The adoption of the Comprehensive Plan signals the beginning of a process of continuing implementation whereby the Plan serves as a guide for both public and private decisions affecting the future of the community.

The Comprehensive Plan is a statement of policy, a guiding document expressing the visions and aspirations of the residents of Homer Glen to develop a well-planned, economically viable and sustainable community with a high quality of life. As a policy document, the Plan is a fluid, not an end unto itself, requiring Village officials and residents to undertake further actions to implement the policies and recommendations contained herein over the long term. This requires that both Village officials and the community residents be familiar with and generally support the major tenets of the Plan. Therefore, it is important that the Plan be well publicized, understood and supported by the community for it to be recognized as a practical and effective guide for the Village.

The process of achieving the goals for growth and positive change in Homer Glen over the long term, as articulated in the Comprehensive Plan, is dependent on ensuring that the planning and economic development programs are tied to specific actions, programs, and tools. Effective implementation of the Plan’s objectives is the product of combining the recommended guiding principles with the strategies, actions, and tools described in this chapter.

### Updating the Comprehensive Plan

<table>
<thead>
<tr>
<th>Frequency</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Every 1 year</td>
<td>Review and update the Implementation Action Plan</td>
</tr>
<tr>
<td>Every 2-5 years</td>
<td>Review and update the Future Land Use Plan and Special Area Plans</td>
</tr>
<tr>
<td>Every 5-10 years</td>
<td>Review the entire Comprehensive Plan</td>
</tr>
<tr>
<td></td>
<td>Complete update of the entire Comprehensive Plan</td>
</tr>
</tbody>
</table>
A DYNAMIC DOCUMENT

It is also important to keep in mind that the Comprehensive Plan is not static. The Plan is based on dynamic variables whose future direction cannot always be accurately predicted. The Village must periodically re-examine and update the Plan as conditions and community aspirations change.

IMPLEMENTATION ACTIONS

Plan implementation consists of a variety of proactive and reactive activities that will collectively ensure that Homer Glen achieves its goals. Proactive activities are those actions that the Village initiates through a proposal, plan, improvement, or regulatory change. On the other hand, reactive activities are those in which other parties approach the Village with a proposal on which the Village must act.

Preparation of specific subarea plans, such as those defined in Chapter 4, is an example of a proactive activity, while development review is an example of a reactive activity. Creating or updating regulatory standards, such as zoning and subdivision codes, represent proactive activities which Homer Glen should undertake to generate the types and character of desired development.

The plan implementation phase of the comprehensive planning process begins when the Village Board adopts the Plan. Since the implementation phase will require time and effort on the part of Village staff and officials, as well as an allocation of the Village’s financial resources, the board should prioritize all activities to be carried out.

IMPLEMENTATION ACTION PLAN

The Implementation Action Plan defines planning and community development activities to be carried out during a particular timeframe, the suggested responsibilities for each activity, and the specific involvement of the other public agencies where appropriate.

The tables on the following pages are designed to provide a starting point for prioritization and budgeting of actions needed to implement strategies and recommendations outlined in this Plan. A timeframe for each activity is also suggested to adequately phase implementation.

Further refinement of these tables will be needed as details of costs and staff resources are verified. In addition, the Village should review and update the Implementation Action Plan on an annual basis to ensure that it stays within the Village’s financial ability and resource capacity as part of its capital improvement planning (CIP) process.
### IMPLEMENTATION ACTION PLAN

#### LAND USE & DEVELOPMENT

*REFERENCE: See Chapters 4 and 5 for more details on development concepts and the Future Land Use Plan*

<table>
<thead>
<tr>
<th>Action Steps</th>
<th>Phasing</th>
<th>Partners</th>
<th>Priority</th>
<th>Potential Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LU1:</strong> Update the Village’s Zoning Map to be supportive of the Future Land Use Plan</td>
<td>Near-Term</td>
<td>Zoning and GIS consultant</td>
<td>Medium</td>
<td>Village</td>
</tr>
</tbody>
</table>
| **LU2:** Consolidate single-family residential districts  
[Follow up with DG5 and DG6] | Near-Term | Zoning consultant | High | Village  
Budget Estimate: $5,000 - $7,500 |
| **LU3:** Prepare annexation study and review boundary agreements with neighboring municipalities and make recommendations for potential annexations | Near-Term | Lockport, Lemont, Orland Park, New Lenox | High | Village |
| **LU4:** Prepare a fiscal impact analysis for each of the development subareas | Near-Term | CMAP | Low | CMAP  
Budget Estimate: $15,000 - $25,000 |
| **LU5:** 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 Update | Near-Term | Strategic planning consultant | High | Village |
| **LU6:** Prepare FAQ information sheets/brochures to provide public education tools for certain development typologies  
[See Chapter 4: Framework Plan]  
- Accessory dwelling units  
- "Missing Middle" housing  
- Hybrid industrial/commercial enterprises  
- Office tenants  
- Mixed use development  
- Sign regulations  
- Design guidelines | Near-Term | Local realtors and developers | Medium | Village |

### GUIDING PRINCIPLES

- **Ensure all growth strategies respect Homer Glen’s identity as a steward of open space and the natural environment**
- **Modernize Village codes to remove unnecessary barriers to development**
- **Sensibly utilize developable land to simultaneously advance economic development and maintain Homer Glen’s identity**

### NOTES

- *Phasing* Ongoing; Near-Term (Years 1-5); Long-Term (Years 6+)
- *Partners:* The list of partners is not static and may change over time; see page 105 for list of abbreviations
- *Priorities:* High; Medium; Low
- *Potential Funding Sources:* See list on pages 105-107
**GUIDING PRINCIPLES**

- Provide more diverse housing options including multi-family units, that meet varying needs, budgets, and life stages.
- Diversify Homer Glen’s housing stock without compromising the Village’s long-held identity as a single-family residential community.
- Promote supportive land uses, such as housing near employment centers.
- Foster stewardship of the natural environment and open spaces.
- Require quality design features to ensure compatibility with existing neighborhoods to promote stability and maintain values.

