

**Agenda**  
**Village of Homer Glen**  
**COMMITTEE OF THE WHOLE**  
Wednesday, January 28, 2026- 5:30p.m.  
Village Board Room, 14240 W. 151<sup>st</sup> Street, Homer Glen

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- A. Call to Order
  
- B. Pledge of Allegiance to the Flag
  
- C. Roll Call – Establish a Quorum
  
- D. Public Comment (3 Minute limit. Please sign in prior to start of meeting.)
  
- E. Discussion Regarding Arya, a 15.5-acre mixed use community (vacant, just east of 12542 W. 159<sup>th</sup> Street)
  
- F. Adjournment

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***DISABLED:*** Any individual requiring special accommodations as specified by the Americans with Disabilities Act is requested to notify the Village Manager at (708) 301-0632 at least 24 hours in advance of the meeting date.



**HOMER GLEN**

## AGENDA SUPPLEMENT SHEET

**Agenda Item Number:** E

**Committee of the Whole Date:** January 18, 2026

**Item Title:** Arya (Workshop): Future request for a PUD for a mixed-use, commercial and residential community on 15.5 acres

**Staff Contact:** Christopher Gruba, Director of Planning & Zoning

### **Property Information**

**Address:** None, but approximately 1,000' east of "A Touch of Green" Landscaping

**PINs:** 16-05-13-300-009-0000, 16-05-13-300-025-0000, 16-05-13-300-024-0000, 16-05-13-300-011-0000, 16-05-13-300-044-0000

**2005 Comprehensive Plan Designation:** Commercial, Commercial Business Park, Single-Family Low Density, Environmental Features to be Preserved (see map)

**Existing Zoning:** C-5 (Office & Research Park)

**Proposed Zoning:** Likely R-6A and a new zone district to allow mixed-use

**Existing Use:** Undeveloped/Wooded

**Proposed Use:** Mixed-Use (Commercial & Residential Condos), Duplex Townhomes

<b>Adjacent Zoning:</b>	N:	R-3, Single-Family Residential, C-5, Office & Research Park
	E:	C-5, Office & Research Park
	S:	C-2, Local Business, C-3, General Business
	W:	R-3, Single-Family Residential

### **Project Overview**

Arya is a proposed mixed-use, master-planned community that would include commercial and residential components. Roughly estimated, the commercial component is 30,000 square feet and the residential portion would have 66 dwelling units total. The site is currently undeveloped; the west half of the site is fairly open, while the east half of the site contains trees. The current plans reflect an early conceptual stage. As such, the plans were not evaluated for lighting, setbacks, and other code exceptions that may be required. Information that could be gathered from the concept plans has been included in this report. The elevation rises considerably from 159<sup>th</sup> Street, gaining about 22' in height to a peak in the center before gradually sloping back down at the north end. The entire site does not appear to contain any wetlands or flood hazard areas. There is an existing driveway stub from 159<sup>th</sup> Street into the development, which would be utilized for this development. 159<sup>th</sup> Street is under the jurisdiction of IDOT, and there is an existing left turn lane within 159<sup>th</sup> Street that turns directly into this driveway stub. There is no dedicated right-turn lane into the site on 159<sup>th</sup> Street. The 10' wide asphalt bike path runs along the length of the site within the right-of-way. It's unknown if there are any easements on the site, although a survey will eventually be required. This development will likely require that it be developed as a Planned Unit Development (PUD).

The key points of the current plan are:

- There would be two, 3-story, mixed-use buildings in the front along 159<sup>th</sup> Street:
  - The footprint of each building is 16,000 square feet (approximately 30,000 square feet total of leasable area).
  - The 1<sup>st</sup> floor of each building would have commercial space.
  - The 2<sup>nd</sup> and 3<sup>rd</sup> floors of each building would contain residential condos (owner-occupied). Each building would have 13 units, for 26 condo units total.
  - Parking would be located beneath each building in the “walkout” basements.
  - The individual residential units would measure approximately 1,900 square feet.
  
- There would be 20 duplex buildings (40 units total) further away from 159<sup>th</sup> Street:
  - This portion of the development would be gated.
  - All units would be owner-occupied.
  - The units would range in size from 1,900 – 2,000 square feet, with 2-3 bedrooms each.
  - The ceiling heights would be approximately 9'-10'
  - The duplexes would have a mix of roof types to add visual interest; they would not all be gable-roof designs.
  - A mix of brick and Hardie Board siding is proposed.
  - They would not be age-restricted.
  
- One or several HOA's would govern the commercial, condo and duplex areas.
- The applicant is proposing that the gated portion of the development would be privately owned and maintained road. The road in the front between the mixed-use buildings would be publicly dedicated right-of-way.
- The proposed detention pond in the northeast corner of the site would be a “dry-bottom” pond, which could be used for recreation during the drier months. The two ponds closer to 159<sup>th</sup> Street would be “wet-bottom” ponds.

## **Project History**

This project was originally introduced to the Village during a workshop meeting before the Plan Commission on October 6, 2022. The key points from this plan included:

- Two, 2-story commercial buildings in the front along 159<sup>th</sup> Street:
  - These buildings were approximately 30,000 square feet each.
  - There were usable rooftops on each building, accessible to the public.
  - Parking was located beneath each building in the “walkout” basements.
  - The residential floor plans ranged in size from 1,260 – 2,200 square feet each.
  - These buildings were entirely commercial and not mixed-use.
- Four, 4-story residential condo buildings in the rear further from 159<sup>th</sup> Street:
  - There were approximately 42 condo units within each building.
  - There was a total of 170 condo units on-site.
  - Parking was located beneath each building in the “walkout” basements.
- There was a central pond feature.
- There was a central community space with a pool, clubhouse building and bathroom building.

