The Framework Plan element of the Comprehensive Plan Update provides general guidelines to ensure new developments, community improvements, and preservation approaches advance the high quality of life in Homer Glen, which touches upon all aspects of the community, from commerce, employment, and housing to transportation, recreation, and education. Moreover, the Framework Plan outlines the guiding principles, vision statement, and conceptual framework plans for four subareas and the entire Village. The guiding principles and vision statement serve as the blueprint for the Future Land Use Plan recommendations in Chapter 5.

As Homer Glen plans for its future, the guiding principles integrate smart growth planning principles, as summarized on the left. Taking a smart growth approach to long term planning will ensure Homer Glen continues to support “economic growth, strong neighborhoods, and environmental health” by covering “a range of development and conservation strategies that help protect [the Village’s] health and natural environment and make [the community] more attractive, economically stronger, and more socially diverse.”

Village officials set the stage for the 2020 Comprehensive Plan Update by adopting the 2018-21 Strategic Plan that establishes strategic initiatives and action steps to advance six strategic priorities in Homer Glen, as listed to the right. The Framework Plan advances these priorities.

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1 Smart Growth Online: http://smartgrowth.org
GUIDING PRINCIPLES

Typically, significant changes in population, the local economy, and overall growth pressures, or lack thereof, are the most prominent influences that encourage municipalities to update their Comprehensive Plans. Homer Glen adopted its first Comprehensive Plan in 2005 to take stock of its assets, opportunities, and resources after incorporation in 2001, as well as prepared standards and regulations for growth and development.

Although initial plans and policies have served the community well by emphasizing natural resource protection and rural character, Homer Glen has not been able to adequately expand housing opportunities and new commercial growth potential by taking advantage of its major road corridors and proximity to I-355.

The Village must also brace for new challenges and take advantage of rising opportunities, as summarized in the nine guiding principles on the right and next page.

SENSIBLE PLAN FOR GROWTH

The Village desires to grow sensibly with the guidance of strengthened boundaries, a utilities plan, annexation strategy, and development at key opportunity sites — all while remaining conscious to the preservation of natural areas and the environment.

Even as its population has stabilized over the past decade, Homer Glen will experience growth at a moderate rate. Development at key opportunity sites particularly along major road corridors shall be rooted in market realities, as described in the Market Analysis in Chapter 8. Development should also reflect Homer Glen’s competitive advantages, including its superior access to I-355, infrastructure improvements along 159th Street, burgeoning Bell Road corridor, and potential to leverage its rural heritage to boost agribusiness and agritourism. All growth strategies will respect Homer Glen’s identity as a steward of open space and the natural environment.

SUSTAINED PLAN FOR UTILITIES & INFRASTRUCTURE

The Village strives to “control its own destiny” by gaining greater control of its infrastructure through ownership or partnership with neighboring communities that results in a plan for stable and affordable utilities, sustainable infrastructure, and a strategic approach to serve a growing community.

The Village has made significant strides to improve its infrastructure, from road improvements and water/sewer expansions to the opening of Heritage Park and commitment to provide greater multimodal mobility and access. Feedback from Village officials and community stakeholders point to a strong desire for affordable utility services and a sustainable infrastructure plan to support new and existing homes and businesses. Moreover, the Village seeks to take greater ownership of its utilities and infrastructure, enabling it to chart its own path as Homer Glen grows and develops.

DIVERSIFIED HOUSING STOCK

While Homer Glen should maintain its identity as a traditional single-family residential community, there is a growing need to provide more diverse housing options, including multi-family units, that meet varying needs, budgets, and life stages.

Everyone deserves to find a home that meets their specific needs, budget, and life stage. From single parents, seniors, and Millennials to multi-generational families, empty nesters, and single-income households, all should have options and not have to settle for less or move away from Homer Glen. Housing strategies will explore ways to diversify Homer Glen’s housing stock without compromising the Village’s long-held identity as a single-family residential community. While the Future Land Use Plan will play a critical role in defining the distribution of a diversified housing stock, updated Design Guidelines will ensure new housing types reflect Homer Glen’s expectations for high quality design.

EXPANDED TAX BASE

To help expand the local tax base, the plan will take advantage of key assets, such as the Village’s rural character and opportunities along major roadway corridors, as well as explore non-traditional economic potential, such as agritourism.