**NOTES**

- Phasing: Ongoing; Near-Term (Years 1-5); Long-Term (Years 6+)
- Partners: The list of partners is not static and may change over time; see page 105 for list of abbreviations.
- Priorities: High; Medium; Low
- Potential Funding Sources: See list on pages 105-107.

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<table>
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<th>Partners</th>
<th>Priority</th>
<th>Potential Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HS1:</strong> Encourage a diversity of residential development types in and near commercial corridors or regional commercial nodes [Also see ED4 and DG5]</td>
<td>Near-Term</td>
<td>Zoning-developers</td>
<td>High</td>
<td>Village</td>
</tr>
<tr>
<td>• Allow rezoning for new R-4 (12,500 sq ft) lots</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Allow rezoning for new R-6 Multifamily Residential Districts</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td><strong>HS2:</strong> Review and amend, where appropriate, the current zoning code and other municipal regulations to strengthen requirements</td>
<td>Near-Term</td>
<td>Zoning</td>
<td>High</td>
<td>Village</td>
</tr>
<tr>
<td>• Establish design standards for mixed use projects including building design (height, form, and style), walkability-related features (building facades along the sidewalks), landscaping, and parking requirements</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>• Create Design and Development Guidelines to ensure new housing types reflect Homer Glen’s expectations for high-quality design</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Loosen potential regulatory constraints, such as lot restrictions and open space requirements, that may hinder proposed residential developments</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Support alternative building materials and construction practices that align with the Village’s expectations for high quality residential design</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Allow for “Missing Middle” housing in certain areas that add multi-plex and townhome options to single-family residential areas without significantly altering neighborhood character</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>HS3:</strong> Research the potential to amend Village regulations to allow for accessory dwelling units (ADUs)</td>
<td>Near-Term</td>
<td>Zoning</td>
<td>Medium</td>
<td>Village</td>
</tr>
</tbody>
</table>
### Action Steps

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<tr>
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<th>Phasing</th>
<th>Partners</th>
<th>Priority</th>
<th>Potential Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HS4</strong>: Re-write the Conservation Design Ordinance in accordance with the recommendations outlined in Chapter 11: Design Guidelines for Sustainability and Development [Also see DG3]</td>
<td>Near-Term</td>
<td>Zoning</td>
<td>High</td>
<td>Village; CMAP</td>
</tr>
<tr>
<td><strong>HS5</strong>: Promote LEED (Leadership in Energy and Environmental Design) standards for new buildings to promote energy efficiency</td>
<td>Ongoing</td>
<td>IEPA; Will County Green</td>
<td>Medium</td>
<td>IEPA; Enterprise Green Communities; The Home Depot Foundation; Building Healthy Communities; ComEd; Nicor Gas; Federal and State tax credit programs and grants</td>
</tr>
<tr>
<td><strong>HS6</strong>: Create a housing outreach program, including developer recruitment and public education, geared toward providing multi-family residential and “Missing Middle” housing options</td>
<td>Near-Term</td>
<td>Local realtors, developers, and real estate professionals</td>
<td>Medium</td>
<td>Village</td>
</tr>
<tr>
<td><strong>HS7</strong>: Promote housing near commercial areas, employment centers, open spaces, and other public/civic uses to emphasize walkable mixed use environments</td>
<td>Ongoing</td>
<td>Developers</td>
<td>High</td>
<td>Village</td>
</tr>
</tbody>
</table>

**NOTES**

- **A** Phasing: Ongoing; Near-Term (Years 1-5); Long-Term (Years 6+)
- **B** Partners: The list of partners is not static and may change over time; see page 105 for list of abbreviations
- **C** Priorities: High; Medium; Low
- **D** Potential Funding Sources: See list on pages 105-107

