The Framework Plan in Chapter 4 summarizes a variety of residential development typologies that comprise a diverse set of housing types to provide residents with multiple options that meet varying needs, budgets, and life stages. These residential development typologies are illustrated on the Future Land Use Plan Map in Chapter 5. The housing market analysis in this chapter advances these typologies by recommending strategies and policies that should be considered when implementing the 2020 Comprehensive Plan Update.

Residential Development Typologies

This chapter includes an abbreviated summary of the findings related to the analysis of Homer Glen’s housing supply and demand today and into the future. While the Village will maintain its character as a primarily single family residential community, there are opportunities to diversify the local housing stock to meet the varying needs, budgets, and life stages of residents and others seeking a new place to call home.

Diversification of the housing stock includes the potential to expand multi-family options, particularly utilizing the Village’s site and building design regulations to ensure high quality products that fit the character of adjacent neighborhoods and the overall community. There are also considerations of emerging housing trends such as accessory dwelling units (ADUs) and “Missing Middle” housing (e.g., careful integration of multi-plexes and townhomes in traditionally single-family residential neighborhoods).

Housing recommendations also provide insights into how the Village can proactively respond to the impacts of COVID-19, particularly working together with homeowners, renters, landlords, property managers, and property owners to create safer living environments that protect public health with minimum impediments on quality of life.
HOUSING MARKET ANALYSIS

As a primarily bedroom community with 94.1% of all housing classified as single-family subdivisions, Homer Glen has an unusually homogenous housing market relative to neighboring communities (U.S. Census, ACS 2018). Lot sizes range from one-third of an acre to several acres in size. The advantage of Homer Glen’s large lot requirements is that it allows for larger single-family homes, as evidenced by the fact that 80.5% are homes with 3 to 4 bedrooms. This is a significant selling point for families of all types, including non-traditional families, such as grandparents who live in the home with their children and grandchildren. Many of the subdivisions in the Village are of higher quality than most of those found in neighboring communities and serve as key amenities for attracting residents to Homer Glen.

AGE OF HOUSING STOCK

The majority of the homes in the Village, 71%, were built 20 to 50 years ago (U.S. Census, ACS 2017). Figure 6.1 provides a comparative map of Homer Glen (the “Primary Market Area”) and a 10-mile radius surrounding the Village (the “Secondary Market Area”). Figure 6.2 shows that Homer Glen’s housing stock has the same median age as the 10-mile radius comparative area with the median age of homes at 38 years old. However, it’s worth noting that Homer Glen’s vacancy rate of 3.87% is well below the regional average of 5.19%.
HOME VALUES

Homer Glen’s housing stock is much more stable than its neighbors as evidenced by the aforementioned lower vacancy rates, as well as the much higher median home values when compared to the Secondary Market Area. Furthermore, Homer Glen’s median home values are expected to continue to appreciate from $328,914 in 2019 to $348,089 by 2024, as shown in Figure 6.3. In comparison, the comparative home values for the 10-mile radius Secondary Market Area were valued at $260,755 in 2019 and are anticipated to increase to $283,967.

The quality of housing, size of housing, and local natural amenities in Homer Glen combine to result in a median home value almost 15 times the value of median home price in Will County. Homeowners tend to stay in the community, as evidenced by 60% having moved into their current home over 10 to 30 years ago.

HOUSING DIVERSIFICATION

While there are many advantages to Homer Glen’s housing stock over other communities in the region, there are some areas that need further consideration as the Village ages and moves into its third decade of incorporation as a municipality. While the rest of Will County has approximately 87% one-unit homes, 94% of Homer Glen’s housing are one-unit, as shown in Figure 6.4. This leaves a small number of multi-unit housing typologies, which effectively excludes a substantial mix of smaller unit rentals, condos, and assisted living facilities that could better serve the needs of single, older, or disabled individuals to live in Homer Glen.

The Village may need to consider relaxing some of the lot restrictions and development codes to promote greater diversity in housing typologies and rentals. For example, the Framework Plan in Chapter 4 recommends the consideration of residential development typologies that expand the housing stock beyond single-family detached units with multi-family options, such as townhouses, condos, and apartments. In addition, “Missing Middle” housing, as described in more detail on page 29, is intended to respectfully integrate multi-plexes and townhomes into single-family residential areas by splitting or merging lots without significantly altering neighborhood character. “Missing Middle” housing may also be integrated into new development, particularly within mixed use projects.

