The Future Land Use Plan Map in Figure 5.1 shows how Homer Glen could develop if all land uses were fully built out as depicted. Although this is a long-range plan looking towards 2040, these land use projections may not fully build out within this timeframe, or even at all given the other considerations summarized below.

**RURAL PRESERVATION**

Related to the time it would take to achieve full buildout of the Future Land Use Plan, land that is currently agricultural or general undeveloped will remain so until development becomes viable, which includes the necessity of having willing sellers and facilitating property assembly, as described below. The plan also encourages certain portions of Homer Glen, particularly south of 167th Street, to preserve rural land.

**WILLING SELLERS**

Development or redevelopment of a piece of land requires that the property owner is willing to sell their property to the developer. Some property owners are willing to part with their land at the right price, while others are not open to negotiation at all. In the case of the latter, an existing use of property will remain as is until the owner is willing to sell, if at all.

**PROPERTY ASSEMBLY**

Some developments require a large area to build, which may demand the need to assemble multiple parcels of land. Property assembly may run into delays or complications when there are various land owners with which to negotiate. Willing sellers are critical to assembling the land for development.

**ECONOMIC CONDITIONS**

The economy will significantly influence the rate and type of development that Homer Glen will experience. While retail, office, industrial, and housing markets will vary depending on how each responds to economic conditions, they will all play a critical role in how the Future Land Use Plan will build out over time.

**COVID-19 IMPACTS**

The COVID-19 pandemic brings vast uncertainties in how we live, conduct business, and interact with each other. As units of government figure out how to manage the impacts of the pandemic, expectations about growth and development prospects will need to be tempered as we collectively adjust to altered ways of living, working, learning, and doing business.

Even before its incorporation in 2001, Homer Glen has placed a premium on protecting the natural environment and preserving the community’s rural character. This stewardship is one of the core attributes that define the Village’s identity. It also serves as the underlying principal that ensures the community’s approach to growth and development respects the mindset that makes Homer Glen a unique place to call home.

Homer Glen is evolving into more than a place to live. Residents can access various goods and services, employment opportunities, healthcare options, open spaces, and recreational facilities. As the Village continues to invest in infrastructure improvements, particularly along major road corridors like 159th Street, even more opportunities open up to Homer Glen, particularly paired with other key attributes like prime access to I-355, a laborshed of 6.9 million people within a one-hour drive time, and a diverse business mix by industry sector.

The Future Land Use Plan Map provided in this chapter outlines the arrangement of land uses anticipated for Homer Glen over the long term. The level of development, arrangement of land uses, and interplay with the transportation network each play a critical role in optimizing how Homer Glen will expand the local tax base, provide for a balanced business mix, create a range of job types, diversify the housing stock, preserve the community’s rural heritage, and protect the natural environment.

The graphic on the left summarizes certain aspects to keep in consideration regarding the Village’s land use composition. Furthermore, the land use concepts illustrated in the Framework Plans for the Village and four subareas in the previous chapter are actualized in the Future Land Use Plan Map.
LAND USE RECOMMENDATIONS

The Future Land Use Plan Map in Figure 5.1 identifies the allocation of land uses within the Village at presumed full buildout. Future land use designations for many areas are based on the preservation of existing uses and expansion of certain uses onto adjacent parcels based on compatibility and anticipated development trends. Other areas reflect land use scenarios recommended in the conceptual Framework Plans for the four subareas in Chapter 4. Land use recommendations are also rooted in the housing and retail market strategies summarized in Chapters 6 and 7.

A COMMUNITY BLUEPRINT

This update to the Comprehensive Plan provides a blueprint for public and private decisions about how particular areas should develop, in coordination with expansion of community facilities and assets (Chapter 8), a multimodal transportation network (Chapter 9), stable and affordable utilities and infrastructure (Chapter 10), and strategies for environmental conservation and sustainability (Chapter 11).

The Future Land Use Plan Map serves as a guide and is not intended to indicate precise boundaries between uses. These uses could vary, depending on how a specific proposal relates to existing uses and to the Future Land Use Plan. The Village will give fair consideration to proposals for land development that varies from the plan. If a proposal will enhance the community, the Village may amend the Future Land Use Plan to approve the proposed use.

