Since its inception, Homer Glen has placed premium value on protection of its natural environment, high quality of life, and unique community character. While these values continue today, changes in the regional and national economies, as well as changing expectations of residents over the past decade, have brought new challenges that require reconsideration of past policies and practices to guide Village growth over the next 20+ years.

Just like the original 2005 Comprehensive Plan, this 2020 plan update establishes a long-range vision and set of policy recommendations that will guide balanced development, manage sustainable growth, enhance the identity, and preserve the character of Homer Glen. The 2020 Comprehensive Plan Update will form the Village’s official policy guide for physical improvement and development.

While the original 2005 plan addressed the variety of issues, challenges, and opportunities confronting the Village after its incorporation in 2001, the 2020 plan outlines a long-range vision and series of community improvement recommendations, based on the findings from a community outreach process (see Chapter 2 for more details) and extensive analysis of a variety of elements (see Figure 1.1) that define Homer Glen today and what will shape the community in the future.
What makes Homer Glen an exemplar place for development ...

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Miles southwest of Chicago</td>
<td>25</td>
</tr>
<tr>
<td>Miles to Midway Airport</td>
<td>24</td>
</tr>
<tr>
<td>Miles to O'Hare Airport</td>
<td>38</td>
</tr>
<tr>
<td>Median family income</td>
<td>$91,257</td>
</tr>
<tr>
<td>Millions of dollars invested in current and planned commercial corridor road improvements</td>
<td>$200+</td>
</tr>
<tr>
<td>Residents within a 20-minute drive of village boundary (69,000 within 10 minutes)</td>
<td>416,000+</td>
</tr>
<tr>
<td>Daytime population within a 20-minute drive of village boundary (64,000 within 10 minutes)</td>
<td>351,000+</td>
</tr>
<tr>
<td>Acres of forest preserve and natural areas</td>
<td>1,793</td>
</tr>
<tr>
<td>Miles of multiuse trails</td>
<td>17</td>
</tr>
</tbody>
</table>

- Prime Land Development Opportunities
- No Municipal Property Tax
- Lowest Municipal Sales Tax in Area
- Convenient access to three interstates (I-355, I-55, and I-80) and the Will County Intermodal Transportation Facility
- Unique opportunities for agritourism and agribusiness, including a notable equestrian culture
- Healthcare opportunities to accommodate continued growth in senior population and recent openings of medical facilities

- 416,000+ residents within a 20-minute drive of village boundary (69,000 within 10 minutes)
- 351,000+ daytime population within a 20-minute drive of village boundary (64,000 within 10 minutes)
- 1,793 acres of forest preserve and natural areas
- 17 miles of multiuse trails

2 | INTERCHANGES ALONG I-355

416,000+ residents within a 20-minute drive of village boundary (69,000 within 10 minutes)

351,000+ daytime population within a 20-minute drive of village boundary (64,000 within 10 minutes)

1,793 acres of forest preserve and natural areas

17 miles of multiuse trails
The planning process to update the Village’s Comprehensive Plan takes its place along the community’s history of planning. Since its incorporation in 2001, Homer Glen has taken a proactive approach to planning strategically for the future.
RATIONALE FOR INCORPORATION IN 2001

Homer Glen sought its incorporation as a Village in 2001 to preserve its rural atmosphere and natural environment, maintain large lots, prevent taxation from annexation by other communities, and seek economic value in the pooling of county and township resources. These values are reflected in the Homer Glen’s slogan — “Community and Nature in Harmony” — and many of the Village’s policies, including its commitment to Dark Skies through a renowned lighting ordinance, a progressive Conservation Design Ordinance, a tree preservation ordinance, and environmental stewardship.

The 2018–21 Strategic Plan devotes its core values and six strategic priorities to ensuring this harmony between community and nature. Moreover, the Comprehensive Plan Update will build upon the intents of the Strategic Plan, as well as advance and appropriately amend the strategies and recommendations from the Village’s first Comprehensive Plan.

2005 COMPREHENSIVE PLAN

Four years after its incorporation, the Village adopted its first Comprehensive Plan in 2005. This proved to be a positive step to guide forward-thinking planning for a fledgling municipality. The Comprehensive Plan Update will advance the 2005 Plan’s intent ‘to help preserve and protect important existing features and resources, coordinate new growth and development, and establish a strong and positive community image and identity,’ particularly in light of changes and emerging realities like the extension of I-355, the 2008 housing crash and resulting recession, and evolving development market in the recovery.

While many external variables have changed over time, certain internal aspects — mainly the commitment to the Village’s slogan “Community and Nature in Harmony” — remain the same and continue to form the foundation for planning in Homer Glen today and well into the future.