The minutes from the October 6, 2022 Plan Commission meeting have been attached to this staff report. The current plans are significantly different than the older plans but have been included for comparison.

## Comprehensive Plan

The 2005 Comprehensive Plan illustrates this parcel on the Future Land Use Map as “Agriculture and Related Uses” with “Other Environmental Features to be Preserved”.

### 2005 Comprehensive Plan Excerpts:

**Figure 3: Land-Use Plan**



Per the Future Land Use Map above, the western half of this land was intended for commercial uses closer to 159<sup>th</sup> Street and residential uses further back, which roughly aligns with the current proposal. The eastern half of this land was intended for “commercial/business park”, meaning that it could go either way. This eastern half also has an overlay for “Environmental Features to be Preserved”, being the trees in this instance. A “Business Park” designation is defined in the Comprehensive Plan as “A tract of land that is planned, developed in a campus-like setting and operated as an integrated facility, consisting of office, industrial, warehousing and light assembly uses with a higher percentage of office space than in a typical industrial park and with consideration given to overall on-site vehicular circulation, parking, building orientation and design, utility needs and open space”. As always, the Comprehensive Plan is to be used as a guide for making land-use decisions and is not always followed. The recent rezoning for The Villas of Hidden Valley is an example of a rezoning from C-2 (Local Business) to R-6A (Attached Single-Family Residential), which did not align with the Comprehensive Plan.

## Zoning & Land Use

**Planned Unit Development/Conservation Subdivision Design:** The 2005 Comprehensive Plan states that “*major new residential developments should be developed as Planned Unit Developments (PUD)*”. All commercial developments that exceed 50,00 square feet shall be processed as a PUD, per the Zoning Ordinance. The general purpose of PUD’s is noted in the Zoning Ordinance:

*§220-901(A)(2): The planned development provisions allow greater design flexibility than is normally permitted by the zoning district regulations, thereby encouraging more rational utilization of the topographic and natural characteristics of the property to produce an economical and stable development. It is intended to provide design freedom by permitting the developer an opportunity to more fully utilize the physical characteristics of the site through changes of lot sizes, yards, height and bulk restrictions and mixing of uses. Through the requirement of a development plan, it is the intent that property under this section will be developed through a unified design, providing contiguity between the various elements, and ultimately leading to a better environment.*

The project could be divided into two separate land uses for rezoning purposes: the mixed-use buildings in the front and the duplex buildings in the rear.

Duplex buildings, such as the Villas of Old Oak and the Villas of Hidden Valley, have a zoning designation of R-6A (Attached Single-Family Residential). This type of zone district is entirely appropriate for these developments and would be the most appropriate for the duplex buildings for the Arya development as well. Should the project proceed as proposed, staff recommends a rezoning of the duplex building area from C-5 to R-6A. Below are some of the regulations for the R-6A zone district:

### R-6A: (townhomes)

- Minimum Lot Size: None
- Minimum Lot Width for standard lots (measured at building setback line, usually 30’ from front lot line): 80’
- Minimum Lot Width for lots on a cul-de-sac (measured at building setback line, usually 30’ from front lot line): 60’
- Minimum Lot Width for Corner Lot: 75’
- Minimum Lot Frontage (along the street): 50’
- Minimum Lot Depth: None
- Front Yard/Corner Side Yard: 30’
- Side Yard: 10’
- Rear Yard: 30’
- Maximum Height: 35’
- Maximum Lot Coverage: 40%
- Maximum Impervious Lot Coverage: 45%
- Minimum separation between buildings: 30’ from side to side, 40’ from side to rear and 40’ rear to rear. (The concept plans illustrate a typical building separation of 30.25’).

The two proposed mixed-use buildings present more of a challenge regarding land use. Currently, the Village does not have any current zone districts that would permit mixed-use with the number of residential dwelling units as proposed with Arya. As such, a new zone district would need to be created that would accommodate buildings of this size, height, use types, density, setbacks, etc. There had been some discussion in the past about creating a mixed-use *overlay* instead of a new zone district. Both are used by communities and both generally regulate land use in about the same way. However, staff recommends the creation of a new zone district over a mixed-use

overlay. The reason being is that if an overlay were created, it could theoretically be applied to other existing zone districts and the results could be confusing. For example, if a mixed-use overlay were placed on top of a residentially-zoned and developed property, it could add commercial qualities to that property, with unintended results. It would be simpler to create a new zone district for mixed-use (“MX”, or “MU”, typically) and add this to the Zoning Ordinance. It would also provide more control for the Village, since any new mixed-use zone district would have specific regulations and rezoning to this district would require a public hearing and action by the Board.

The applicant hasn’t provided any scaled building elevations or floor plans yet of the two mixed-use buildings. However, staff estimates that a new mixed-use zone district could include the following regulations (approximately):

- Maximum Building Height of 40’ (Building Height is measured at the average contact ground level from the front wall to the top of the roof)
- Front yard setback: 70’ (as proposed)
- Side yard setback: 17.5’ (as proposed)
- Rear yard setback: 250’ (as proposed)
- Density: 13 dwelling units in each building, or 66% of the Gross Floor Area of each building. Density could also be regulated in units per acre. In this instance, there are 26 condo units on approximately 7 acres, for 3.71 units per gross acre. The dwelling units per net acre (subtracting area for the ponds and right-of-way) would be closer to 6-7 dwelling units per acre.
- Parking Required: The parking requirements may need to be adjusted to account for shared parking between residential and commercial uses, or they could be calculated independently.
- Include a provision that commercial shall be located on the 1<sup>st</sup> floor, with residential uses always located above commercial uses.