Figure 6.5 provides a clear description of the difference in housing approaches from Homer Glen versus the Secondary Market surrounding it in Will, Cook, and DuPage Counties. Communities within a 10-mile radius of Homer Glen have nearly 18% renter occupied units. In comparison, Homer Glen has 6.4% renter occupied units, which is one of the lowest percentages of all communities in the region.
ANTICIPATED HOUSING GROWTH

Homer Glen experienced a steady wave of new subdivision development during the decade before and after its incorporation in 2001. While the past decade has experienced very little new residential development, the demand for housing in the Village is steadily increasing.

In order to respond to the increase in demand for new housing in Homer Glen, 357 units are projected to be developed in the five-year period from 2019-2024, as shown in Figure 6.6. This represents an approximate 4.1% increase in housing units in the Village.

This increase in housing would likely require a larger number of residential developers to operate in the Village. In order to attract a larger number of developers, the Village will need to consider more balanced development regulations, codes, and ordinances to make development less cost-prohibitive in comparison to other communities in the region.

While few new developments have been approved in Homer Glen over the past decade (the most recent is the Square at Goodings Grove), the demand for new housing remains. The market typically responds to pent up demand by identifying creative ways to develop new housing.

Figure 6.7 provides a summary of recent population, household, and employment projections for Homer Glen from the Chicago Metropolitan Agency for Planning (CMAP). While Esri data in Figure 6.6 projects an increase in housing units of 357 units (4.1% increase) between 2019-2024, CMAP estimates there will be 805 new households in a similar five-year period from 2020-2025. This 8.6% increase in households would require a similar increase in the number of housing units required to domicile these new households, which further justifies an increase in the housing supply to respond to increases in housing demand in the Village.

In other words, a lack of housing growth in Homer Glen would put the Village in a difficult position where it will struggle with responding to local housing needs. In particular, the total number of households in Homer Glen is projected to increase by 805 people by 2025, 1,599 by 2030, and 3,067 by 2040.

The charts in Figures 6.6 and 6.7 provide a clear juxtaposition of the existing and projected housing units within five years versus the existing and projected households within five years. Although the number of households is expected to increase by 805 units by 2025, and the corresponding housing units by 741, the number of housing units is expected to increase by only 357 units within a similar five-year period. This gap between housing demand and housing supply has exacerbated in recent years due to the lack of new housing construction in the Village. Homer Glen’s housing supply includes 384 vacant lots (223 improved and 161 unimproved) in residential subdivisions, per 2019 Village data.

<table>
<thead>
<tr>
<th></th>
<th>CURRENT HOUSING UNITS</th>
<th>5-YEAR PROJECTED HOUSING UNITS</th>
<th>DIFFERENCE 2019-2024</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Housing Units</td>
<td>8,613</td>
<td>8,970</td>
<td>357</td>
</tr>
<tr>
<td>Occupied</td>
<td>8,288</td>
<td>8,505</td>
<td>217</td>
</tr>
<tr>
<td>- Owner Occupied</td>
<td>7,789</td>
<td>8,024</td>
<td>235</td>
</tr>
<tr>
<td>- Renter Occupied</td>
<td>499</td>
<td>481</td>
<td>(18)</td>
</tr>
<tr>
<td>Vacant</td>
<td>324</td>
<td>465</td>
<td>141</td>
</tr>
</tbody>
</table>

**FIGURE 6.6**
HOMER GLEN HOUSING UNITS, 2019-2024


**FIGURE 6.7**
HOMER GLEN HOUSEHOLDS, 2020-2040

Source: CMAP Data Hub. “ON TO 2050: Projections for Homer Glen.”

