocations**
  - The graphic in Figure 5.3 summarizes the land use allocation as depicted in the Future Land Use Plan.
  - **Residential** makes up 32.2% of future land uses, which is a decrease from 38% in the 2000s.
  - **Commercial** components make up 2.7% of future land uses, indicating a decline from 18.9% in the 2000s.
  - **Agriculture** and **Forest Preserves** are also shown, with respective land use categories.

- **Opportunities**
  - The concept of mixed use isn’t limited to residential and commercial. It can also be integrated with other uses, including healthcare, business incubators, and others.

- **External Pressures**
  - The I-355 extension opened in 2007, and it has changed over time. The Village's infrastructure investments along the roadway have mostly stayed consistent, with new developments typically including mixed use developments at ground level and mixed use potential annexations.

- **Reasons for Change**
  - The graphic in Figure 5.3 indicates that the concentration of locating near the attraction opportunities adding business parks as a specific element. This highlights the importance of aligning uses to support the Future Land Use Plan.

- **Recommendations**
  - Update the Village's Zoning Map to be supportive of the Future Land Use Plan (LU1).
  - Update the FY 2018-2021 Strategic Plan for the next fiscal year timeframe (FY 2022-2025) to align with the policies outlined in the 2020 Comprehensive Plan (LU2).
  - Prepare annexation study and review boundary agreements with neighboring municipalities and make recommendations for potential annexations (LU3).
  - Prepare a fiscal impact analysis for each of the development subareas (LU4).
  - Supportive of the Future Land Use Plan (LU5).

- **MIXED USE CORRIDOR**
  - Different sections of Homer Glen are designated as Mixed Use. In particular, 55th Street is identified as a specific Mixed Use Corridor to capitalize on existing uses and the Village’s infrastructure investments along the roadway.
**Development Typology**

### Single-Family Residential

As Homer Glen has evolved since its incorporation in 2001, the Village has maintained its identity as a predominantly single-family residential community. In fact, almost half (42%) of the Village’s existing and uses comprised of single-family residential homes. Of the value, a majority (80%) is single-family detached homes. Furthermore, single-family detached homes in Homer Glen are categorized into five types, as described below and on the next page.

Even as the Comprehensive Plan Update recommends diversification of the local housing stock, Homer Glen will continue to serve as a single-family residential community. The four subareas identify further improvement of the following single-family housing types into Homer Glen’s housing landscape, particularly asking to some of the Village’s current neighborhoods as prototypes.

**Estate Residential**

Estate residential is fairly permanent in the northwestern sector of Homer Glen, as well as in parts of FP-13. Single-family homes served by cul-de-sac roads, other estate areas, are defined by large development of an organized subdivision. Conservation design is also common. Estate residential also includes rural lots, which are sometimes referred to as subdivisions the Village with high areas. The estate lot of estate residential areas is larger than typical. Large lots in pastoral settings typically provide inspiration Glen is a very fertile farmland. Farmsteads and other uses are similar in rural areas and estate residential. **TYPICAL LOT SIZE**: ½ to 1 acre

**Moderate Density Residential**

Moderate density residential typically encompasses the single-family residential lots at the end of the lot line. Townhomes or integrated into larger multifamily buildings are sometimes referred to as “missing middle housing.” This approach provides additional dwelling units without significantly altering the character of the neighborhood. Missing middle housing also provides affordable units and enables residents to age in place. **TYPICAL LOT SIZE**: ½ to 1 acre

**Neotraditional Residential**

Often called Traditional Neighborhood Development (TND), neotraditional areas are planned to minimize turnover and to neighbor residential lots with walkable access to other neighborhood. Typical neighborhood designs include walkable access to parks, uses, and commercial establishments. **TYPICAL LOT SIZE**: ½ to 1 acre

**Development Typology**

### Townhouses | Attached Single-Family Residential

Townhomes provide single family residential units typically the contact arrangement with one or more units attached to each other and sharing common walls. Homeowners townhomes are a set of two or more homes that are sometimes referred to as rowhouses. However, they do not enjoy the same level of support as community members.