### **Density**

Density is measured by taking the total number of dwelling units and dividing it by the net land area. The net land area is land that is not used for ponds, roads and public parks. Very roughly estimated, the duplex area is 6 net acres.  $26 \text{ units} / 6 \text{ acres} = 4.3 \text{ units per acre}$ . The maximum density in the R-6A zone district is 6 units per acre. The estimated density for the condo units within the mixed-use buildings is approximately 6-7 units per acre, but more detailed information is required to provide an accurate assessment.

### **Parks**

Arya does not propose any public parkland. Private park/recreation areas may include the dry-bottom detention pond in the northeast corner of the development, the center island of the cul-de-sac (where a firepit is illustrated in the renderings), rooftop gardens on the mixed-use buildings and perhaps any of the open space between the duplex buildings. All common areas would be owned and maintained by an HOA or several HOA’s, one for each use type.

Since no public parkland is proposed, this development will require a cash-in-lieu payment for parkland to the Village. This calculation is based on population, which is based on the total number of bedrooms. For the purposes of estimation, the number of 2- and 3-bedroom units were divided evenly for both the condo units and the duplex units. Staff estimates this donation to be approximately \$293,006 (see attached donation calculator).

### **Tree Removal, Mitigation**

The west 7.75 acres of the site appears unforested, while the east 7.75 acres is forested. A tree survey will be required to accurately calculate the amount of tree mitigation or restitution (cash-in-lieu) required. However, judging by the Site Plan, the site will likely be cleared of all existing trees and tree mitigation will be required.

### **Landscaping**

A Landscape Plan has not been submitted. The Site Plan suggests that there is ample room for landscaping around building foundations, between buildings, around the perimeter of the development and within the cul-de-sac island.

### **Parking**

Parking for commercial uses depends on the type of commercial use proposed. Historically, different commercial uses on a single property are calculated separately, depending on the type of commercial use. General business requires 4 spaces for 1,000 square feet of gross floor area. The total gross floor area of the commercial uses is 30,000 square feet, requiring 120 parking spaces. The main parking areas illustrate 194 spaces. Parking would also be available beneath each of the 2 mixed-use buildings, but this amount hasn't been defined.

Attached-family dwelling units require 2 parking spaces per unit plus 0.5 spaces for each 1,200 square feet of dwelling unit for guest parking. It's staff's understanding that each duplex unit will have an attached 2-car garage. There are also 13 guest parking spaces. Further information is needed, but the parking requirement for the duplex units appears to be met.

### **Lighting**

A Photometric Plan has not been submitted, but will be required.

### **Signage**

A Signage Plan has not been submitted but will be required.

### **Fire Protection**

Staff has not received any comments thus far from the Homer Township Fire District.