**REFERENCE**: See Chapters 4, 5, and 6 for more details on development concepts and housing strategies
## Action Steps

<table>
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<tr>
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<th>Priority</th>
<th>Potential Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ED1:</strong> Review and amend the Village’s Zoning Ordinance to ensure appropriate zoning districts support employment-generating uses</td>
<td>Near-Term</td>
<td>Zoning; CMAP; Will County Center for Economic Development</td>
<td>Medium</td>
<td>CMAP</td>
</tr>
<tr>
<td><strong>ED2:</strong> Review Annico Business Park for potential rezoning to I-1</td>
<td>Near-Term</td>
<td>Annico business and property owners</td>
<td>High</td>
<td>-</td>
</tr>
<tr>
<td><strong>ED3:</strong> Provide zoning flexibility to allow reuse of underutilized parking lots for different uses to increase value and activity</td>
<td>Near-Term</td>
<td>Zoning; CMAP</td>
<td>Low</td>
<td>CMAP</td>
</tr>
<tr>
<td><strong>ED4:</strong> Promote retail nodes near housing, employment centers, open spaces, and other public/civic uses to emphasize walkable mixed use environments</td>
<td>Ongoing</td>
<td>Developers</td>
<td>High</td>
<td>Village</td>
</tr>
<tr>
<td><strong>ED5:</strong> Continue to focus a business attraction strategy on retail industry groups with significant leakage or are underrepresented</td>
<td>Near-Term</td>
<td>Will County Center for Economic Development</td>
<td>High</td>
<td>Village</td>
</tr>
<tr>
<td><strong>ED6:</strong> Evaluate the impacts of ancillary retail, lodging, and support services that typically accompany a potential regional sports complex</td>
<td>Near-Term</td>
<td>Private Equity</td>
<td>Medium</td>
<td>Village; potential Special Service Area (SSA)</td>
</tr>
<tr>
<td><strong>ED7:</strong> Evaluate a new TIF district for the 159th Street Corridor</td>
<td>Near-Term</td>
<td>Consultant</td>
<td>Low</td>
<td>-</td>
</tr>
<tr>
<td><strong>ED8:</strong> Work with property owners and tenants in retail centers to improve their properties and promote vacant spaces</td>
<td>Ongoing</td>
<td>Will County Center for Economic Development</td>
<td>High</td>
<td>Will County incentive programs; building improvement grants; BDD; TIF; SSA</td>
</tr>
<tr>
<td><strong>ED9:</strong> Expand upon current efforts to develop a business resource program that connects property owners, businesses, and employers with local resources and technical assistance</td>
<td>Near-Term</td>
<td>Property owners; local businesses</td>
<td>Medium</td>
<td>BDD; SSA; business incubator program</td>
</tr>
<tr>
<td><strong>ED10:</strong> Prepare a regional economic development marketing plan</td>
<td>Near-Term</td>
<td>Consultant</td>
<td>High</td>
<td>-</td>
</tr>
<tr>
<td><strong>ED11:</strong> Implement the Village’s branding strategy, including improved gateway signage</td>
<td>Near-Term</td>
<td>Consultant</td>
<td>High</td>
<td>BDD; TIF; SSA</td>
</tr>
</tbody>
</table>

### GUIDING PRINCIPLES

- Focus development at key opportunity sites, particularly along major road corridors shall be rooted in market realities
- Expand the Village’s tax base with a diversified portfolio of uses
- Explore other non-traditional business opportunities, such as recreation, agritourism and other tourism-based business and hospitality centers
- Expand the local tax base by taking advantage of key assets, such as opportunities along major roadway corridors
- Promote mixed use development that is responsive to evolving retail patterns and a growing desire for “experience” based places

### NOTES

- A. Phasing: Ongoing; Near-Term (Years 1-5); Long-Term (Years 6+)
- B. Partners: The list of partners is not static and may change over time; see page 105 for list of abbreviations
- C. Priorities: High; Medium; Low
- D. Potential Funding Sources: See list on pages 105-107
- E. Local dollars spent outside Homer Glen, based on Gap/Surplus Analysis
- F. Based on Void Analysis
# GUIDING PRINCIPLES

Balance the Village’s rural heritage, natural areas, and local history with economic development and maintain Homer Glen’s identity.

Promote a modernized image and quality of municipal facilities and recreational areas.

Provide a parks and open space system that ensures all residents and workers have safe and convenient access to natural areas and recreational facilities.

## NOTES

- Phasing: Ongoing; Near-Term (Years 1-5); Long-Term (Years 6+)
- Partners: The list of partners is not static and may change over time; see page 105 for list of abbreviations
- Priorities: High; Medium; Low
- Potential Funding Sources: See list on pages 105-107

### Action Steps

<table>
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<tr>
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<th>Partners</th>
<th>Priority</th>
<th>Potential Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>CF1: Maintain constant monitoring of how growth and development impact the efficiency of services and potential to expand, add, or contract out certain services, including intergovernmental partnerships</td>
<td>Ongoing</td>
<td>Homer Township; Will County Sheriff’s Office; local fire protection districts (FPDs)</td>
<td>High</td>
<td>Village; Township; other government agencies; Will County Sheriff’s Office; local fire protection districts (FPDs)</td>
</tr>
<tr>
<td>CF2: Work with local fire protection districts to evaluate how growth and development impact operations</td>
<td>Ongoing</td>
<td>Local fire protection districts (FPDs)</td>
<td>High</td>
<td>Local fire protection districts (FPDs)</td>
</tr>
<tr>
<td>CF3: Coordinate with local school districts as they consider land acquisitions, new schools, and campus expansions in response to population growth</td>
<td>Ongoing</td>
<td>School districts</td>
<td>High</td>
<td>School districts</td>
</tr>
<tr>
<td>CF4: Continue to evaluate the potential to create a Parks Department</td>
<td>Near-Term</td>
<td>Homer Township</td>
<td>High</td>
<td>Village</td>
</tr>
<tr>
<td>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</td>
<td>Long-Term</td>
<td>CMAP; IDNR; Openlands; Conservation Foundation; Will County Forest Preserve</td>
<td>Medium</td>
<td>CMAP; IDNR; Openlands; Conservation Foundation; Will County Forest Preserve; LWCF; local crowdsourced fundraising campaigns; business and community foundations</td>
</tr>
<tr>
<td>CF6: Continue to explore the feasibility of creating a regional sports complex</td>
<td>Near-Term</td>
<td>Private Equity</td>
<td>High</td>
<td>Village; potential Special Service Area (SSA)</td>
</tr>
<tr>
<td>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 [Related to DG7]</td>
<td>Near-Term</td>
<td>Homer Township; Will County; property owners</td>
<td>High</td>
<td>Village; grants</td>
</tr>
<tr>
<td>CF8: Continue to work toward bringing management of the local water utility system under municipal authority</td>
<td>Long-Term</td>
<td>Northern Will County Water Agency</td>
<td>High</td>
<td>Village; grants</td>
</tr>
</tbody>
</table>
## Community Facilities & Assets

