

**From:** Moises Cukierman <mcukierman@ilmhomes.net>  
**Sent:** Tuesday, November 10, 2020 11:18 AM  
**To:** Vijay S. Gadde <vgadde@homerglenil.org>  
**Cc:** Janie Patch <jpatch@homerglenil.org>  
**Subject:** Conservation Ordinance and lot sizes in Homer Glen

Vijay-

As you are aware, I am extremely interested in the development opportunities that could become available in the Village of Homer Glen. However, as I was pursuing a larger tract on W. 159<sup>th</sup> Street and became aware of your Conservation Ordinance I became very discouraged. During my thirty-two year experience acquiring, entitling, and developing properties in the Chicago metropolitan area I have never, without exception, encountered such a restrictive and anti-development ordinance anywhere in the collar counties.

Setting aside 20% of the gross land area as a minimum open space is prohibitive, especially when you also demand that 90% of the lots abut to the open space. We strive to have very efficient land plans with as many double-loaded roads as possible so that the cost of each lineal foot of road and underground utilities are amortized by one lot on each side of the road. The ordinance in place all but precludes this objective.

One additional constraint is the minimum lot size for SFHs. The 12,000 or 15,000 sf lots is contrary to the trend that has occurred in the last ten years. There is the matter of property taxes and maintenance. What has become common almost everywhere where there has been village growth are much smaller lots. It is important for the growth of a municipality that it allows development because increase in population will also increase commerce within the Village. I am keenly aware that municipalities must strike a balance between the increase tax revenues that come from these developments with the costs stemming from increased demands on the school districts and village services. In every case, the proper fiscal impact study would be carefully analyzed, and the Village can make the decisions most appropriate for each case.

I look forward to continuing these discussions,

Moses



**ILM Homes, Inc.**

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**Lawrence J. Locascio, Jr.**  
**Attorney at Law**  
**15442 W 159<sup>th</sup> Street**  
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November 14, 2020

Plan Commission and Village Board  
Village of Homer Glen  
14240 W. 151<sup>st</sup> Street  
Homer Glen, IL 60491

Re: Update the Village of Homer Glen Comprehensive Plan  
Overlay District for 159<sup>th</sup> Street Corridor excluding the application of  
Conservation Subdivision regulations

Sirs:

My family owns over seventy-five acres of development land along 159<sup>th</sup> Street. We have been here for over 50 years. With the completion of infrastructure improvements to the 159<sup>th</sup> Street corridor we look forward to the creation of a new Village Center in the area. New residential development promises to enhance the community.

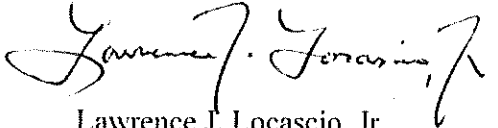
Recently and previously we were approached by residential developers looking to add needed new housing to Homer Glen along 159<sup>th</sup> Street. This interest has not come to fruition due to onerous Village ordinances including the Conservation Design Ordinance. Developers have expressed frustration with ordinance compliance. The Village now needs to be supportive of different housing product types including multi-family and a reduction in minimum lot sizes. We have been told by the home builders it is impossible to create attractive, affordable subdivisions in the Village because of these restrictions. This is the result of having obsolete codes that hamper development.

The Village has not attracted new residential development. It has chased it away. Just last week I spoke with a broker who expressed Homer Glen is "impossible to deal with". Such is the reputation of this Village and, to date, its undeniable reality. Meanwhile, surrounding communities have continued to attract new development and all its benefits.

I strongly encourage the Plan Commission and Village Board to adopt a new Comprehensive Plan and restrict the application of the Conservation Design and other anti-development ordinances. Further, and just as important, I encourage Village officials and staff to adopt and apply a new approach and attitude toward development. Homer Glen has the potential to be a top-notch community with new housing addressing today's market. But this will only happen with concerted effort in new directions.

Thank you.

Very truly yours,

  
Lawrence J. Locascio, Jr.

## For 2020 Comprehensive Plan – Public Hearing

Thank you for allowing me to provide comment and insight/input regarding Homer Glen's proposed changes to its Comprehensive Land Use Plan and review of other changes to the Zoning Code and development ordinances.