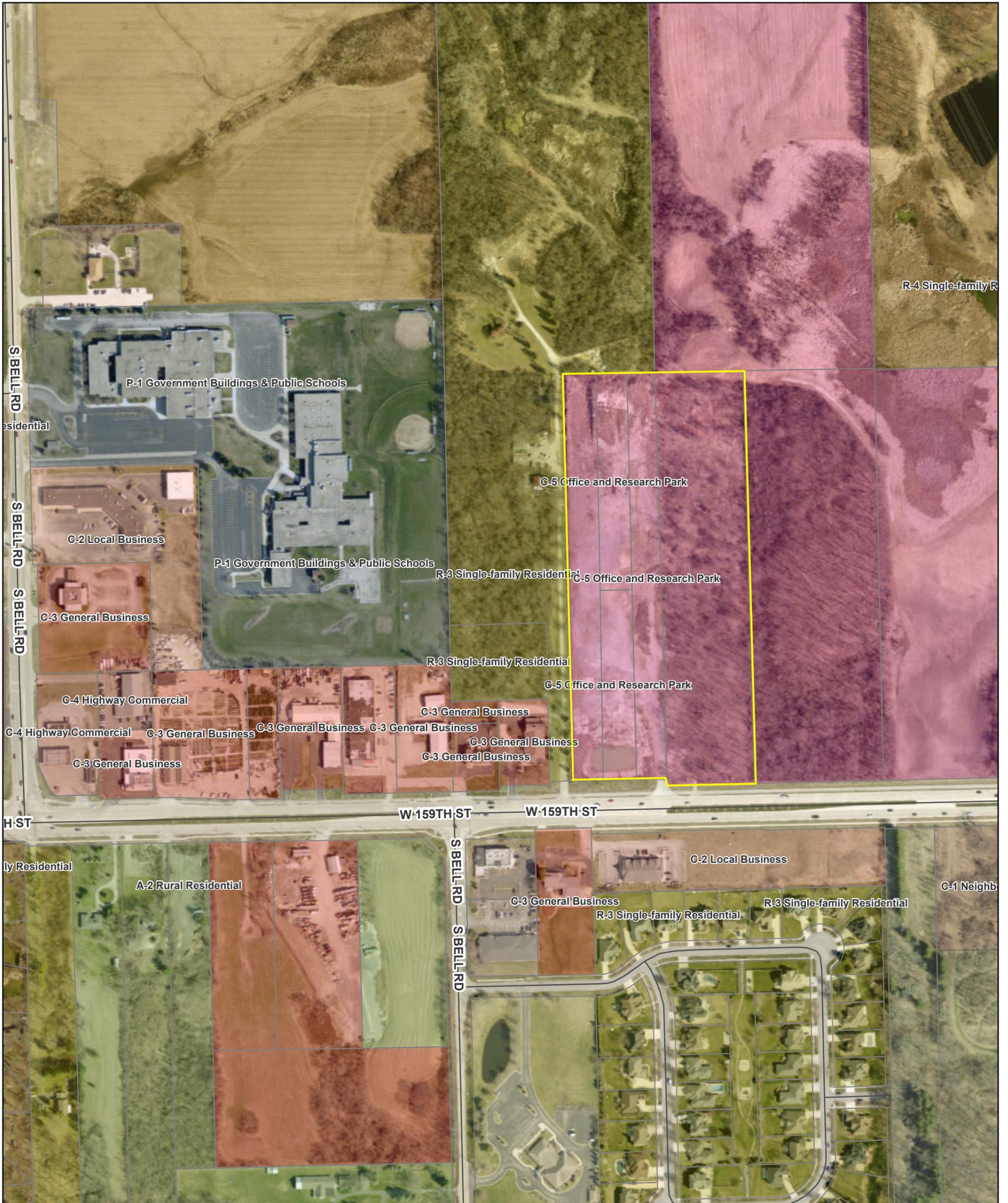
### **Plans to be Provided**

Should the project proceed, the following information will be required (but not limited to):

1. A survey
2. A traffic study
3. A tree survey
4. Net buildable areas for each portion of the development
5. Building elevation drawings, to scale, noting building materials
6. A Landscape Plan
7. A Photometric Plan
8. Written confirmation from IDOT that the existing driveway is adequate for the proposed use (turn lane required?)
9. Covenants, Conditions and Restrictions for each HOA in the development

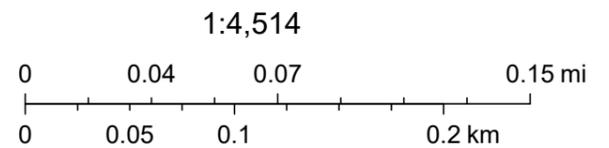
**Attachments**

1. Aerial of Subject Property, with zoning overlay
2. Estimated Park Donation Calculation
3. Plan Commission meeting minutes excerpt, October 6, 2022 (regarding former plans)
4. Concept Plans, received January 19, 2026
5. Potential Rezoning Map



1/23/2026, 9:16:16 AM

- Homer Glen Boundary
- Street Centerlines
- Parcels - Will County Parcels
- Zoning Districts**
- A-1 Agricultural
- A-2 Rural Residential
- C-1 Neighborhood Commercial
- C-2 Local Business
- C-3 General Business
- C-4 Highway Commercial
- C-5 Office and Research Park
- P-1 Government Buildings & Public Schools
- R-1 Single-family Residential
- R-2A Single-family Residential
- R-3 Single-family Residential
- R-4 Single-family Residential



County of Will, Vantor

# ATTACHMENT 2

Y I O O D J H # R I # R P H U # J O H Q

SDUN # G R Q D W I R Q

The total requirement shall be eleven (11) acres of park or recreational land, or cash in lieu of land, per 1,000 of ultimate population. The Village of Homer Glen has determined that the present fair cash market value of one acre of land for park and recreation sites is \$175,000 per acre (OR25-057).

Date	01/07/26	Case No.	ESTIMATE
Subdivision Name	ARYA townhomes/condos over commercial - 12/10/25 Concept		
Contact			
Address			

Land Requirement per 1000 Population	11	Acres	Final Plat	
Fair Cash Market Value per Acre	\$ 175,000.00		Date	

	<i>Number of Houses</i>	<i>Number of People per House*</i>	<i>Estimated Population</i>
<b>Detached Single-Family</b>			
2 Bedroom		2.017	0.000
3 Bedroom		2.899	0.000
4 Bedroom		3.764	0.000
5 Bedroom		3.770	0.000
Total Houses			
<b>Attached Single-Family</b>			
1 Bedroom		1.193	0.000
2 Bedroom	<b>20</b>	1.990	39.800
3 Bedroom	<b>20</b>	2.392	47.840
4 Bedroom		3.145	0.000
Total Units			
<b>Multi-Family</b>			
Efficiency		1.294	0.000
1 Bedroom		1.758	0.000
2 Bedroom	<b>13</b>	1.914	24.882
3 Bedroom	<b>13</b>	3.053	39.689
Total Units			

<b>Total Estimated Population</b>	<b>152.211</b>
<b>Park Donation - Cash</b>	<b>\$ 293,006.00</b>
or	or
<b>Park Donation - Acres</b>	<b>1.674</b>

**Notes:**

**Assumes 100% of 64 units are 2-bedroom.**

PAYMENTS →	Date		Check No.		Amount	
	Date		Check No.		Amount	
					Total Received	\$ -
					Balance Due	\$ -

Received by \_\_\_\_\_

# ATTACHMENT 3

Plan Commission

October 6, 2022

2. *Prior to issuance of any building permits, a “dormant” or “backup” Special Service Area (SSA) shall be created to maintain the stormwater management improvements and common spaces in the event that the Homeowners Association fails to do so at some in the future.*
3. *Prior to issuance of any building permits, Homeowners’ Association Covenants shall be submitted to the Village for approval. Such covenants shall provide for the right (but not the obligation) of the Village to cause the common areas to be maintained upon the dissolution or default by the Homeowners’ Association at the expense of the Homeowners’ Association or of owners of units within the Subject Property.*
4. *Detention and drainage design shall conform to all applicable ordinances of the Village. All detention and retention areas within the Subject Property shall be privately maintained and owned by the Homeowners’ Association. No buildings or structures shall be placed in or upon such detention facilities.*
5. *The developer shall comply with the cash in lieu requirement for the restitution of trees being removed. The tree removal restitution amount will be finalized at the time of Final Plat Submittal.*
6. *Developer shall comply with the park donation ordinance of the Village in connection with the development of the Subject Property. “OUT LOT 2”, as shown on the Preliminary Plat, approximately .67 acres, shall be dedicated to the Village for a Park, no later than the one year following completion of the road binder, provided, however, that the Village shall not be required to accept any such park property unless and until the following conditions have been met:
  - a. *The seed has achieved a level of germination and growth reasonably satisfactory.**
7. *The open space area shown on the Usable Open Space Exhibit that is not included as part of the Park Dedication, shall be subject to a conservation easement, the terms and conditions of which shall be subject to review and approval by the Village Attorney. The conservation easement shall be indicated on the Final Plat of Subdivision.*