GROWTH MANAGEMENT AREA

Under Illinois law, municipalities have the right to plan for areas within a ½-mile radius of the municipal boundary. In Homer Glen’s case, this planning jurisdiction -- often called a growth management area (GMA) -- has become increasingly more constrained since the 2005 adoption of the Village’s first Comprehensive Plan. The limited GMA is primarily impacted by the growth and development of adjacent communities, including Lemont to the north, Lockport to the west, New Lenox to the south, and Orland Park to the east.

FOCUSED DEVELOPMENT

Future development is more concentrated, primarily in the four subareas and along major corridors like Bell Road, 143rd Street, and 159th Street. Rather than spreading out development across a large planning area, Homer Glen will maintain a focused development approach to maximize limited land resources, while also preserving its rural heritage and the natural environment.

Land Use Categories

RESIDENTIAL

Residential uses encompass a diverse set of housing types to provide residents with multiple options that meet varying needs, budgets, and life stages. Single family housing will continue to be the most prominent residential type in Homer Glen. Recommendations for single family moderate density residential (e.g., “Missing Middle” units like duplexes, triplexes, and quadplexes, as well as townhomes) and multi-family residential (condos and apartments) aim to diversify the Village’s housing stock while respecting the single family character of the community. Typical lot size and relevant development typology (see Chapter 4) is indicated for each residential category.

- Single Family Estate Residential
  - 1 acre or more
  - See p. 26
- SF Low Density Residential
  - ½ to 1 acre
  - See p. 27
- SF Moderate Density Residential
  - ½ acre or less
  - See pp. 27, 28, 29
- Multi-Family Residential
  - Varies
  - See p. 28

COMMERCIAL: GOODS & SERVICES

Commercial uses provide retail goods and services with stores, restaurants, and businesses that serve the needs of local residents and the daytime population generated by offices and other employment centers. Commercial uses are primarily located along major road corridors like Bell Road, 143rd Street, and 159th Street, as well as at key intersections. As a specialized commercial use maintaining an agricultural component, agribusiness (e.g., Bengtson’s Pumpkin Farm, Konow’s Corn Maze, etc.) provides opportunities that make Homer Glen a unique draw in the region.

- Commercial
  - See p. 30
- Agribusiness
  - See pp. 31, 32

EMPLOYMENT GENERATORS

Employment uses provide job opportunities for local residents and job seekers from around the region. Homer Glen will provide for a range of employment generating uses, including offices/business parks and healthcare facilities. The office/business park land use category will also encompass industrial uses, such as the existing Annicco Business Park near 159th/Bell and future industrial uses. Industrial may include uses like logistics, wholesaling, etc. that capitalize on the Village’s prime access to I-355, as well as hybrid industrial/commercial businesses similar to the WeatherTech Factory Store or a brewery with a tasting room or restaurant component.

- Office/Business Park
  - See pp. 31, 32
- Healthcare
  - See pp. 27, 28

COMMUNITY FACILITIES & ASSETS

These elements provide for a range of facilities, programs, and opportunities that support day-to-day civic life in Homer Glen. Other assets include parks, open space, agricultural lands, and environmental corridors that help preserve Homer Glen’s rural character and natural features.

- Parks & Open Space
- Forest Preserve
- Agricultural

- Public/Institutional
- Schools
- Environmental Corridor

MIXED USE

Mixed use areas allow for developments that incorporate a variety of uses (e.g., residential, commercial, office/business park, parks, open space, etc.) allowing for creative site designs, integration of unique site features, and linkages to adjacent neighborhoods.

- Mixed Use

See pp. 33, 34
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.
### FUTURE LAND USE ALLOCATIONS

The graphic in Figure 5.2 summarizes the land use allocation as depicted in the Future Land Use Plan Map. Residential uses collectively account for 65.3% of all land uses. Even as residential options are diversified, single family residential still comprises the bulk of that (96.1% of total residential). Land that is generally left undeveloped or kept in its natural state (e.g., agribusiness, agriculture, parks and recreation, open space, and utility corridors) accounts for 18.9% of all future land use.

Mixed use comprises 9.0% of future land use, which accentuates its impact on how Homer Glen will develop over time. Since mixed use developments typically include residential, commercial, office, civic, and parks/open space components, these added uses will boost the respective land use categories. For example, commercial makes up 2.7% of future land uses; any commercial components in a mixed use development would add to that 2.7%.