**Reference:** See Chapter 8 for more details on the Community Facilities and Assets Plan

<table>
<thead>
<tr>
<th>Action Steps</th>
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<th>Potential Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>CF9: Identify and map adjacent land areas with property owners who may be open to land assembly for larger development sites</td>
<td>Near-Term</td>
<td>Property owners</td>
<td>Low</td>
<td>Village</td>
</tr>
<tr>
<td>CF10: Support local equestrian culture by providing adequate trails and related facilities for riders</td>
<td>Ongoing</td>
<td>Local horse owners and businesses; Will County Forest Preserve</td>
<td>Low</td>
<td>IDNR; Openlands; Conservation Foundation; Will County Forest Preserve; LWCF; local crowdsourced fundraising campaigns</td>
</tr>
<tr>
<td>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</td>
<td>Ongoing</td>
<td>Property owners; local entrepreneurs</td>
<td>Low</td>
<td>BDD; TIF; SSA</td>
</tr>
<tr>
<td>CF12: Identify and implement ways to protect and maintain the agricultural roots and heritage of the Homer Glen area</td>
<td>Near-Term</td>
<td>CMAP; Homer Township; Will County Historic Society and Historic Commission; Landmarks Illinois</td>
<td>Medium</td>
<td>Will County; CMAP; IDNR Historic Preservation Division</td>
</tr>
</tbody>
</table>

### Notes

A. Phasing: Ongoing; Near-Term (Years 1-5); Long-Term (Years 6+)

B. Partners: The list of partners is not static and may change over time; see page 105 for list of abbreviations

C. Priorities: High; Medium; Low

D. Potential Funding Sources: See list on pages 105-107
## Transportation Action Plan

**GUIDING PRINCIPLES**

Create safe and connected pathways for pedestrians and bicyclists, particularly along major corridors, at major intersections, and within mixed use areas

Continue to implement a Complete Streets program to provide for a safe, convenient, and comfortable circulation and access for all ages and abilities

Utilize traffic calming measures to encourage appropriate traffic speeds, particularly in areas with greater pedestrian and bicycle activity

Integrate IDOT’s Context Sensitive Solutions (CSS) into the design of roadway projects to ensure they fit within the context of their surroundings

Coordinate roadway planning efforts and projects with other governmental agencies

**NOTES**

- Phasing: Ongoing, Near-Term (Years 1-5), Long-Term (Years 6+)
- Partners: The list of partners is not static and may change over time; see page 105 for list of abbreviations
- Priorities: High, Medium, Low
- Potential Funding Sources: See list on pages 105-107

### IMPLEMENTATION ACTION PLAN

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<tr>
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<th>Partners</th>
<th>Priority</th>
<th>Potential Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>TR1: Continue to integrate roadway, pedestrian, and bicycle infrastructure improvement projects into the Village’s Capital Improvement Plan</td>
<td>Ongoing</td>
<td>IDOT, CMAP, Will County</td>
<td>Medium</td>
<td>IDNR, CDBG, CMAP/CMAQ/ITEP, TCSP</td>
</tr>
<tr>
<td>TR2: Monitor truck traffic and impacts on residential areas</td>
<td>Ongoing</td>
<td>IDOT; Will County; Horner Township; HOAs and other neighborhood groups</td>
<td>High</td>
<td>Village</td>
</tr>
<tr>
<td>TR3: Evaluate the need for new traffic signals at major intersections as development and traffic patterns warrant</td>
<td>Long-Term</td>
<td>IDOT; Will County; developers; property owners</td>
<td>Medium</td>
<td>ITEP, SSA, TIF, BDD, STP, TCSP</td>
</tr>
<tr>
<td>TR4: Implement the Complete Streets policy that guides transportation planning, and adopt performance measures</td>
<td>Near-Term</td>
<td>CMAP, IDOT; Will County; RTA; Pace</td>
<td>Medium</td>
<td>RTA; CMAP</td>
</tr>
<tr>
<td>TR5: Collaborate with Pace and other transit agencies to evaluate the potential to expand bus service</td>
<td>Long-Term</td>
<td>Pace; RTA; CMAP; Will County</td>
<td>High</td>
<td>Village; RTA; Will County</td>
</tr>
<tr>
<td>TR6: Conduct studies of north-south arterials to support both residential and business-oriented vehicle traffic generated by population growth</td>
<td>Long-Term</td>
<td>CMAP, IDOT; Will County</td>
<td>Medium</td>
<td>CMAP, IDOT</td>
</tr>
</tbody>
</table>

**REFERENCE:** See Chapter 9 for more details on the Transportation Plan
## GUIDING PRINCIPLES

- **Implement a sustained plan for affordable utilities and infrastructure**
- **Support development that strategically optimizes placement of land uses consistent with the land use plan**
- **Ensure the Village’s services, utilities, and other infrastructure are properly maintained and improved over time to continue providing exemplary municipal support and capacity to residents and businesses**
- **Utilize innovative stormwater management practices such as bioswales, rain gardens, and permeable paving materials**

## NOTES

A Phasing: Ongoing; Near-Term (Years 1-5); Long-Term (Years 6+)

B Partners: The list of partners is not static and may change over time; see page 105 for list of abbreviations

C Priorities: High; Medium; Low

D Potential Funding Sources: See list on pages 105-107

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### IMPLEMENTATION ACTION PLAN