Community members are generally supportive of the townhome concept with notable appeal and design, which may vary the character of Heritage Glen and providing a sense of aged residents. In terms of design, community members like townhomes that are similar to older homes, smaller or side-bearing garages, and strong curb appeal.

### condo & apartments | Multi-Family Residential

Apartment and condo buildings can often be seen on the same physical form typically a building with multiple dwelling units with shared walls, parking, and common space. All or parts thereof may be for law care, snow removal, community spaces, laundry etc. A condo building may be converted into apartments, and vice versa.

While the community prefers to limit multi-family housing options, potential expansion of multi or apartments in Homer Glen would help to diversify the local housing stock beyond the predominant supply of single-family homes. Multi-family housing could be appropriate in certain instances, such as high-quality buildings and design and inclusion within mixed-use developments among new developments. The need and approach could be an acceptable way to provide multi-family options that meet certain budgets, life stages, family types, or other housing preferences.

**Key Recommendations**

- **H51**: Encourage a diversity of residential development types in near commercial corridors or regional nodes
- **H52**: Review and amend, where appropriate, the current zoning code and other municipal regulations to strengthen requirements
- **H53**: Research the potential to amend Village regulations to allow for accessory dwelling units (ADUs)
- **H54**: Re-write the Conservation Design Ordinance in accordance with the recommendations outlined in the plan
ECONOMIC DEVELOPMENT

Public Open House | November 19, 2020

Development Typology: Commercial Businesses

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. These are also a significant number of locally owned businesses. Both types are important to provide goods and services from national and regional brands, entrepreneurs, and small business owners alike.

Commercial development will continue to be a core segment of the Village's tax base, particularly along Bell Road and 159th Street. Oblivion conditions, demographics, and other assets will often dictate where certain major businesses will locate. At the same time, the Village is proactive in attracting the types of businesses that meet community needs and boost the tax base.

Below are examples of business types that will help diversify the local business mix and provide offerings that may help refine Homer Glen as a unique place to visit.

Development Typology: Office/Business Park Tenants | Employment Generators

In more recent times, office/business parks have been making room for unique tenants. While corporate headquarters, professional offices, and banking/financial services are common, the examples illustrated below can enhance the tenant mix of an office/business park, provide spaces for local entrepreneurs, and diversify employment opportunities available to the local workforce.

Healthcare facilities have experienced some expansion in Homer Glen in recent years, with room for further growth, particularly in the senior population continues to grow. Coworking spaces and business incubators (support small business) and entrepreneur (with facilities, classes, and access to shared resources). Makerspaces support creators of all ages, from at-home hobbyists and amateur builders to school STEM classes and robotics teams. Colleges, universities, and other educational organizations often seek to expand their research and development facilities. Some with tech startups to provide a suite of meeting spaces, resources, and resources to recruit top-tier talent.

Development Typology: Light Industrial | Employment Generators

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 with the local transportation network. Light industrial uses should be encouraged as part of mixed-use developments or office/business parks.

Development Typology: Hybrid Industrial/Commercial | Employment Generators

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 showrooms typically occupies less than 20% of the building, with product creation and warehousing comprising the remaining floor area. Examples from the region include: 55 North International Factories, Ashley Furniture HomeStore (Romeoville), and "Save"ty Yellow Products (St. Charles). Another popular example is a brewery with a restaurant or tasting room component like Funk Brothers Top House in Warrenville and Red Truck Beer Company. Hybrid industrial/commercial enterprises may be part of an office/business park, commercial area, or mixed-used district.