*The motion was seconded by Commissioner Foley. A roll call vote was taken, with Commissioners Bradarich, Foley, McGary, Stanly and Vice Chair Hand all voted yes to support the denial of this motion, unanimously. The motion failed. The Applicant was advised that the Commission will not be recommending this to move forward but that they could still take this forward to a future Village Board meeting, likely on October 26, 2022 or possibly the first meeting in November.*

Vice Chair Hand asked for a motion to take a break. Commissioner Stanly made a motion to take a short break, seconded by Commissioner Foley. All in favor, zero (0) opposed. The motion carried. Motion made by Dave seconded by Commissioner Foley to take a break at 9:43 p.m.

The Plan Commission resumed at 9:57 p.m.

- f) Arya Homer Glen, Legacy Development Group (Workshop/For Discussion Only):** Consideration of a Concept Plan for a mixed-use residential/commercial Planned Unit Development, for certain real property located at 12500 W 159<sup>th</sup> Street, on the following PINs: 1605133000090000; 1605133000250000; 1605133000240000 & 1605133000110000.

**Note:** This concept review will also include a workshop/discussion on zoning regulations regarding condominium development.

Director King stated this is a discussion. There will not be any final action taken tonight. The next step would be a workshop taken before a Board Meeting. The residential component is proposed to be a pedestrian friendly gated residential condo development.

Applicant Boris approached – he is the cofounder of Legacy group. He lived in Homer for about 12 years, and he has owned this property since 2005. He would like to introduce Arya. A destination that represents the new normal. He said the project is a little bit different, because they are focused on sustainability. The buildings have green roofs to reduce heat and solar panels to reduce the energy footprint. He feels this would still preserve many trees and adds water.

Steve Frances approached, he is the architect for this project. What he wanted to bring forward is that it is an eco-conscious lifestyle development, focused on the green design so it is sustainable. There are things that aid the environment, put less stress on the grid. He said as you enter the main drive from the North, you come up to 2 commercial retail buildings. There is underground parking. 2<sup>nd</sup> floor is office professional space, 1<sup>st</sup> floor retail, and top level is active rooftop which could be connected with spas and commercial. There are nicely landscaped retention ponds in the front. There are walking paths. As you drive more North, there is a traffic circle. There are East and West roads that are stubbed for the potential for future development. At the North, you enter the gated community which is a condo development. There are four (4) buildings for a total of one hundred and seventy (170) units. The ring road goes around counter clockwise. They felt this was good for traffic flow. As you enter the gated development, you see a club house behind a retention area that is also a gathering spot. There are workout rooms, yoga and a nice kitchen in the club house. Behind the clubhouse, there is a pool, sundeck and all the amenities. There is underground parking, then 3 floors of condominiums and the top floor is the penthouse with enhanced outdoor space. (Four floors above grade) They want to make sure that everything about this development is eco-friendly. Looking to make the smallest environmental impact.

Scott Shriener with Design Tek approached. Said he has been involved in this property for going on sixteen (16) years now. He said that he lived in the Village for nine (9) years. He was on the original zoning board. He rewrote the code from Will County to Homer Glen. Stone Bridge Woods was one of their bigger developments here. He said they worked with Mr. Rogers on the adjacent property as well. He said that IDOT constructed the current, existing entrances when they improved 159<sup>th</sup>. He said they provided a frontage road that separates the commercial from the residential. Everything flows directly off of 159<sup>th</sup>. This particular project doesn't have any connections to any other surrounding development. There is sanitary sewer is on the North side of 159<sup>th</sup>, which they will have access to. They will have access to the water main. One

of the features they are looking to capture is sustainability. They are going to harvest and treat rain water in the basement of the clubhouse building. The plan with that water will be to irrigate the site with that water, possibly potable water for the clubhouse. They will need to fill the pool on a yearly basis. Three (3) of the ponds on the site will hold water. They will be two (2) feet deep. They will create a gravel boulder base so that they are clean. Another use for this reclaimed water will be to refill the ponds as needed. Regarding Stormwater, all codes and requirements need to be met. The ponds we see on the plan exceed the requirements. All three (3) wet bottom ponds will discharge into the ditch line on 159<sup>th</sup>. The pond that is located in the North East corner of the site will be a wetland bottom pond with grasses. It will flow into an existing wetland approximately two hundred and fifty (250) feet from the pond. All of the discharges exit the site and never touch the surrounding properties. The grading and general development of this site. The site has approximately thirty (30) feet of grade change from 159<sup>th</sup> to the traffic circle. There are forty-five (45) feet of grade change from the traffic circle to the north end of the property. He said this is a little fun for him, rather than design something flat. But it does provide some challenges. You have to move dirt when you have this type of grading. There are restrictions, with maximum parking lot slopes, there are 1.7 miles of walking path and they need to be ADA compliant. So, dirt needs to be moved. They are in a position knowing that they will need to move trees and dirt on the site. To that end, Boris stressed from the beginning of this project, he said he wants a park like setting. When it is all said and done, this will be a heavily forested site. They will do everything that they can to plant as many trees as they can. They will work with Village Staff. They are looking to plant a national prairie area in the Northeast Corner and it will also have trees.