#### UTILITIES & INFRASTRUCTURE

**REFERENCE:** See Chapter 10 for more details on the Utilities and Infrastructure Plan

<table>
<thead>
<tr>
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<th>Partners</th>
<th>Priority</th>
<th>Potential Funding Sources</th>
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</thead>
<tbody>
<tr>
<td>UT1: Explore opportunity for regional stormwater detention facilities</td>
<td>Long-Term</td>
<td>ComEd; developers; IDNR; CMAP; Openlands; Will County; Conservation Foundation</td>
<td>High</td>
<td>IDNR; CMAP; Conservation Foundation; private funding</td>
</tr>
<tr>
<td>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</td>
<td>Ongoing</td>
<td>Illinois State Geological &amp; Water Survey; IEPA</td>
<td>High</td>
<td>CMAP; IEPA</td>
</tr>
<tr>
<td>UT3: Identify infrastructure needs to support future development opportunities</td>
<td>Long-Term</td>
<td>-</td>
<td>High</td>
<td>Village; IEPA</td>
</tr>
<tr>
<td>UT4: Continue to evaluate options to transition the water system from Illinois American Water to a municipally owned and operated system</td>
<td>Long-Term</td>
<td>-</td>
<td>High</td>
<td>Village</td>
</tr>
<tr>
<td>UT5: Establish a more cohesive stormwater management plan</td>
<td>Near-Term</td>
<td>Openlands; Will County; Conservation Foundation</td>
<td>High</td>
<td>IDNR; CMAP; Conservation Foundation</td>
</tr>
<tr>
<td>UT6: Continue to complete sewer extension projects to the Village’s unserved areas</td>
<td>Long-Term</td>
<td>IDOT; Will County</td>
<td>High</td>
<td>IDNR</td>
</tr>
<tr>
<td>UT7: Complete a broadband analysis and expansion study to enhance local telecommunications capacity</td>
<td>Near-Term</td>
<td>Broadband companies</td>
<td>High</td>
<td>Village</td>
</tr>
</tbody>
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### Action Steps

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<th>Partners</th>
<th>Priority</th>
<th>Potential Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DG1:</strong> Implement the Design Guidelines for Sustainability and Development (Chapter 11)</td>
<td>Near-Term</td>
<td>Property owners</td>
<td>High</td>
<td>Village</td>
</tr>
<tr>
<td><strong>DG2:</strong> Amend the Conservation Subdivision and Tree Preservation regulations to remove barriers to development and target environmentally sensitive lands</td>
<td>Near-Term</td>
<td>-</td>
<td>High</td>
<td>Village Budget Estimate: $10,000 – $20,000</td>
</tr>
<tr>
<td><strong>DG3:</strong> Create an overlay district for 159th Street Corridor excluding the application of Conservation Subdivision regulations</td>
<td>Near-Term</td>
<td>-</td>
<td>High</td>
<td>Village</td>
</tr>
<tr>
<td><strong>DG4:</strong> Adopt Design Guidelines for landscape improvements and architectural standards for non single-family residential uses</td>
<td>Near-Term</td>
<td>CMAP</td>
<td>High</td>
<td>CMAP Budget Estimate: $15,000 - $25,000</td>
</tr>
<tr>
<td><strong>DG5:</strong> Consider removal of the ‘grandfathering’ of the R-4 and R-5 districts and creation of zoning districts allowing lots under 10,000 sq ft, by providing greater lot size reductions in the R-5 district</td>
<td>Near-Term</td>
<td>CMAP, Homer Township, Will County Historic Society and Historic Commission, Landmarks Illinois</td>
<td>Medium</td>
<td>Will County; CMAP; Illinois State Historic Preservation Agency; IDNR Historic Preservation Division</td>
</tr>
<tr>
<td><strong>DG6:</strong> Create Agribusiness District as a specialized area of use</td>
<td>Near-Term</td>
<td>-</td>
<td>High</td>
<td>Village</td>
</tr>
<tr>
<td><strong>DG7:</strong> Create and implement a master open space plan that forms a continuous string of green infrastructure around Homer Glen that links trails, forest preserves, natural areas, and agricultural land [Related to CF7]</td>
<td>Near-Term</td>
<td>IDNR, CMAP; Openlands; Will County; Homer Township</td>
<td>Medium</td>
<td>IDNR; CMAP; National Fish and Wildlife Foundation; Disney Conservation Fund</td>
</tr>
<tr>
<td><strong>DG8:</strong> Review and update the Village’s codes and ordinances, where appropriate, to ensure certain green initiatives, such as Openlands program, are codified to support enforcement efforts</td>
<td>Near-Term</td>
<td>CMAP, Homer Township, Will County Historic Society and Historic Commission, Landmarks Illinois</td>
<td>Medium</td>
<td>Will County; CMAP; Illinois State Historic Preservation Agency; IDNR Historic Preservation Division</td>
</tr>
</tbody>
</table>

### GUIDING PRINCIPLES

- Ensure all growth strategies respect Homer Glen’s identity as a steward of open space and the natural environment
- Modernize Village codes to remove unnecessary barriers to development
- Ensure all growth respects Homer Glen’s identity as a steward of open space and the natural environment
- Identify and promote sustainability initiatives to protect natural resources and build up the community’s green infrastructure
- Identify, preserve, and enhance the community’s existing and potential natural resources and wildlife habitat that are enjoyed by residents and visitors