### COMPARISON TO ORIGINAL 2005 FUTURE LAND USE PLAN

The graphic in Figure 5.3 summarizes how the Village’s original Future Land Use Plan from the 2005 Comprehensive Plan compares to the 2020 Future Land Use Plan. Land use recommendations in some areas have generally stayed the same; however, 2020 land use recommendations in other areas differ from the original 2005 plan. Prominent elements or events that have prompted changes in land use recommendations are described below and highlighted on the map in Figure 5.3.
**I-355/GougAR RD Corridor:** Employment near I-355 and GougAR Road is relatively consistent between 2005 and 2020 Plans. However, differences stem from property ownership and moderation of intensity based on industrial development in neighboring Lockport and Lemont.

**159th ST Corridor:** Many of the land uses along 159th Street as proposed in the 2005 Plan can still be pursued as part of a mixed use development, as depicted along the mixed use corridor in the 2020 Plan.

**Cedar Rd/BrucE Rd Area:** The changes in land use between the 2005 and 2020 Plans are largely influenced by three elements: (1) the need for goods and services south of 167th Street; (2) development pressures in neighboring New Lenox and (3) flexibility of advancing a mixed use approach.

**Bell Rd Corridor:** Commercial development will continue along the north segment of Bell Road; however, mixed use along the south segment will provide greater flexibility for a more balanced and compatible mix of land uses.

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**Boundary Agreements:**
- Golf Course
- Public/Semi-Public
- Public School
- Water Retention Area
- Utility Facility
- Utility Corridor/Utility Trail
- Park and Open Space
- Agriculture and Related Uses
- Multi-Family Residential
- Commercial
- Business Park
- Single-Family - High Density
- Single-Family - Low Density
- Single-Family - Mixed Density
- Single-Family - Estate
- Single-Family - Rust
- Will County Forest Preserve
- Other Environmental Features to be Preserved
- Waterbody

**2005 Future Land Use Plan Map**
**POPULATION PROJECTIONS**

Population trends, development patterns, housing market conditions, and the economy are key indicators in determining how much the total population of Homer Glen will change in the future. The Future Land Use Plan can also provide a projection of how the Village’s population will grow, particularly at full buildout.

Based on full buildout of the residential areas depicted on the Future Land Use Plan Map, the total population of Homer Glen could grow to 58,875 residents. As shown in the graphic in Figure 5.4, this full buildout population is compared to Homer Glen’s historic population growth from the 1990, 2000, and 2010 Census and 2017 American Community Survey, as well as alternate population projections to the year 2040 based on different growth rates. In particular, growth rates of 0.8% (Homer Glen’s growth rate from 2010-2017), 8.6% (2000-2010), and 35.1% (1990-2000) are used to simulate low, moderate, and high rates of growth, respectively, that the Village has historically experienced.

As Figure 5.4 illustrates, Homer Glen has a wide range of potential outcomes for how its population will grow over time. At one extreme, the Village has the capacity to grow to approximately 58,875 residents in the scenario that the Future Land Use Plan reaches full buildout (as described at the beginning of the chapter, full buildout may take several decades, even beyond the 2040 time horizon of the other projections). On the opposite end, Homer Glen could grow to only 24,773 residents in the scenario where the Village manages a low growth rate similar to 2010-2017.

It is difficult to pinpoint exactly how much the population will change over the long term. While the true outcome typically lies somewhere in the middle, the range of projections provides for an array of scenarios around which Village officials can plan and allocate resources.

Population projections serve as a basis for determining the potential allocation of land, funds, and other resources to establish new schools, parks, and recreation areas, as well as expand trail systems, fire and police protection, and water and sewer utilities. Projections for these facilities and services are summarized in Chapter 8: Community Facilities and Assets Plan, Chapter 9: Transportation Plan, and Chapter 10: Utilities and Infrastructure Plan.

**POPULATION BY AGE**

As Homer Glen’s population grows, so will the significance to adequately plan for certain age cohorts. For example, the graphic in Figure 5.5 indicates that the senior population (age 65 or older) will be 10,327 residents, which will comprise 18.0% of the Village’s population at full buildout of the Future Land Use Plan. With over 10,000 seniors, the community will need to adequately plan for senior services and housing options. Another 11,000+ residents will be within typical school age (age 5 to 19), which prompts the need to sufficiently plan for schools, parks, and childcare services. The Future Land Use Plan accounts for certain elements like housing. Other elements like schools and parks are further addressed in the Community Facilities and Assets Plan in Chapter 8.