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Households</td>
<td>9,352</td>
<td>10,157</td>
<td>805</td>
<td>10,951</td>
<td>1,599</td>
<td>12,419</td>
<td>3,067</td>
</tr>
<tr>
<td>Total Population</td>
<td>26,950</td>
<td>28,153</td>
<td>1,564</td>
<td>29,662</td>
<td>3,072</td>
<td>32,838</td>
<td>6,249</td>
</tr>
<tr>
<td>Total Employment</td>
<td>4,827</td>
<td>5,135</td>
<td>308</td>
<td>5,488</td>
<td>661</td>
<td>6,374</td>
<td>1,547</td>
</tr>
</tbody>
</table>
MATCHING HOUSEHOLDS TO HOUSING UNITS

The number of housing units in Homer Glen (8,613) tracks closely to the amount of households (9,352). This means Homer Glen has 0.921 housing units per 1.000 household in the Village. In other words, for every 100 households, Homer Glen has 92 housing units. This means that the projected increase in population from 26,590 in 2020 to 28,153 in 2025, as projected by CMAP in Figure 6.7, would result in 805 new households in the Village and a corresponding increase in demand for housing by 741 new housing units. This problem will compound over the next 10-year period with an increase in new housing units demand of 1,473 units by 2030, as well as over a 20-year period with an increase in new housing units demand of 2,825 units by 2040.

Without a concerted effort by the Village to increase the supply of housing, Homer Glen can reasonably expect much higher prices for its existing housing units. As a result, a significant amount of the existing residents may be priced out or choose to sell their units at these higher market prices.

The introduction of multi-family housing, specifically townhomes, duplexes, triplexes, and quadplexes, could provide a much-needed pressure valve release that would more directly address this pent-up demand for additional housing units in the Village. Per the “Missing Middle” concept (see page 29 in Chapter 4), these multi-family developments provide multi-plexes and townhomes that would be constructed in a way to remain within character of the existing single-family residential character that defines Homer Glen. “Missing Middle” housing units can be integrated into mixed use developments, particularly along the mixed use corridor proposed along 159th Street, per the Future Land Use Plan.

Seniors who aren’t ready for senior or assisted living, empty nesters, young adults who may want return to Homer Glen, and couples without children could all benefit from the addition of townhouses, duplexes, triplexes, and quadplexes in the Village.

HOUSING ASSESSMENT REGIONAL COMPARISON

A regional comparison of the housing market in Homer Glen relative to its neighbors (Lemont, Orland Park, Lockport, and New Lenox) provides insights into housing characteristics that could be leveraged as competitive advantages to attract development and new residents, as well as address any deficiencies that may place limitations on the local housing stock.

HOME VALUES

The largest percentage of homes in Homer Glen (32.9%), as well as all four of its neighbors, are worth between $300,000 and $399,999 (Figure 6.8). Notably, 1.6% of all homes in Orland Park are worth over $1 million. This is twice as many million-dollar homes as Homer Glen. An additional one-third of the homes in Homer Glen are worth between $200,000-$299,000 (35.8%), which illustrates that a majority of homes are valued between $200,000 and $399,999. Less than 6% of homes in Homer Glen are valued less than $200,000.

<table>
<thead>
<tr>
<th>HOME VALUES</th>
<th>HOMER GLEN</th>
<th>LEMONT</th>
<th>ORLAND PARK</th>
<th>LOCKPORT</th>
<th>NEW LENOX</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,000,000 or greater (%)</td>
<td>0.8%</td>
<td>1.0%</td>
<td>1.6%</td>
<td>0.3%</td>
<td>0.2%</td>
</tr>
<tr>
<td>$750,000-$999,999 (%)</td>
<td>15%</td>
<td>14%</td>
<td>2.7%</td>
<td>0.2%</td>
<td>0.5%</td>
</tr>
<tr>
<td>$500,000-$749,999 (%)</td>
<td>10.1%</td>
<td>16.3%</td>
<td>9.8%</td>
<td>3.5%</td>
<td>2.3%</td>
</tr>
<tr>
<td>$400,000-$499,999 (%)</td>
<td>13.1%</td>
<td>21.9%</td>
<td>12.5%</td>
<td>5.4%</td>
<td>6.6%</td>
</tr>
<tr>
<td>$300,000-$399,999 (%)</td>
<td>32.9%</td>
<td>35.6%</td>
<td>28.8%</td>
<td>24.5%</td>
<td>33.7%</td>
</tr>
<tr>
<td>$250,000-$299,999 (%)</td>
<td>23.0%</td>
<td>9.2%</td>
<td>17.8%</td>
<td>17.0%</td>
<td>24.9%</td>
</tr>
<tr>
<td>$200,000-$249,999 (%)</td>
<td>12.8%</td>
<td>10.0%</td>
<td>12.4%</td>
<td>17.8%</td>
<td>17.8%</td>
</tr>
<tr>
<td>$150,000-$199,999 (%)</td>
<td>3.6%</td>
<td>2.5%</td>
<td>8.3%</td>
<td>20.1%</td>
<td>9.1%</td>
</tr>
<tr>
<td>$100,000-$149,999 (%)</td>
<td>0.9%</td>
<td>1.2%</td>
<td>4.4%</td>
<td>9.0%</td>
<td>3.5%</td>
</tr>
<tr>
<td>$50,000-$99,999 (%)</td>
<td>0.3%</td>
<td>0.3%</td>
<td>0.8%</td>
<td>1.3%</td>
<td>0.3%</td>
</tr>
<tr>
<td>Less than $50,000 (%)</td>
<td>1.0%</td>
<td>0.5%</td>
<td>1.0%</td>
<td>0.9%</td>
<td>1.1%</td>
</tr>
</tbody>
</table>