Development Typology: Building Design & Site Amenities

- Quality building materials
- Environmentally-appropriate lighting
- Green space and landscaping
- Renewable energy and sustainable features
- Protection of floodplains, trees, and other natural features
- Trail, sidewalk, and transit options

Key Recommendations

ED7: Review and amend the Village’s Zoning Ordinance to ensure appropriate zoning districts support employment-generating uses

ED8: Review Annico Business Park for potential rezoning to l-1

ED9: Provide zoning flexibility to allow reuse of underutilized parking lots for different uses to increase value and activity

ED10: Promote retail nodes near housing, employment centers, open spaces, and other public uses to emphasize walkable mixed use environments

ED11: Continue to focus a business attraction strategy on retail industry groups with significant leakage or are under-represented

ED12: Evaluate the impacts of ancillary retail, lodging, and support services that typically accompany a potential regional sports complex
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 (The Glen Town Center in Glen Ellyn is a good example). Mixed use may be considered in the suburban and other appropriate areas in Homer Glen.

Community members generally view mixed use in a positive light, particularly favoring a development like the Glen Town Center. Other mixed use developments around the region that are viewed favorably by the community are the Burr Ridge Village Center and the Wheeling Village Center. The Glen Town Center illustrates how a commercial area was built up in a piecemeal manner, including retail stores, restaurants, offices and a hotel, with residential neighborhoods located around the rear perimeter of the commercial uses to keep them off the primary arterial road. While these various uses were not developed as part of a singular master plan, they work well together with residents living near jobs, goods, and services.

This style of mixed-use development would be appropriate along the 159th Street Corridor, which provides the Village’s most prominent opportunity to create a mixed-use corridor. A mixed-use corridor would provide a balanced mix of diverse land uses with safe connection points for pedestrians and bicyclists.

Different sections of Homer Glen are designated as Mixed Use. In particular, 159th Street is identified as a specific Mixed Use Corridor to capitalize on existing uses and the Village’s infrastructure investments along the roadway.

Mixed use development may take the form of a series of adjacent developments that may or may not be part of a phased master plan. For example, the example below along Lake Street in Addison illustrates how a commercial area was built up in a piecemeal manner, including retail stores, restaurants, offices and a hotel, with residential neighborhoods located around the rear perimeter of the commercial uses to keep them off the primary arterial road. While these various uses were not developed as part of a singular master plan, they work well together with residents living near jobs, goods, and services.

Mixed use development may also take the form of a series of adjacent developments that may or may not be part of a phased master plan. For example, the example below along Lake Street in Addison illustrates how a commercial area was built up in a piecemeal manner, including retail stores, restaurants, offices and a hotel, with residential neighborhoods located around the rear perimeter of the commercial uses to keep them off the primary arterial road. While these various uses were not developed as part of a singular master plan, they work well together with residents living near jobs, goods, and services.

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LEGEND

1. Schools
2. Acquired School District Properties
3. Public/Institutional Uses
4. Religious Institutions
5. Parks & Recreation Facilities
6. Open Spaces
7. Forest Preserves
8. Agritourism
9. Healthcare
10. Floodplain
11. Municipal Facilities
   1. Homer Glen Village Hall
   2. Homer Township Administration Center
   3. Homer Township Road District
   4. Homer Township Public Library
   5. Founders Crossing
12. Public Safety Facilities
   6. Northwest Homer Fire PD Station #1
   7. Northwest Homer Fire PD Station #2
   8. Homer Township Fire PD Station #1
   9. Homer Township Fire PD Station #2
   10. Homer Township Fire PD Station #3
13. Utility Facilities
   11. IAW Reclamation Facility
   12. IAW Reclamation Facility
   13. ComEd Goodings Grove Substation
   14. ComEd Substation
   15. ComEd Substation
14. Historic Sites
   16. Austin-Walter Farm
   17. Benjamin F. Russell House
   18. John Lane Monument
   19. Tile-Konow Bar
   20. Old New Lenox Train Depot
15. Other Assets
   21. Shady Oaks Camp
   22. Bengtson’s Pumpkin Farm
   23. Konow’s Corn Maze
   24. Farmington Lake

KEY RECOMMENDATIONS

CF1. Maintain constant monitoring of how growth and development impact the efficiency of services and potential to expand, add, or contract out services, including intergovernmental partnerships

CF2. Work with local fire protection districts to evaluate growth and development impact operations