2018–21 STRATEGIC PLAN

In 2018 the Village took part in a strategic planning process to identify its core values and prepare a series of strategic priorities guiding the operations of the municipality and service to the Homer Glen community. The resulting 2018–21 Strategic Plan includes draft vision and mission statements, three core values, and six strategic priorities with desired outcomes. These elements form a solid foundation for the Comprehensive Plan Update, including the adapted vision statement provided in Chapter 4: Framework Plan.
A RENEWED PLAN FOR THE FUTURE

The Comprehensive Plan Update charts a renewed path for the Homer Glen community to plan for sensible growth, create a sustained plan for municipal utilities, diversify the housing stock, expand the tax base, and preserve the Village’s natural environment and rural heritage. The strategic recommendations defined in this plan are designed to meet these various ends.

Residents and visitors alike often speak of the unique identity that Homer Glen has formed over time. From the pastoral character and stewardship of the natural environment to the different residential neighborhoods and strong network of parks, schools, and other community assets, these elements are what typically attracted people to find a home or set up their business in Homer Glen in the first place.

Like anything else, there is room for improvement. This is particularly true for a community that established its first and only Comprehensive Plan 15 years ago and not long after its incorporation as a municipality. A lot has happened since then: the completion of the I-355 extension, a national housing crisis, the Great Recession, the subsequent recovery, and now the ongoing management of how we live during the COVID-19 pandemic.

The column on the right summarizes the key aspects of the community that stand varying levels of change to ensure a transformative approach to managing sustainable growth and sensible development in Homer Glen over the next 20+ years. These aspects are addressed in the strategic recommendations described in the following chapters, including the Implementation Action Plans in Chapter 12.

KEYS TO TRANSFORMATIVE CHANGE IN HOMER GLEN

- Integrate emerging trends in housing, such as accessory dwelling units and “Missing Middle” housing, to help diversity options
- Amend the Conservation Subdivision Ordinance to alleviate restrictions on new residential development
- Establish greater control of community facilities and services, particularly a municipal water system and parks department
- Provide homes, jobs, recreation, shops, and services in a compact mixed use environment to advance sustainable development
- Create spaces for employment generating uses that support small businesses, growing enterprises, and entrepreneurs
- Support unique uses like hybrid industrial/commercial spaces, specialty healthcare facilities, and learning campuses
- Adopt a Complete Streets approach to transportation planning that carefully considers the needs, safety, and access of all users
- Prepare design guidelines for residential development and landscaping to ensure high quality site and building design
- Develop an open space master plan that identifies open spaces, green infrastructure, and greenways to connect the system
Chapter 2 summarizes the Community Engagement process that was utilized to obtain the thoughts, ideas, and concerns from Village officials, community members, and local agencies. This feedback played an instrumental role in shaping the strategies that define this plan.

A Community Profile is included in Chapter 3 to highlight the key demographic factors that have defined Homer Glen over time and will continue to guide strategy formation.

The Framework Plan in Chapter 4 outlines the guiding principles, vision statement, development typologies, and conceptual framework plans for four subareas and the entire Village.

Using the Framework Plan as a blueprint, the Future Land Use Plan is provided in Chapter 5 detailing the distribution of land uses and resulting population projections. A comparison to the 2005 Future Land Use Plan is also included to illustrate key changes. The Future Land Use Plan also provides a land use framework for elements in Chapters 8 and 9.

Chapters 6 and 7 summarize the market strategies for housing and retail, respectively. These strategies will shape a more diversified housing stock and a balanced economic development approach that addresses market needs and capitalizes on competitive advantages.

The Community Facilities and Utilities Plan in Chapter 8 outlines strategies that ensure community services and facilities properly plan for the amount of population growth anticipated by the Future Land Use Plan.

Strategies for a multi-faceted transportation network are defined in the Transportation Plan in Chapter 9, including access and mobility for cars, trucks, pedestrians, bikes, transit, and horses.

Chapter 10 outlines Utilities and Infrastructure Plan strategies, including capacity to support a growing community and an approach for the Village to transition to a municipally owned and operated water supply.

Chapter 11 defines a set of Design Guidelines for Sustainability and Development, particularly addressing policy recommendations for conservation design, tree preservation, and landscaping, which help to maintain Homer Glen’s trademark stewardship of the natural environment.

The Implementation Plan in Chapter 12 serves as the key element in the plan that will guide Village officials in its day-to-day activities to implement the recommendations defined in the previous chapters and advance community-wide policies that will enable Homer Glen to evolve into the type of community envisioned in the vision statement and guiding principles in Chapter 4.