### NOTES

- **A** Phasing: Ongoing; Near-Term (Years 1-5); Long-Term (Years 6+)
- **B** Partners: The list of partners is not static and may change over time; see page 105 for list of abbreviations
- **C** Priorities: High; Medium; Low
- **D** Potential Funding Sources: See list on pages 105-107
- **E** Also consider removal of “grandfathering” of the R-6 district. The R-6A multi-family district has no minimum lot size, but at 6 du/acre density lots are too small to gain any benefit from conservation regulations
<table>
<thead>
<tr>
<th>Action Steps</th>
<th>Phasing</th>
<th>Partners</th>
<th>Priority</th>
<th>Potential Funding Sources</th>
</tr>
</thead>
</table>
| **DG9:** Encourage private landowners to designate sensitive natural resource areas as conservation easements  
Work with The Conservation Foundation and other experts to set up this program, including property tax incentives | Long-Term | CMAP, Conservation Foundation; Homer Township | High | The Conservation Fund |
| **DG10:** Encourage LEED standards for all new buildings and facilities | Long-Term | CMAP, EPA, U.S. Green Building Council; Smart Energy Design Assistance Center | Medium | CMAP; USGBC |
| **DG11:** Work with ComEd to identify appropriate landscaping and management techniques to protect and enhance habitat functions of utility ROWs | Long-Term | ComEd | Low | ComEd |
| **DG12:** Periodically review the Village’s Outdoor Lighting Ordinance to make any amendments that further strengthen the standards | Ongoing | - | Medium | Village |

**NOTES**  
A. Phasing: Ongoing; Near-Term (Years 1-5); Long-Term (Years 6+)  
B. Partners: The list of partners is not static and may change over time; see page 105 for list of abbreviations  
C. Priorities: High; Medium; Low  
D. Potential Funding Sources: See list on pages 105-107  
E. LEED stands for Leadership in Energy and Environmental Design  
https://www.buildinggreen.com/leed
POTENTIAL FUNDING SOURCES

To accomplish many of the projects and initiatives outlined in the Implementation Action Plan tables, the Village will need to seek funding sources beyond those available through municipal taxes. A summary of potential funding sources currently available is provided below. It is important to note that any of the funding sources are subject to change. As programs, funding requirements, or sources change, the Village will need to continually monitor grants, funding agencies, and programs to identify amended processes or new opportunities as they become available.

PARKS, OPEN SPACE & TRAILS

The Village should use the policies and recommendations of the Comprehensive Plan to identify projects where pursuit of parks and open space grants may be beneficial.

The Illinois Department of Natural Resources (IDNR) administers several grants-in-aid programs to help municipalities and other local agencies provide a number of public outdoor recreation areas and facilities. The programs operate on a cost reimbursement basis to local agencies and are awarded on an annual basis. Local governments can receive one grant per program per year, with no restrictions on the number of local governments that can be funded for a given location.

IDNR: [http://www.dnr.illinois.gov/grants](http://www.dnr.illinois.gov/grants)

IDNR grants are organized into three major categories:

OSLAD

The Open Space Land Acquisition and Development (OSLAD) program awards up to 50% of project costs up to a maximum of $750,000 for acquisition and $400,000 for development/renovation of such recreation facilities as playgrounds, outdoor nature interpretive areas, campgrounds and fishing piers, park roads and paths, and beaches. IDNR administers five grant programs to provide financial assistance for the acquisition, development, and maintenance of trails that are used for public recreation uses (bike paths, snowmobile, off-highway vehicles, motorized and non-motorized recreational trails, etc.).

LWCF

Grants through the Land and Water Conservation Fund (LWCF) are available to cities, counties, and school districts to be used for outdoor recreation projects. Projects require a 55% match. All funded projects must only be used for outdoor recreational purposes. Development and renovation projects must be maintained for a period of 25 years or the life of the manufactured goods.

RTP

The Recreational Trails Program (RTP) is a federally funded grant program for trail-related land acquisition, development or restoration. A minimum 20% match is required. A funding requirement targets 30% of the funding for motorized trails, 30% for non-motorized trails, and 40% for diversified trail use.
INFRASTRUCTURE & ECONOMIC DEVELOPMENT

The Illinois Department of Commerce and Economic Opportunity (DCEO) administers many programs, including the Regional Economic Development and Shovel Ready Sites grants under its Rebuild Illinois program. DCEO also offers grants and access to loans that support land acquisition, construction, workforce training, broadband expansion and public infrastructure improvements.

DCEO: https://www.illinois.gov/dceo

DCEO also administers the Community Development Block Grant (CDBG), which is a flexible program that provides communities with resources to address a wide range of unique community development needs, including public infrastructure, housing, rehab, economic development, and disaster response. Will County is an Entitlement Community and a recipient of CDBG funds annually. When CDBG grant funds are awarded to the County, Request for Proposals (RFPs) are made available for competition.

CDBG: https://https://www2.illinois.gov/dceo/CommunityServices/CommunityInfrastructure/Pages/CDBG_Programs.aspx

The Illinois Environmental Protection Agency (IEPA) administers several programs. IEPA grant and loan programs are designed to assist local governments in the improvement of water supplies (Water Quality Grants) and the construction of wastewater facilities (Wastewater/Stormwater and Drinking Water Loans).

IEPA: http://www.epa.illinois.gov/topics/grants-loans

TRANSPORTATION

Transportation funding typically comes from three sources: Illinois Department of Transportation (IDOT), Federal Highway Administration’s (FHA), and Chicago Metropolitan Agency for Planning (CMAP).

IDOT
IDOT is responsible for operating and maintaining the major roadways serving Homer Glen. Given limited funding, IDOT often requires private development to fund roadway and intersection improvements adjacent to their property for items like turn lanes and traffic signals.

IDOT has several programs designed to assist with economic development, including programs to assist with road improvements that relate to economic development, truck access, and safety.


Safety: http://www.idot.illinois.gov/transportation-system/safety/grants/current

IDOT administers the Illinois Transportation Enhancement (ITEP) program which funds projects including bicycle/pedestrian facilities, streetcapping, landscaping, historic preservation, and the control or removal of outdoor advertising. In the past, federal reimbursement has been available for up to 50% of the cost of right-of-way and easement acquisition and 80% of the cost for preliminary engineering, utility relocations, construction engineering, and construction costs.