Homer Glen has experienced a moderate amount of commercial development, particularly along Bell Road and 159th Street. Despite this growth, commercial businesses only comprise about 3% of the Village’s total land use. With only one business park and limited development within municipal limits near I-355 corridor, industrial uses make up less than 1%. There is clearly room to expand the Village’s tax base with a diversified portfolio of commercial and business parks. The Market Analysis in Chapter 7 indicates potential to attract businesses in the healthcare, restaurant, and personal care sectors, among others. Community feedback further supports more retail and restaurants in Homer Glen.
Homer Glen is committed to carrying forward the vision that drove its initial incorporation as a Village, including the preservation of the farming community, natural areas, and local history.

Homer Glen has long prided itself on its stewardship of the natural environment, open spaces, and agricultural land, which has helped Homer Glen stand out as a unique community in the Chicago region. The Comprehensive Plan Update will explore strategies to ensure this rural heritage will remain a core piece of Homer Glen’s identity. Existing farms and related businesses may contribute to a local agritourism economy. Places like Bengtson’s Pumpkin Farm, Konous Corn Maze, and nearby Farmington Lake form a strong foundation for agitourism that attract visitors. Expansion of the local trail system, including equestrian amenities also present opportunities to further preserve and showcase Homer Glen’s open spaces and natural areas.

Very few communities in the Chicago region have the bounty of open land that holds the potential for development like Homer Glen. While the Village has experienced varying levels of development since (and prior to) its incorporation, it has continually placed a high premium on preserving the natural environment and open spaces that define the community. Maintaining this is a key principle to ensure the “blank canvas” afforded by the Village’s open lands will be filled with development that strategically optimizes placement of land uses, while adhering to Dark Skies and conservation principles, and preserving natural features. The Comprehensive Plan Update will provide a sensible plan to ensure an appropriate balance of development and preservation.

Whether internally by residents or externally by visitors, prospective homebuyers, or new businesses, the perspective that people have of Homer Glen is in need of a refresh. A refresh of the perspective that people have of Homer Glen does not mean a change in its core values, particularly those that underlie the Village’s slogan: Community and Nature in Harmony. Homer Glen should continually adjust as expectations and market conditions change. Residents can take pride in a modernized image. A refreshed image can also attract visitors to find out what’s new in Homer Glen. Emerging businesses may find Homer Glen to be an ideal place to set up shop. Whether they are new stores, offices, or industrial uses, these enterprises would help expand the Village’s tax base. Homebuyers would also benefit from a refreshed image, particularly one driven by a diversified and modernized housing stock.

When it comes to establishing municipal policies, Homer Glen is a trailblazer. A year after incorporation, the Village was one of 16 state grant recipients to prepare a Green Vision Plan. In 2006, the Village adopted its Conservation Design Ordinance, which was lauded as one of the strongest such policies in the country and the only one in Illinois to require mandatory developer compliance. A year later, the Village enacted its Outdoor Lighting Ordinance, which helps preserve Dark Skies. While these policies support Homer Glen’s slogan, the Village should ensure they are supportive of future growth strategies without hindering development or sacrificing Homer Glen’s hallmark stewardship of the natural environment.

There are segments of the community that have a fear of change in Homer Glen, particularly spurred by concerns over the potential loss of open space and long-held identity as a unique place that proactively protects its natural surroundings.

Encouraging growth and development and preserving the Village’s identity as a steward of preservation does not have to be an either/or proposition. A sensible approach to planning for Homer Glen’s future can accomplish both goals without compromising either one. One of the primary intents of the Comprehensive Plan Update is to chart a practical framework of strategies to advance growth and development, while maintaining Homer Glen’s trademark consciousness towards preservation. In addition to careful land use planning, updates to the design and development guidelines and Conservation Design Ordinance will help transform fear into support.
VISION STATEMENT

The Steering Committee guiding this planning process reviewed the draft vision statement as presented in the 2018-21 Strategic Plan. The committee agreed that the vision statement was generally appropriate for the Comprehensive Plan Update, primarily indicating that the intended outcomes for this planning process are consistent with the Village’s Strategic Plan process.