Boris pointed out that there are extensive walking paths. They like the idea that the commercial business will feed the walking paths. The goal is that it is a community within a community. There are 27 charging stations. The goal is about thinking of what the future will be like. They have talked to the local residents and local business people. They wanted to hit those things that are important. So now, how do we define that commercial business in Homer Glen. His intent is for people from Orland to come and spend money in Homer. He added that this is a big tax base between the retail, grocery and residential. They are really committed to the responsible use of natural resources. His background is science. This is important to him. He said they want to use as much of their own water as possible to better manage the value for their residents.

When they do their projects, they work with local people. Boris requires that the companies he works with are successful business. He hopes that Arya can design a lifestyle community that is different. He thanked staff for assisting him – has enjoyed working with staff. They went through the permitting process a few years ago, but then permit hit a snag and so things stalled.

Commissioner Bradarich said he loves the plan, it's amazing, he loves it. He said the detention pond in the center, how much is water reclamation versus detention. He asks because it doesn't appear there is a grass like area for people to hang out. He wonders if there could be a small park area, with underground culvert. Scott said that there is space behind the buildings where the walking paths meander. There are benches along these paths as well. It is more for a passive recreation rather than a regular recreation. There is room to tweak the detention and area around it.

Their architect said that they are two (2) and three (3) bedroom units.

The Plan Commissioners were very complimentary of this project.

He's very in to solar power, and film on windows is something he is looking to add. He's currently talking to a company. He said to develop all this takes more than his team talking about it. They went from two-hundred and eight (208) to one-hundred (170) units per Villages request. They lowered the height by fifteen (15) percent. Staff asked from the model that they are all four (4) story all the way across. She said where the parking goes down, she didn't know if the earth will be brought in around the building. The architect said that they placed the buildings taking advantage of the grade of the parcel. It is still four (4) stories. No specific price point has been determined yet, but they think it will start with a four (4) and the high end will go up to the 800 thousand range. These will be very high-end finishes. There is natural vegetation they are looking at for the roof, and are looking to stay in a green or yellow color. The smallest unit is one thousand two hundred and fifty (1250) square feet. They would also have an activity manager that takes care of the events and activities. They are considering moving forward with solar panels on all buildings.

The Commissioners asked about wildlife and the ponds. They discussed it and stated they wanted them as clean as possible. They will do outcropping and then boulders in the center.

Staff did mention that if there is grass around the center area detention, Canadian Geese will be present.

They also decided to downsize their gym because there is a gym across the street, and they don't want to take away the business from current business that need the business.

The Commissioners asked about the total square feet of Commercial. They are someplace in the eighty-thousand (80,000) square feet between the first floor and the roof area.

They think this will do well in Homer, and they want to be in Homer.

Staff stated that there is also a small workshop on zoning for this project. We do not have a zoning option for this. R-6A doesn't allow for this. Staff feels we either need to open up R-6, or change R-6A. Staff would like to maybe see an overlay district, that can dictate what you would like to see in a corridor like this. Staff said she would feel more

comfortable if there was some design standard in the code. Staff said there was a recent project next door that didn't get a lot of support. She said that changing the code will open us up to future developments that come through.

Commissioner Stanly thinks this is what the Village needs to get us rolling, along 159<sup>th</sup>. Personally, he likes it and feels it would be an asset to the Village.

Commissioner Bradarich asked if the overlay district would take away the risk of apartments? Staff explained that an Overlay District would have different regulations and multi-family would still be part of that district language, so we could see apartments.

Commissioner McGary said she doesn't understand this language that Melissa is using. Other Commissioners agreed. Melissa said that she is worried about using the wrong words, but at the end of the day, we don't want to put ourselves in a position that we could appear discriminatory. Staff said that we had another wonderful project that came next door, and it was turned down. And if we move forward, the other would be able to ask, why not them. There is something in the detail that would protect the Village.

Commissioner Hand confirmed that this project cannot move forward without a zoning change. Staff said we cannot look at an entitlement. He said he would hate to lose this plan over a technical language. He said he believes we can figure it out. He thinks we have to cross this bridge. He said we started this discussion three (3) years ago and it didn't go anywhere. He feels we need to get together and figure it out. Staff thinks it is do-able. This request would go simultaneously, both zoning and the concept plan. He's ready to go with this project, so we would take the project and text amendment through together.

Village Manager Maurella stated that staff and legal has looked at this extensively. He doesn't know what restrictions we can put. He stated we are trying to get answers.

Boris said that Homer Glen has an educated population, and sometimes the younger community doesn't want the responsibility of a house. He said that the Village needs to decide where they want to go.

**7) Reports of Plan Commissioners and Staff**

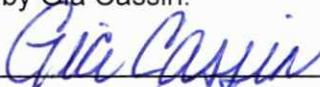
None.

**8) Adjournment**

A motion was made to adjourn by Commissioner McGary, seconded by Commissioner Stanly. All in favor, zero (0) opposed and the meeting was adjourned at 11:05 PM.

Minutes transcribed and respectfully submitted by Gia Cassin.

Gia Cassin (Plan Commission Secretary):

  
\_\_\_\_\_  
10/20/22  
\_\_\_\_\_

Approved Date:



## ATTACHMENT 4





A master planned 15.5-acre mixed-use community nestled in the natural beauty of Homer Glen. Our community provides an elevated residential lifestyle with commercial conveniences nearby.