U.S. DOT FHA
The FHA’s Transportation, Community, and System Preservation (TCSP) Program provides funding via planning and implementation grants to evaluate and address the relationships among transportation, community, and system preservation plans.

TCSP: http://www.fhwa.dot.gov/discretionary/tpsp2012select.cfm#

CMAP
CMAP is the lead of two transportation funding programs:

CMAQ
CMAP administers Congestion Mitigation and Air Quality (CMAQ) improvement funds for the northeastern Illinois region. CMAQ projects typically include improvements to bicycle facilities, commuter parking, transit facilities, intersections, sidewalk improvements, and signal timing. Funds have also
been used to make transportation improvements to eliminate bottlenecks and limit diesel emissions, as well as to create promotional campaigns to enhance use of transit and bicycles.

**CMAQ:** [http://www.cmap.illinois.gov/mobility/strategic-investment/cmaq](http://www.cmap.illinois.gov/mobility/strategic-investment/cmaq)

**STP**
In the past, Surface Transportation Program (STP) funds have been allocated to coordinating regional councils, such as the Will County Governmental League (WCGL) with support from CMAP, to select and program local STP projects for roadway projects in the region. WCGL’s STP funds have been used for a variety of project types including roadway rehab, reconstruction, and restoration; widening and adding lanes; intersection improvements; traffic signal improvements; and green infrastructure funding.

**STP (CMAP):** [http://www.cmap.illinois.gov/committees/advisory/council-of-mayors/stp](http://www.cmap.illinois.gov/committees/advisory/council-of-mayors/stp)

**STP (WCGL):** [http://www.wcgl.org/transportation.html](http://www.wcgl.org/transportation.html)

**PUBLIC INFRASTRUCTURE**
A special service area (SSA) is one of the most influential tools to aid in improving public infrastructure.

**Special Service Area (SSA)**
SSAs can be used to fund improvements and programs within a designated service area. An SSA is essentially added to the property tax of the properties within the identified service area, and the revenue received is channeled back into projects and programs benefiting those properties. An SSA can be rejected if 51% of the property owners and electors within a designated area object. SSA funds can be used for such things as streetscape improvements, extra trash pickup, or the subsidy of staff to market a commercial area.


**ECONOMIC DEVELOPMENT/DEVELOPMENT FINANCING INCENTIVE PROGRAMS**

**Tax Increment Financing (TIF)**
TIF utilizes future property tax revenues generated within a designated area or district to pay for improvements and incentivize further reinvestment. As the Equalized Assessed Value (EAV) of properties within a TIF District increases, the incremental growth in property tax over the base year that the TIF was established is reinvested in the area. The maximum life of a TIF district in the State of Illinois is 23 years.

TIF funds can typically be used for infrastructure, public improvements, land assemblage, and offsetting development costs. Over the life of a TIF district, the taxing bodies within the district, such as school or park districts, receive the same amount of tax revenue generated within a designated area or district to pay for improvements to eliminate bottlenecks and limit diesel emissions, as well as to create promotional campaigns to enhance use of transit and bicycles.

**TIF Illinois:** [http://www.tifillinois.com](http://www.tifillinois.com)

**Business Development Districts (BDDs)**
Business district development and redevelopment is authorized by Division 74.3 of the Illinois Municipal Code. A BDD designation empowers a municipality to plan for and invest in revitalization through the ability to levy up to an additional 1% sales tax within the district. These new funds can be used for, but not limited to the following actions:

- Acquire, manage, convey, or otherwise dispose of property acquired pursuant to the provisions of a development or redevelopment plan
- Apply for and accept capital grants and loans from the federal or state government
- Borrow funds for the purpose of development and redevelopment and issue such obligation or revenue bonds as deemed necessary
- Expend such public funds as may be necessary for the planning, execution, and implementation of the business district plans


**Business Incubators**
Business incubator programs provide low-cost space and specialized support services to small companies. Such services might include administrative consulting, access to office equipment and training, and assistance in accessing credit. Incubators are typically owned by public entities, such as municipalities or economic development agencies, who then subsidize rents and services with grants. In addition to job creation and generating activity, the goal is to have startup businesses grow and relocate to larger spaces within the municipality.

**Illinois Business Innovation Association:** [http://www.illinoisbusinessincubators.com](http://www.illinoisbusinessincubators.com)

**STP (CMAP):** [http://www.cmap.illinois.gov/committees/advisory/council-of-mayors/stp](http://www.cmap.illinois.gov/committees/advisory/council-of-mayors/stp)

**STP (WCGL):** [http://www.wcgl.org/transportation.html](http://www.wcgl.org/transportation.html)
PRIORITY PROJECTS

Throughout the planning process certain initiatives were either previously identified by the Village or by the consultant team as priority projects to further the guiding principles and goals of the Comprehensive Plan. The remainder of this chapter outlines expanded descriptions of these projects. To facilitate the implementation of the Comprehensive Plan, the Village should consider the following activities:

CONSERVATION SUBDIVISIONS & TREE PRESERVATION

Chapter 1: Design Guidelines for Sustainability and Development contains an extensive analysis and comprehensive list of recommendations for changes to the conservation subdivision regulations and tree preservation standards to make them more workable, implementable codes and to remove barriers they currently pose to development.

FISCAL IMPACT ANALYSIS FOR DEVELOPMENT SUBAREAS

The preparation of an in-depth evaluation of the impact of growth and development on the Village’s finances and operational capacity as part of its long-term strategic planning process will provide further guidance on the appropriate land use mix. The fiscal impact analysis of key development areas determines the long-term impact of these areas on Village finances, staffing, and capital resources. A fiscal impact analysis will identify potential new revenue sources, evaluate current and future levels of services, and identify costs associated with serving a growing community. This approach could also be extended to and benefit other taxing districts.