FRAMEWORK PLAN

A long range plan for Homer Glen must be understood within the context of historic development patterns and its current position in the region. Developing a long term strategy is influenced by several factors:

- Shared community vision
- Housing needs and market viability
- Employment generation
- Capacity of utilities and infrastructure
- Differentiation in the regional market
- Multimodal transportation network
- Competitive market trade areas
- Retail concentrations along corridors
- Regional open spaces and trail systems

As illustrated in Figure 4.1, the Village-Wide Framework Plan map describes primary development subareas, commercial corridors, gateways, and other core elements that comprise the physical landscape of Homer Glen. These elements are described on the right.

PURPOSE OF FRAMEWORK PLAN

The purpose of the Framework Plan is to illustrate the basic planning and development principles that have and will form the organizational structure for growth and development in Homer Glen.

COMPREHENSIVE PLAN VISION STATEMENT

[ADAPTED FROM THE 2018-21 STRATEGIC PLAN]

We envision Homer Glen as a welcoming, engaged community, where balanced growth provides a mix of rural character, business vitality, nature areas, and interconnected, walkable neighborhoods.
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 3 protects the pastoral character of the area south of 167th Street, including options for land preservation, large lot residential, and agribusiness.

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

SUBAREA 1 | 143rd ST/LEMONT 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 143rd Street. Commercial buildout of the 143rd/Lemont intersection 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 provides for Office/Business Park options along Gougar Road, as well as Mixed Use opportunities along 159th Street, particularly building upon current uses and infrastructure along these two corridors. A mix of housing types is recommended to take advantage of access to these potential jobs, goods, and services, as well as the 107-acre School District #205 site.
Subarea 3 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, with non-residential uses generally geared towards providing goods and services to residents south of 167th Street.
Subarea 4 capitalizes on the core strengths of this part of Homer Glen: (1) healthcare and moderate density housing like senior living near Marian Village and the Loyola Center for Health; (2) mixed use opportunities along 159th Street and Bell Road; and (3) moderate density housing in a mixed use environment between 151st and 159th Streets.
DEVELOPMENT TYPOLOGIES

Within the context of creating a general framework for the four subareas and Village as a whole, viewing potential development concepts through the lens of development typologies allows the community to consider various housing options, business types, employment generators, and development approaches. For example, recommending a concept that allows for businesses like a café or specialty grocer points more towards community support for these general uses, rather than targeting specific businesses like a Starbucks or Trader Joe’s. Similarly, a concept that calls for a business park may accommodate a range of uses, from professional offices and healthcare facilities to coworking spaces and a satellite college campus.

The development typologies provide Village officials with a general sense of the types of development to pursue for Homer Glen, whether it is national brands or locally-owned businesses. In addition, the typologies provide a foundation for the Future Land Use Plan in Chapter 5.

As provided on the following pages, the general description for each development typology looks ahead to how each development type may influence how Homer Glen develops into the future. Many of the insights are supported by community feedback collected throughout the planning process to ensure future growth and development account for local ideas, concerns, and preferences. Much of the community feedback emanated from the Subarea Concepts Design Workshop held on February 11, 2020; however, input has generally been collected throughout the planning process.

Moreover, the development typologies provide for a more balanced mix of land uses that promote the following objectives:

- **Diversify the local housing stock**
- **Expand the Village’s tax base**
- **Enhance employment options**
- Complement Homer Glen’s rural heritage
- Support stewardship of the natural environment
- Account for adequate utilities and infrastructure capacity
- Advance a more sustainable and resilient local economy
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 (47.2%) of the Village’s existing land use is comprised of single-family residential homes. Of that value, a majority (89%) 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 be a single-family residential community. The four subareas identify further integration of the following single-family housing types into Homer Glen’s housing landscape, particularly looking to some of the Village’s current neighborhoods as prototypes.

**Estate Residential**

Estate residential is fairly prominent in the northwest section of Homer Glen, as well as south of 159th Street. While some are subdivisions served by curvilinear roads, other estate areas are defined by adjacent lots that are not necessarily part of an organized subdivision. Conservation design is also common. Estate residential also includes rural lots which are scattered across the Village, with most areas located west of Cedar Road and south of 163rd Street. Large lots in pastoral settings help to preserve Homer Glen’s rural heritage. Farmsteads and agricultural uses are familiar sights in rural residential areas.