ARYA's commitment to sustainability extends to residential well-being. Our nature-focused design incorporates a blue zone living philosophy and promotes active living and mental wellness through thoughtfully curated spaces.





- Walking and Biking Paths • Community Gathering Spaces
- Pet-Friendly • Outdoor Fitness and Meditation



Social Gathering Spaces • Year-Round Activities • Outdoor Recreation



Belonging<sub>20</sub> By Design





The community is inspired and designed with the purpose of promoting connection, walkability, and convenience.



Quality Craftsmanship • Smart Home Ready • Low Maintenance





Where Life Slows Down and Happiness Moves In.

Welcome Home!



Homes Designed For Family Connection



Shared Meals, Shared Moments



Ground Floor - Commercial Space  
First and Second Floor - Condominiums



Ground Floor – 30k+ sq ft Commercial Space



Local Convenience Within Walking Distance



Where Community Comes Together



South Elevation



1st & 2nd Floor - 26 condominiums



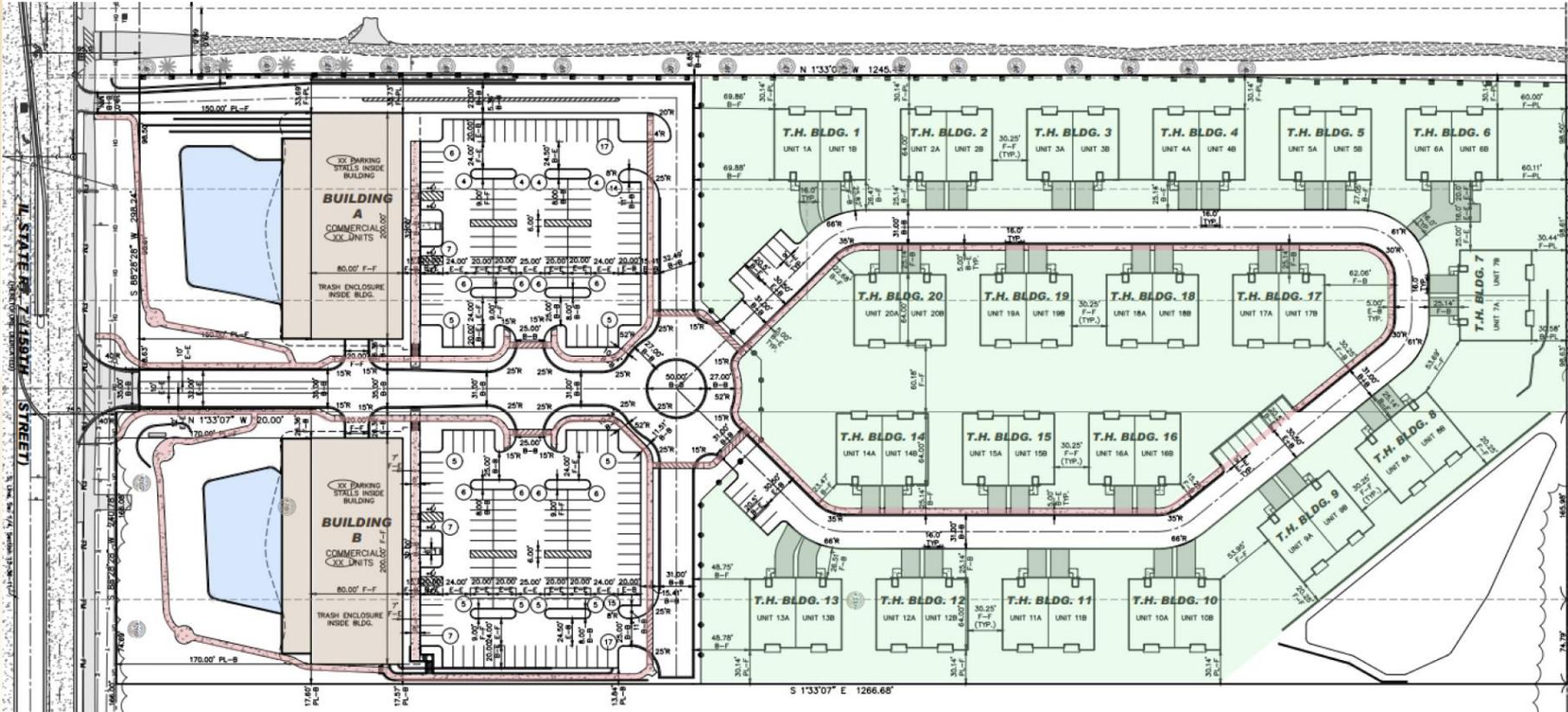
Second Floor – Penthouse Condominiums



Rooftop Outdoor Living Space



Rooftop Green Space



Site Plan



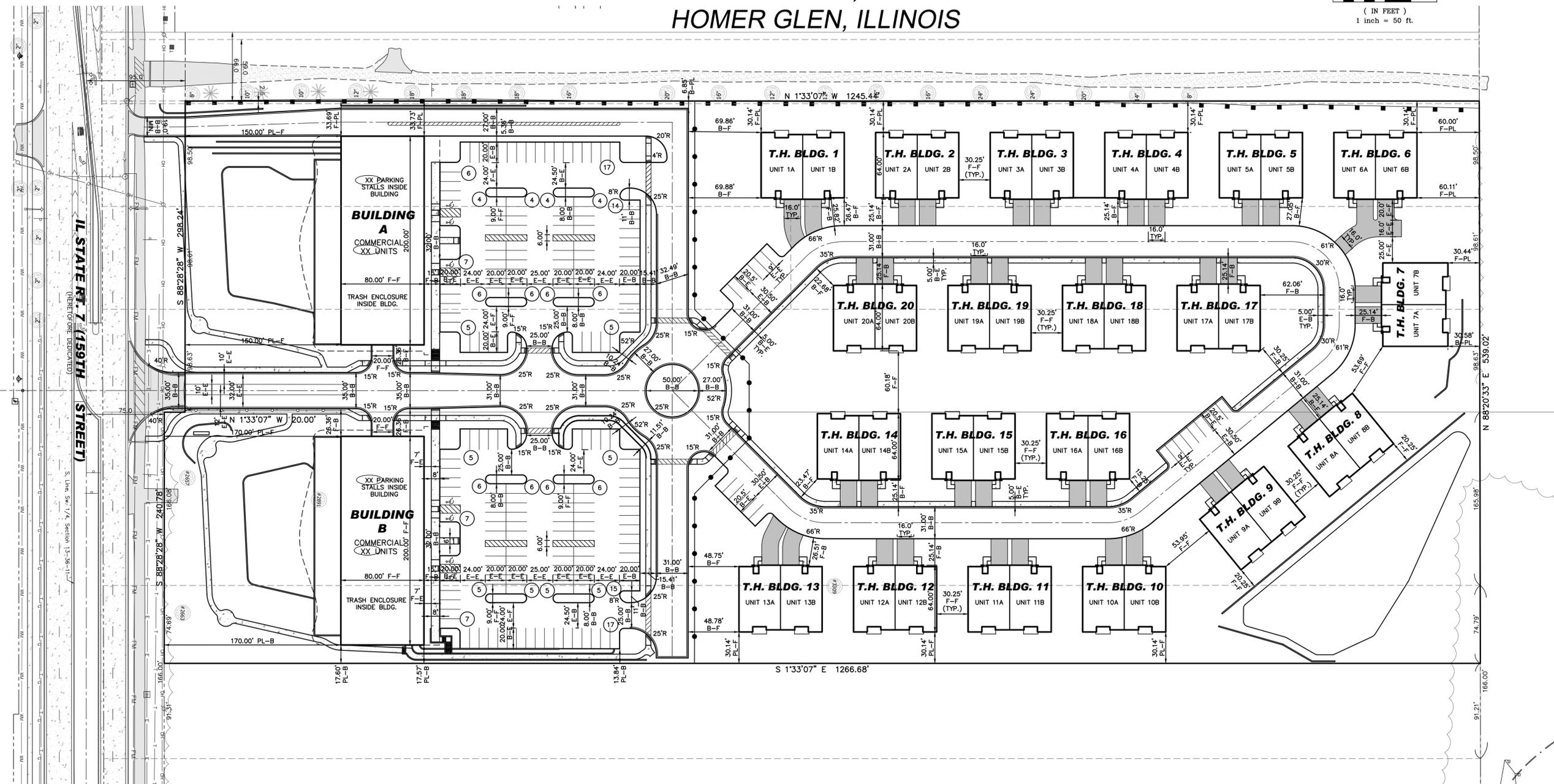
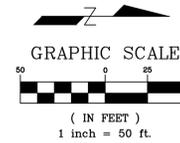
- Promote Local Economy
  - Shop & Dine Homer Glen
  - Creating Jobs
  
- Increase Tax Revenue for Village
  - \$1M+ potential property tax (66 units)
  - Sales tax revenue from 30K+ sq ft commercial
  