GREENWAY CORRIDOR/OPEN SPACE PLAN

A greenway system plan expands on and establishes links to Homer Glen’s primary waterways, parks, and bike trail system to enhance recreational opportunities, non-motorized access, and protect quality environmental areas. This plan is identified in the Design Guidelines (Chapter 11) as an important guide in determining open space protection through the conservation subdivision process. A series of tasks are required to implement the greenway system recommended in this Plan. First, local support needs to be organized and combined with efforts to seek support from other local and regional jurisdictions, including Homer Township, Will County Forest Preserve, Open Lands, CMAP, and other State agencies, such as IDNR. Once the scope of the system is determined, a specific plan with standards should be created that identifies the sustainable stormwater best practices, types of trails, security, safety, funding, and accessibility. Local ordinances may need to be modified to limit development or establish standards that limit development impacts. This process should result in prioritizing proposed greenways leading to an implementation schedule and pursuit of funding.

[See Action Step DG2]

[See Action Step LU4]

[See Action Step DG7]
DESIGN GUIDELINES MANUAL

In Chapter 11 general design guidelines are organized as a set of design standards or requirements to clearly communicate the importance of high-quality design and physical appearance throughout the community. Adopting specific design guidelines for land use types of the Village is recommended for the following community elements.

» SEE ACTION STEPS DG1, DG4

NON SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES

Residential design guidelines, through the use of standards and extensive illustrations, are used to clearly communicate the importance of design and physical appearance to the quality of neighborhoods. While the design guidelines should paint a clear picture of the community’s design expectations, they should also provide adequate flexibility for creative design.

COMMERCIAL/MIXED USE DESIGN GUIDELINES

Design guidelines for these areas would be tailored to the unique characteristics of each area consistent with the recommendations for the subareas in Chapter 4 and the Future Land Use Plan in Chapter 5. These locations warrant attention to design details to ensure that the quality of development is reflective of the community desires as expressed in this Plan. These commercial and mixed use projects should project a positive, high quality image reflective of the character of the Village.

VILLAGE BRANDING AND WAYFINDING IDENTITY AND APPEARANCE PLANS

The Village launched an initiative in 2019 to update its branding strategy and improve gateway signage. The Branding Project will assist the Village with identity in the marketplace. The new marketing brand will be unique to Homer Glen and will help promote the Village and its assets. There will be no change to the Village Seal. A series of coordinated tasks should also be undertaken to implement a broad community appearance enhancement initiative. The first task would be to more clearly define specific elements of such a program, including: (1) inventorying important features of the Village’s landscape for preservation and enhancement; (2) exploring ways to upgrade the appearance of public facilities, open spaces, and parks; and (3) continuing to maintain the Village forestry program and Tree Village USA certification for tree planting and maintenance.

» SEE ACTION STEP ED11
UPDATE OF ZONING ORDINANCE AND SUBDIVISION REGULATIONS

It is highly recommended that the Village update and revise its Zoning Ordinance and the Subdivision Regulations to ensure that they are consistent with the policies and recommendations outlined in this Plan. More specifically, the Zoning Map should be updated to reflect changes to zoning districts and future land use designations as outlined in the Comprehensive Plan. Also, the standards contained in both the Zoning Ordinance and Subdivision Regulations should be reviewed and updated, with particular emphasis on updating the conservation subdivision and tree preservation regulations. The Zoning Code update should include detailed design standards based on the design guidelines in the Comprehensive Plan, and a site plan review process with improved landscaping standards.

Ordinance amendments to implement the recommendations of the land use plan and design guidelines include those suggested in the graphics on the right.

» SEE ACTION STEPS LU1, LU2

RESIDENTIAL DENSITY AND DISTRICTS

The housing strategies in Chapter 6 promote more choices in housing products available in Homer Glen to better serve the existing and future residential needs of the Village, including younger families, seniors, and single-parent families and individuals. This objective is also found in the Village’s Planned Unit Development (PUD) ordinance. Under current zoning regulations, Homer Glen allows single-family lots at not less than 15,000 sq ft in new subdivisions and 12,000 sq ft in conservation subdivisions. A comparison of neighboring communities reveals that a majority allow lots sizes between 9,000 and 10,000 sq ft, with lots ranging from 6,000 sq ft to 9,000 sq ft. A popular single-family project in the Village, Evlyn’s Gate North, consists of lots between 6,100 and 8,200 sq ft built in neotraditional design (see page 27 in the Framework Plan for additional details).

Multiple-family development in the Village, consisting of townhomes and condominiums, range in density between 4 and 10 dwelling units per acre. More typical densities in communities that promote transit accessibility and economic development allow mixed-use and multiple projects between 8 and 12 dwelling units per acre.

Alternatively, consideration should be given to eliminating somewhat arbitrary density standards for mixed-use and multiple-family development by adopting a Form Based Code or hybrid approach to zoning regulations. Form Based Codes emphasize the regulation of uses by the desired form of the building, focusing on defining building setbacks, lot coverage, landscaping, materials, architectural design, and similar standards.

STREAMLINED RESIDENTIAL DISTRICTS

The Zoning Code provides for an excessive number of zoning single-family zoning districts, which contributes to confusion and difficulty in administrating. The Future Land Use Plan in Chapter 5 suggests streamlining zoning districts into four categories:

- Single Family Estate Residential (1 acre or more)
- Single Family Low Density Residential (½ to 1 acre)
- Single Family Moderate Density Residential (½ acre or less)
- Multi-Family Residential (varies)