**TYPICAL LOT SIZE**

1 acre or more

**Accessory Dwelling Units (ADUs)**

Accessory dwelling units (ADUs) are increasingly becoming a viable approach to enhance a community’s housing stock that fit varying budgets, household composition, and life stages. An ADU is typically a secondary dwelling unit that shares the same building or lot as the primary dwelling unit. Sometimes called a “granny flat” among other nicknames, an ADU can take various forms:

- An apartment over a garage
- A converted garage
- An apartment located in the basement (or other part of the house)
- A carriage house
- A smaller structure in the backyard or elsewhere on the property

ADUs may be a suitable approach for Homer Glen, provided that the Village’s Zoning Code and other regulations support such uses.
Low Density Residential

Low density residential are generally scattered throughout Homer Glen, particularly north of 163rd Street, but are less prominent than moderate density residential. Similar to estate residential, low density areas are a mix of subdivisions and adjacent lots that are not necessarily part of an organized subdivision.

**TYPICAL LOT SIZE**

½ to 1 acre

Moderate Density Residential

Moderate density residential typically encompasses the single-family residential lots at the smallest lot size (½ acre). A significant amount of the residential developments in Homer Glen are moderate density, particularly in the area north of 167th Street and east of Cedar Road.

**TYPICAL LOT SIZE**

½ acre or less

Neotraditional Residential

Often called Traditional Neighborhood Development (TND), neotraditional or village-style homes harken back to neighborhoods from the past (pre-1960s). Typical characteristics include access alleys, rear-side-loaded garages, and compact, pedestrian-friendly site design.

**TYPICAL LOT SIZE**

½ acre or less
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; however, this style is not highly supported by community members.

Community members are generally supportive of the townhome concept, with notable approval of Amberfield Townhomes with particular affinity to its ranch-style design, which many view as fitting the character of Homer Glen and providing ease of access for older residents. In terms of design, community members like townhomes with recessed front entries, smaller or side-/rear-facing garages, and strong curb appeal.

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.

While the community prefers to limit multi-family housing options, potential addition of more condo or apartment units 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 some instances, such as high quality building and site design and inclusion within 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.
"Missing middle housing" is an emerging housing concept 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, particularly in established neighborhoods. Missing middle housing may also be built as new development, including townhomes, or integrated into mixed use development.

**HOW IS THIS ACHIEVED**

At the discretion of property owners (and with supportive municipal zoning), a single family lot may support a duplex. Combining two adjacent lots may accommodate a triplex or fourplex.
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. There 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. Market conditions, demographics, and local 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.

Business Types (from left to right): (1) café/bakery; (2) brunch spot; (3) brewery or winery (with or without restaurant); (4) quick service restaurant; (5) sit-down/family restaurant; (6) restaurant with bar or entertainment; (7) specialty grocer; (8) artisan retail; (9) boutique retail; (10) youth care or play; (11) personal enrichment; (12) self care (e.g., spa, massage, or yoga); (13) agribusiness

Sources: Pinterest (Images #1, 2, 4, 5, 7, 8, 9, 10); Zapfler (#3); Dave & Busters (#6); Pinot’s Palette (#11); Buddhi Yoga (#12); Bengtson’s Pumpkin Farm (#13)
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. Light industrial uses should be encouraged as part of mixed use developments or office/business parks.

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. Examples from the region include the WeatherTech Factory Store (Bolingbrook), 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 Two Brothers Tap House in Warrenville and Red Truck Beer Company. Hybrid industrial/commercial enterprises may be part of a office/business park, commercial area, or mixed use district.
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 as the senior population continues to grow. **Coworking spaces** and **business incubators** support small businesses and entrepreneurs 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 education organizations** often seek to expand their footprint in unique office settings. Same with **tech startups** to provide a suite of meeting spaces, resources, and amenities to recruit top-tier talent.
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 Glenview is a good example). Mixed use may be considered in the subareas 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 Burr Ridge Village Center and the future Wheeling Village Center. Mixed use developments like these would be appropriate in the subareas, particularly along major roadway corridors like Bell Road and 159th Street.
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.

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.