KEY FINDINGS

- The **average age of housing** (38 years) in Homer Glen is the same as housing throughout a 10-mile area surrounding the Village.

- Housing development patterns have been very similar throughout the region with heavy preference for large subdivisions. However, Homer Glen differentiates itself with larger lots, predominantly single-family housing, and building codes that promote higher quality building materials for housing compared to neighboring communities.

- Housing vacancies within Homer Glen (3.87%) are significantly lower than communities within a 10-mile radius of the Village (5.19%).

- The **housing market in Homer Glen remains in high demand**, despite economic challenges in terms of increased unemployment due to the COVID-19 lockdown. In particular, there is demand for the types of housing built in Homer Glen, in large part due to the differentiated housing types with larger single-family homes catering to larger families and higher quality building construction.

- The **lower than average vacancy rates** suggest that increased single-family housing development could be absorbed by the market. However, some of the older subdivisions will need to make updates to their infrastructure to attract new homebuyers as new development hits the market.

- Home values exceed the regional averages by nearly $70,000. This is partially due to the type of housing that is primarily single-family and 94% owner-occupied housing. However, these higher than average home values are also attributable to the natural amenities and quality of life advantages that make Homer Glen a preferable place to live.

- Greater housing diversity may more directly respond to the existing demand in the market for a wider variety of housing types. Providing a larger number of multi-family residential and increased rental opportunities may support more opportunities for younger individuals and families to remain in or relocate to Homer Glen.

- Loosened lot restrictions may support a greater range of housing developments. The Village’s current lot restrictions minimize the amount of townhouses, condos, and apartments, which has led to a residential landscape dominated by single-family homes. This has exacerbated the regional “missing middle” housing shortage of two-, three-, and four-unit residential construction.

- **Accessory dwelling units (ADUs)** may be worth considering as a way to ensure seniors may age-in-place with their families. ADUs provide the independence of living in your own unit with your kitchen, bathroom, and bedroom, but within the same housing structure (attached ADU) or a separate smaller residential structure on the same lot (detached ADU). This would also benefit college-aged young adults who would like to reduce costs by staying with family while also obtaining some independence from their parents. The older and younger ends of the age spectrum would both benefit from ADUs, but ordinance amendments would need to be explored to make these ADU opportunities legal.

- Increased demand for housing in Homer Glen, as evidenced by the lower than average vacancy rates and minimal time on market for existing homes, suggests that increased housing development in Homer Glen could be advantageous. It is imperative that if housing development increases, existing natural resources and Homer Glen’s pastoral character are preserved. One way to ensure this balance may be to concentrate new residential construction near schools and existing senior facilities.

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**OWNER-OCCLUDED HOUSING**

Homer Glen has more owner-occupied housing units (94.0%) than its four neighboring communities (Figure 6.9). Its median home value ($325,449) is second only to Lemont ($373,822). Orland Park has a similar median home value ($318,562), but it is also worth noting that the considerably lower median home values in New Lenox ($286,499) and especially Lockport ($252,568) position those communities with lower thresholds for building construction standards, smaller lot sizes, and higher residential density alternatives.