CF3. Coordinate with local school districts as they consider land acquisitions, new schools, and campus expansions in response to population growth

CF4. Continue to evaluate the potential to create a Parks Department

CF5. Explore alternative options to secure land to build new parks or recreational facilities, particularly due to rising land prices that make land acquisition cost prohibitive

CF6. Continue to explore the feasibility of creating a regional sports complex

CF7. Develop a Master Open Space Plan to designate and sustainably expand a continuous string of green infrastructure around Homer Glen that links trails, forest preserves, natural areas, and agricultural land

CF8. Continue to work toward bringing management of the local water utility system under municipal authority

CF9. Identify and map adjacent land areas with property owners who may be open to: land assembly for larger development sites

CF10. Support local equestrian culture by providing adequate trails and related facilities for riders

CF11. Support property owners and local entrepreneurs who have business plans that advance agritourism and/or agribusiness in Homer Glen, including opportunities for adaptive reuse of old farm properties or other under-utilized sites

CF12. Identify and implement ways to protect and maintain the agricultural roots and heritage of the Homer Glen area
TRANSPORTATION PLAN

KEY RECOMMENDATIONS

TR1: Continue to integrate roadway, pedestrian, and bicycle infrastructure improvement projects into the Village’s Capital Improvement Plan

TR2: Monitor truck traffic and impacts on residential areas

TR3: Evaluate the need for new traffic signals at major intersections as development and traffic patterns warrant

TR4: Implement the Complete Streets policy that guides transportation planning, and adopt performance measures

TR5: Collaborate with Pace and other transit agencies to evaluate the potential to expand bus service

TR6: Conduct studies of north-south arterials to support both residential and business-oriented vehicle traffic generated by population growth

LEGEND

- Interstates
- Interchange
- Principal Arterial Roads
- Secondary Arterial Roads
- Collector Roads
- Truck Routes
- Pace Bus Route #832
- Existing Bike Trails
- Potential Bike Trails
- Parks & Recreation Facilities
- Open Spaces
- Forest Preserves
**Key Infrastructure Investments Map**

**143rd ST CORRIDOR**
Widening to 4-lanes with center turn lane.

**143rd ST & GOUGAR RD**
Industrial Park development with left/right turn signal lanes.

**151st ST CORRIDOR**
2-lane to 3-lane conversion with cross-section, signal installation upgrades, funded by federal dollars.

**159th ST CORRIDOR**
Water main and sanitary sewer infrastructure project with new water hookups, 5-lane expansion.

**LEMON RD**
Sanitary Sewer tied to Lockport (expected in the future).

**BELLE RD CORRIDOR**
5-lane road expansion, including middle turn lane. Phase 1: 0.5-mile gap piece (completed). Phase 2: right of way project requires utilities (future). County project in partnership with DOT.

**PEDESTRIAN ACCESS**
Potential access along 159th, budget dependent.

**BIKE PATHS**
Expansion of paths along 159th St. Trail, 167th St. trail will connect to other trails, and potentially a path along 143rd St.

**Flyover Bridge**
Potential Canton Farm Flyover bridge.

**Subarea 1 Development**
Potential property development and utility service for Village’s “gap areas.”

**Subarea 3 Development**
Potential property development and utility service for Village’s “gap areas.”

**Traffic Signal**
Potential traffic signal.

**Key Recommendations**

**UT1:** Explore opportunity for regional stormwater detention facilities.

**UT2:** Promote best management practices for stormwater management to assure that new developments do not contribute runoff that increases off-site flooding or degrade water quality in surface or groundwater system.

**UT3:** Identify infrastructure needs to support future development opportunities.

**UT4:** Continue to evaluate options to transition the water system from Illinois American Water to a municipally owned and operated system.