I have been a commercial real estate Managing Broker focusing on land development and redevelopment for over 30 years. Between my partner and I we have sold over 10,000 acres of land in over 80 Chicagoland communities representing over \$1.3 Billion in value. Our relationships with Commercial and Residential Developers and other municipality's staffs and elected officials runs long and deep. We believe that we have keen insight into land use from a highest and best use perspective as well as what it takes for a community to be successful in attracting development in a measured balanced way to support a vibrant balanced community. *That includes increased density, smaller lots, reduced fees, multiple product types and developer friendly zoning to encourage a diversity of homeownership options.* At the same time creating more roof tops and increased population to encourage retailers to want to be in town to serve what needs to be an increasing resident base of both young families and seniors wanting to downsize. The lack of a growth plan is extremely detrimental as is evidenced by what I heard was your School Districts are suffering from declining enrollment and may need to close schools. All this is critically important to fiscal survival and success of a community especially where the Village is prevented to levy a property tax.

I have had the privilege of marketing a parcel of vacant land in Homer Glen for several years. I was successful due to my strong relationships in getting some national homebuilder clients to take a look at developing in Homer Glen. I was able to set up several meetings with staff and elected officials with several developers. *Each and every time the feedback was Homer Glen's zoning was overly restrictive in minimum lot sizes let alone the restrictive covenants contained in both the Conservation Design Guidelines and Tree Preservation Ordinance.* As a result, I have been unsuccessful in attracting a developer who can make any sense of developing in town due to such onerous codes and covenants. The recently failed M/I proposal as an example and sent a strong message to the developer community that Homer Glen is closed for business. As far as attracting commercial development, even in the brand new and exciting 159<sup>th</sup> street corridor the interest is nonexistent due to the lack of roof tops ie. Density.

In closing I am encouraged that the Village Staff and elected officials are looking to be proactive in addressing the lack of growth and development in Homer Glen. Your neighbors on all sides Lemont, Lockport and Orland Park have seen successful developments occurring on your borders for many years. Now is the time to effect change and do what it takes to attract new families and inject new energy into your community. I look forward to having the opportunity to be a part of the transformation.

Respectfully,

Rich Kozarits  
Senior Associate  
Director National Land and Redevelopment Group  
Marcus & Millichap Commercial Real Estate Services

November 18, 2020

Village of Homer Glen  
Plan Commission  
Village Board

I am Bonnie Willis a resident of Homer Glen for 20 years and our children attended Homer and Lockport schools. I am a realtor with Coldwell Banker Real Estate Group in Homer Glen. I represent several property owners along 159th Street in Homer Glen. Some of the locations have been on the market for several years with little or no interest in developing the land due to restrictive ordinances by the Village of Homer Glen for residential development and 159th road expansion construction.

Approximately five years ago, Paul Swanson a developer approached the Village with a residential plan that offered several housing types known as the Jensen property. While we were in the infant stages of this plan we attended several meetings to present his lay-out. The land he was willing to purchase was only 657 feet wide but very deep. He plan included add townhouses, single family homes, open space, parks and 250 feet of commercial along 159th. His plan consisted of smaller lots and had to be designed in a grid format type of development due to the perimeters of the land. We reached out to both land owners on the west and east side of the parcel to see if they would be willing to sell their property so that the lay-out could be different to accommodate more of the Village requirements. At that time neither party had an interest to sell.

The Village would not agree to allow smaller lots or the design of the development due to the ordinances set in place. The housing development would have created a much needed housing type for the area. It included ranch style townhouses and ranch single family homes or and housing options with first floor masters. The building material quality would have been approved but the lot sizes were not. If this project were allowed and variances had been tweaked, we would have had a new development already built along 159th Street. A housing development with less strict requirements would have shown future investors ,builders and developers that Homer Glen is "open for business" and willing to "work with" builders instead of against them.

159th Street was designed to create a commercial base for Homer Glen. Commercial development won't darken the corridor if we don't create housing density in the Village. If there was ever a perfect opportunity and location to lessen the restrictions and experiment with a creative housing development...it would be 159th Street.

Over the past 7 years I have spoken with several developers for commercial, hotels ,restaurants and housing. The "word on the street" is Homer Glen is too hard to deal with and restrictive. That comment has been made even within this past month. With the combined requirements of building materials and required lot sizes the Village of Homer Glen cannot compete with nearby towns for future developments. New Lenox, Lemont and Lockport appear to be a better option for most and give the developer more room for profitability.