Alternatively, Homer Glen’s high median home value is reflective of the community’s high quality building standards, limited range of lot sizes, and legacy as a predominantly single-family residential community. Differentiation from the marketplace, particularly following the steps outlined on the previous page, may help to boost values in Homer Glen, especially if they enhance the Village’s identity as a desirable place to call home.

---

**% OF OWNER OCCUPIED HOUSING UNITS**

**HOMER GLEN & ADJACENT COMMUNITIES, 2019**

<table>
<thead>
<tr>
<th>Community</th>
<th>% of Owner-Occupied Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homer Glen</td>
<td>94.0%</td>
</tr>
<tr>
<td>New Lenox</td>
<td>90.8%</td>
</tr>
<tr>
<td>Orland Park</td>
<td>87.8%</td>
</tr>
<tr>
<td>Lockport</td>
<td>84.4%</td>
</tr>
</tbody>
</table>

**MEDIAN HOME VALUES**

**HOMER GLEN & ADJACENT COMMUNITIES, 2019 & 2024**

<table>
<thead>
<tr>
<th>Community</th>
<th>2019 Median Home Value</th>
<th>2024 Median Home Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homer Glen</td>
<td>$325,449</td>
<td>$345,324</td>
</tr>
<tr>
<td>Lemont</td>
<td>$373,822</td>
<td>$394,322</td>
</tr>
<tr>
<td>Orland Park</td>
<td>$318,562</td>
<td>$346,087</td>
</tr>
<tr>
<td>Lockport</td>
<td>$252,568</td>
<td>$279,28</td>
</tr>
<tr>
<td>New Lenox</td>
<td>$286,499</td>
<td>$302,230</td>
</tr>
</tbody>
</table>

*Source: U.S. Census data utilizing Esri Community Analyst, Comparative Market Assessment, 2020.*
STAYING COMPETITIVE IN A VOLATILE MARKET

As the Village prepares for future residential opportunities, it is imperative that the following key steps are taken to ensure Homer Glen remains competitive during this volatile time, while also respecting the clear desires of the community.

There may be an opportunity for Homer Glen to allow accessory dwelling units (ADUs), particularly through potential amendments to zoning and subdivision regulations. In short, an ADU is generally defined as “a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home” (Source: American Planning Association).

Other communities in the region, including Oak Park, Evanston, and Chicago, have recently permitted ADUs. Presently, Homer Glen’s Zoning Code only allows for related individuals by blood, adoption, or marriage to reside in ADUs. ADUs are a potentially more affordable housing type to consider allowing less restrictive use for through future code changes, but the current Homer Glen policy is restrictive.

Homer Glen’s approach to requiring all future development to conform to the overly restrictive requirements of conservation subdivisions has resulted in new residetia subdivisions in the past decade.

EVALUATE ZONING AND SUBDIVISION REGULATIONS TO PERMIT ACCESSORY DWELLINGS

Housing types like ADUs can provide much-needed alternatives for homes with seniors and children. “Aging in place” can be supported through the development of additional units of housing, either attached or detached from existing housing structures, throughout the Village. This would allow seniors to remain close to their families after retirement with an affordable and practical solution that allows them to maintain independence from their children’s family.

ADUs could also provide young adults with a much-needed transition to a more independent living situation while maintaining affordability for their family system. These benefits are well-documented and support the consideration of passing zoning and building codes that support the potential for ADUs.

With a growing senior population, Homer Glen may be able to provide for a range of options, such as independent living, assisted living, and age-restricted communities. Seniors, as well as young adults and empty nesters, also find low maintenance housing options such as townhouses, condos, and apartments, appealing.

Multi-family housing options also allow people to both live and work in the community, particularly teachers, government employees, public safety officials, and others with limited income.

PROVIDE HOUSING UNITS FOR A RANGE OF INCOMES, LIFE STAGES, AND FAMILY STRUCTURES

“Missing Middle” housing which was originally coined as multi-unit or clustered housing types that are generally compatible in scale with detached single-family homes, is another approach to diversifying the local housing stock. The graphic on page 29 in Chapter 4 provides a general perspective of how multi-plexes and townhomes can be integrated into a single-family residential neighborhood, while still respecting the physical character of the area. In addition to housing diversity, “Missing Middle” housing helps to promote greater walkability and locally-serving retail, services, and amenities.