**UT5:** Establish a more cohesive stormwater management plan.

**UT6:** Continue to complete sewer extension projects to the Village’s unserved areas.

**UT7:** Complete a broadband analysis and expansion study to enhance local telecommunications capacity.
LANDSCAPE GUIDELINES FOR SUSTAINABILITY

Sustainable and conservation landscaping both create and enhance the natural beauty of our community. The Village encourages the use of native species and the use of non-native species through the use of plantings that are non-invasive and provide ecological benefits to the site itself and the people who use it. Consideration should be given to the following when establishing site-grading requirements:

1. Design
2. Plant Materials
3. Maintenance

Design
• Site plans should be consistent with the Village’s standards and guidelines for site planning.
• Plant materials should be selected to enhance the natural beauty of the site.
• Maintenance should be planned to ensure the long-term success of the site.

Plant Materials
• Native species should be used whenever possible.
• Non-native species should be used with caution.
• Invasive species should be avoided.

Maintenance
• Regular maintenance should be planned and implemented.
• Maintenance should be planned to ensure the long-term success of the site.

KEY POLICY ISSUES

Regulations Apply to Any Lot
• Consideration should be given to preserving any natural resource that is present on the property.
• Regulations should be consistent with the Village’s standards and guidelines for site planning.

Conservation & Preservation Easements
• Consideration should be given to the possibility of acquiring easements for conservation, preservation, and landscape purposes.
• The easements should be consistent with the Village’s standards and guidelines for site planning.

Existing Land Use
• Consideration should be given to the possibility of preserving any natural resource that is present on the property.
• Regulations should be consistent with the Village’s standards and guidelines for site planning.

New Development
• Consideration should be given to the possibility of preserving any natural resource that is present on the property.
• Regulations should be consistent with the Village’s standards and guidelines for site planning.

Environmental Protection Overlay Districts
• Consideration should be given to the possibility of preserving any natural resource that is present on the property.
• Regulations should be consistent with the Village’s standards and guidelines for site planning.

Preservation & Maintenance
• Consideration should be given to the possibility of preserving any natural resource that is present on the property.
• Regulations should be consistent with the Village’s standards and guidelines for site planning.

STORMWATER DETENTION FACILITIES

 detention ponds, wetlands, and floodplain areas should be designed to provide unique natural benefits to the site itself and the people who use it. Consideration should be given to the following when establishing site-grading requirements:

1. Design
2. Plant Materials
3. Maintenance

Design
• Site plans should be consistent with the Village’s standards and guidelines for site planning.
• Plant materials should be selected to enhance the natural beauty of the site.
• Maintenance should be planned to ensure the long-term success of the site.

Plant Materials
• Native species should be used whenever possible.
• Non-native species should be used with caution.
• Invasive species should be avoided.

Maintenance
• Regular maintenance should be planned and implemented.
• Maintenance should be planned to ensure the long-term success of the site.

KEY RECOMMENDATIONS

DG1: Implement the Design Guidelines for Sustainability and Development

DG2: Amend the Conservation Subdivision and Tree Preservation regulations to remove barriers to development and target environmentally sensitive lands

DG3: Create an overlay district for 159th Street Corridor extending the application of Conservation Subdivision regulations

DG4: Adopt Design Guidelines for landscape improvements and architectural standards for non-single family residential uses

DG5: Consider removal of the ‘grandfathering’ of the R-4 and R-5 districts and creating new districts allowing lots under 10,000 sq ft by providing greater lot size reductions in the R-5 district

DG6: Create a Mowerless District as a specialized area of use

DG7: Create and implement a master open space plan that forms a continuous string of green resources, green streets, green courtyards, open space and parks

DG8: Review and update the Village’s codes and ordinances, where appropriate, to ensure the promotion of green initiatives, such as Oceanside programs, are codified to support enforcement efforts

DG9: Encourage private landowners to designate sensitive natural resource areas as conservation easements

DG10: Encourage LEED (Leadership in Energy and Environmental Design) certification for all new buildings and facilities

DG11: Work with ComEd to identify appropriate landscaping and management techniques to protect and enhance habitats functions of utility ROWS

DG12: Periodically review the Village’s Outdoor Lighting Ordinance to make any amendments that will strengthen the standards