Specific comments and suggestions were offered as the following:

- The open space requirement is the first deal killer with most builders.  
Suggestion: Allow donated park space to count toward open space requirement.  
Suggestion: Allow flexibility with street designs if property dimensions don't accommodate current approved lay-outs.
- Need to provide density by allowing more units per acre.  
Suggestion: Consider cluster plans. Smaller lots but more open space for parks etc.
- Be more open to design options. First floor brick isn't always attractive.  
Suggestion: Quality design changes to allow a variation of long lasting materials.
- Require attractive outer designs with less expensive durable materials than current ordinance.  
Suggestion: Hardy Board, Dryvit, Stone, Wood

Homer Glen is not accommodating all levels of housing for families, single people, young marrieds, or retired homeowners who want to continue to live in Homer Glen. We need young families and retired homeowners to move in or stay in Homer Glen. As a Village we don't offer housing options for these type of buyers.

Taxes are an issue here in Homer Glen and the larger lots do not offer relief from them. Young buyers can afford to purchase quality built homes but on smaller lots. They can pay their mortgage down but taxes always increase which takes them out of the market. The way to keep residential taxes down is to provide a source of commercial development. Commercial development requires density to bring to the area. We are lacking in all these areas.

I have 215 acres that I recently listed in New Lenox and we have several national builders inquiring and excited to be part of New Lenox...those same builders would be just as interested in Homer Glen if we worked on our "deal killing" ordinances.

I meet clients on a regular basis who are looking to downsize from their 3000 Sq. Ft. Homer Glen home with an acre lot to a smaller ranch home or townhouse. Large lots increase the taxes and require time or money to maintain. Most young families don't have the time or money to do either.

10 years is a long time without a new development and with the current activity of the housing market ...now is the perfect time to reconsider, regroup and reach out so that builders don't pass by the Village of Homer Glen to neighboring communities for their next development. The added bonus will be the commercial development that will follow once housing developments commit.

Homer Glen has many parcels that are deep along 159th. Our Village lacks options for self-employed, small company type businesses that need the light industrial storage and facilities. Many residents own these type of businesses and have to seek locations outside of Homer Glen to store or set up shop. I understand that we have a certain "image" to maintain, however, with the dimensions of properties such as Lieponis along 159th, allowing someone to Develop an area at the far north end of the property would seem reasonable since it is not visible to 159th. Metal buildings that are constructed by FBI provide acceptable options that aesthetically look great. Proper approved fencing and landscaping can provide small business

owners such as plumbing, landscapers, electrical, etc. a convenient location to house their business. It would provide employment opportunities as well. If requested, I can provide pictures of such locations for review.

Sellers on 159th are frustrated. They have a prime location and great buildable land but are unable to sell due to the age-old restrictions that were put into place many years ago. It is time to turn Homer Glen into a more progressive community.

I look forward to the changes that Homer Glen will propose so that we can enjoy the amenities and housing options that may become available.

Thank you for the opportunity to provide a letter to the Board.

Sincerely,

Bonnie Willis  
Coldwell Banker Real Estate Group



November 18, 2020

Mr. Vijay Gadde, AICP  
Director of Planning & Zoning  
Village of Homer Glen  
1420 W. 151<sup>st</sup> Street  
Homer Glen, Illinois 60491

**RE: Public Comments on Draft of Land Use Map and Comprehensive Plan**

Dear Mr. Gadde,

Thank you for this opportunity to provide written comments on the Village's extensive work in updating the comprehensive plan. I have reviewed all of the updates and wholeheartedly recommend their adoption. Specifically, changes to the Future Land Use Map and Changes to the Conservation Design Ordinance. I offer the following comments as an active residential and commercial Developer, former Homer Glen Resident, long time landowner, and as someone that was involved in the initial "push" to incorporate and the visioning process that took place in 2003-2005 to create the First Comprehensive Plan.

**The Conservation Design Ordinance** – Quite simply the market has spoken. Although well intentioned in 2006 when Will County was one of America's Fastest Growing Counties and we feared bad land use, sprawl, poor design, construction methods and environmental consequences we have come to realize that the pendulum has swung too far: Having the unintended consequences of making development too expensive for developers and homeowner's alike as costs grew, yields diminished, and housing preferences changed.

I agree with recommendations in the plan to significantly change the ordinance and allow for smaller lots, more density and where appropriate incentivize developers to use the Conservation Design approach where feasible. I believe the Village and the Ordinance needs to meet the market and neighboring communities with a variety of housing options outlined in the draft with smaller lots seen in recent developments in neighboring communities. Quite simply this is what the market and demographics demand.