EMBRACE THE “MISSING MIDDLE” CONCEPT TO INTEGRATE MULTIPLEXES IN SINGLE FAMILY AREAS

Quality building materials and construction practices have been key tenets of the Homer Glen community since its founding. As such, building material must clearly be respected. The current zoning code requires that all exterior finishes consist of “either stone or brick material covering 100% of the aggregate total area of all first floor or story exterior walls, exclusive of doors, windows, and associated trim” and “no plywood, vinyl, or aluminum siding shall be used on any new structure in the residential districts” promoting only a more expensive housing type to be built.

CONTINUE TO ENCOURAGE THE USE OF QUALITY BUILDING MATERIALS AND CONSTRUCTION PRACTICES

The relatively low vacancy rates combined with the increase in demand for housing and the need for greater diversity of housing typologies in Homer Glen suggests that the next five to ten years will create an opportunity for an increase in housing development. However, the market realities related to the COVID-19 public health and economic crises suggest that expectations may need to be tempered.

Numerous developers in Will County and across, the Chicagoland region have indicated that development opportunities are there, as many of them are sitting on sizeable reserves of cash and are anxious to invest this money in tangible housing developments once the COVID-19-induced restrictions are loosened.

Homer Glen stands to be one of the healthier residential real estate environments in the County and throughout the Southwest Suburbs, provided that the Village make appropriate adjustments to local policies that impact housing. In particular, Chapter 11 outlines recommendations that Village officials should take into consideration when re-assessing key policy issues (e.g., lot size standards, density, site design, reduced developer fees, tree coverage, etc.) regarding Homer Glen’s Conservation Subdivision Ordinance.

COVID-19 IMPACTS ON HOUSING

The relative low vacancy rates combined with the increase in demand for housing and the need for greater diversity of housing typologies in Homer Glen suggests that the next five to ten years will create an opportunity for an increase in housing development. However, the market realities related to the COVID-19 public health and economic crises suggest that expectations may need to be tempered.

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HOUSING AS A MIXED USE OPPORTUNITY

When compared to its neighbors, Homer Glen’s housing market differentiates itself as a primarily single-family residence community with large lot sizes and high-quality building materials. It has a highly regimented residential building and zoning code, which almost restricts multi-family residential and ensures larger owner-occupied housing units over rentals. The lack of a strong mixed use town center like many of the other neighboring communities, especially Lockport and Lemont, minimizes the opportunity for more traditional first floor retail and second and third floor multi-family residential.

However, Homer Glen has unique opportunities that can help diversify the housing stock, while continuing to add value to the character of the Village and protect its legacy as a dedicated steward of the natural environment. In many ways, these opportunities are presented by the Conceptual Framework Plans for the four subareas, as summarized in Chapter 4. These subareas represent the Village’s most prominent opportunities to proactively plan for new residential uses that are carefully integrated with existing neighborhoods and proposed commercial areas, employment centers, and open spaces.

RECOMMENDATIONS

• Encourage a diversity of residential development types in and near commercial corridors or regional commercial nodes

• Review and amend, where appropriate, the current zoning code and other municipal regulations to strengthen requirements

• Research the potential to amend Village regulations to allow for accessory dwelling units (ADUs)

• Re-write the Conservation Design Ordinance in accordance with the recommendations outlined in Chapter 11: Design Guidelines for Sustainability and Development

• Promote LEED (Leadership in Energy and Environmental Design) standards for all new buildings to promote energy efficiency

• Create a housing outreach program, including developer recruitment and public education, geared toward providing multi-family residential and “Missing Middle” housing options

• Promote housing near commercial areas, employment centers, open spaces, and other public/civic uses to emphasize walkable mixed use environments

» SEE THE SUBAREA FRAMEWORK PLANS IN CHAPTER 4

IMPLEMENTATION ACTION PLAN

The recommendations above are keyed into the overall Implementation Plan provided in Chapter 12, which outlines details such as phasing, partners, and potential funding resources to support Village officials in putting the Homer Glen Comprehensive Plan Update into action.