# Gallagher and Henry

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November 19, 2020

Village of Homer Glen  
Plan Commission/Village Board  
14240 W. 151<sup>st</sup> Street  
Homer Glen, IL 60491

Re: Update of Comprehensive Plan and Design

Please accept this letter, as our response and comments to the Public Hearing Draft for the update of the Village's Comprehensive Plan and Design.

Regarding the goal to amend the Conservation Subdivision regulations, to remove barriers to development and target environmentally sensitive lands. Our comments are as follows –

- The requirement of 20-50% of the net site area, be dedicated open space is completely onerous and is the taking of private property. In addition, this requirement puts an additional burden on the future homeowners who would be responsible for the maintenance through a homeowners association, or some other vehicle. Also, why would a wetland or park, not be counted as permanent dedicated open space. In our opinion, this requirement has resulted in a devastating impact to development in Homer Glen.
- The restrictive standard for 90% of residential lots within a subdivision <10 acres, that abut required open space, is a barrier to builders developing an efficient and well planned site.
- We truly believe that park land and wetlands should be counted toward required open space.
- Density bonuses could be an incentive, providing the bonuses result in the same yield of units, as in the traditional development, by using the conservation design approach.
- Standard subdivision regulations should apply to sites with <20% tree cover, and if the tree cover is contained in a limited area, or is clustered. The remaining property should be permitted as standard traditional, rather than conservation, subdivision regulations.

Regarding the goal to create an Overlay District for 159<sup>th</sup> Street Corridor excluding the application of Conservation Subdivision regulations. We feel that the mixed use corridor could be expanded to include 151<sup>st</sup> and 167<sup>th</sup> Streets; and not be limited to 159<sup>th</sup> Street, where there do not appear to have been many significant changes.

With regard to the opportunity to allow for greater flexibility in residential lot size standards – We completely support a reduction in the residential lot size standards for R-4. This is an opportunity to diversify housing products to include offerings that will attract and retain a more diverse group of residents, to/and within the Village. This could include, but not be limited to, single family detached/smaller house and lot size - for empty nesters. Also, quality apartments with amenities, for those who do not wish to commit to homeownership, a trend in recent years. In addition, there are more entry level buyers who are coming from city dwellings; and would like the opportunity to relocate closer to their suburban families. Increasing residential development, by offering a broader range of housing types and lot sizes, will also create a demand for local services such as entertainment venues, restaurants, and other services, in addition to supporting existing businesses.

Lastly, we feel in addition to the current plan, a good next step in the process would include a review and update of the current Building Codes; in order to allow the opportunity to build and offer housing types, which are ever changing. The type of housing that was in demand in 2006, is no longer what we see being successfully developed and marketed in other Chicagoland communities.

Sincerely,  
Gallagher and Henry  
John Gallagher



**From:** Peter Tremulis <peter.tremulis@alphaterrarc.com>  
**Sent:** Thursday, November 19, 2020 11:16 AM  
**To:** Janie Patch <jpatch@homerglenil.org>  
**Cc:** james Corso <corsojames1@gmail.com>; Vijay S. Gadde <vgadde@homerglenil.org>  
**Subject:** RE: Homer Glen - your input requested - renewed vision to guide future growth in Homer Glen

Dear Plan Commission of Homer Glen,

Thank you for the opportunity to review the draft Comprehensive Plan for Homer Glen. I would like to request that the Comprehensive Plan include a chapter on Age-Targeted/Age-Restricted typology consistent with the design elements included in the attached presentation that I have prepared for a site in Plainfield, Illinois. This type of development would do well in Homer Glen and is something I am considering for the residential component of approximately 70 of the 100 acre Jamie Corso site on the south side of 159<sup>th</sup> at Messenger Circle (extended). You are more than welcome to share this presentation on **Pavillion Resort Communities** as a guide with your staff and consultant team. I have also included a presentation from the **National Association of Home Builders** relating to zoning approvals for 55+ housing developments. While written in 2015, this report is one of the best in publication today for local municipalities and county governments to review as they update their planning and zoning guidelines and related ordinances for use by the development community and resident population at large.

Additionally, I would be happy to serve on a sub-committee of developers should you have one to help advise the Village of Homer Glen on it seeks to finalize the updated and new Comprehensive Plan.

Best regards,



ALPHATERRA

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