- Expanding Community Convenience
  - Providing residents with local conveniences
  - Promoting spending from neighboring areas
  - Economic catalyst attracting investors and residents



Thank You

# PRELIMINARY SITE PLAN FOR PT. LOT 3, 4 & 5 HOMER GLEN, ILLINOIS

**RECEIVED**  
By Christopher Gruba at 11:18 am, Jan 19, 2026



- NOTES:**
- 1) ALL STANDARD STALLS ARE 9' WIDE EDGE TO EDGE.
  - 2) ALL RADII ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
  - 3) ALL PROPOSED RADII ARE 4' UNLESS NOTED OTHERWISE.
  - 4) ALL ISLANDS ARE MINIMUM 8' B-B UNLESS NOTED OTHERWISE.
  - 5) ALL SIDEWALKS & PEDESTRIAN CROSSINGS MUST COMPLY WITH ADA & ILLINOIS ACCESSIBILITY CODE.
  - 6) CROSS WALKS SHOWN ON CROSS ROADS DRIVE (MAIN LOOPED ROADWAY) SHALL BE STAMPED AND STAINED CONCRETE.
  - 7) ALL OTHER DRIVEWAY CROSS WALKS SHALL BE STRIPED W/PAINT.
  - 8) ALL FIRE LANES SHALL BE PROPERLY POSTED WITH SIGNS AND/OR PAVEMENT MARKINGS.

SITE DATA	
GROSS AREA:	676.463 Sq. Ft. or 15.53 Acres
PARCEL IDENTIFICATION NUMBERS	
PARCEL ONE:	16-05-13-300-009-0000
PARCEL TWO:	16-05-13-300-025-0000
PARCEL THREE:	16-05-13-300-024-0000
PARCEL FOUR:	16-05-13-300-011-0000
PARCEL FIVE:	16-05-13-300-009-0000
PARCEL SIX:	PT. 16-05-300-012-0000
BASIS OF BEARING	
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE	

NO.	DATE	DESCRIPTION	BY
1	101-12-26	PER CLIENT - ADD TOWNHOMES	SDS

LEGACY DEVELOPMENT GROUP  
977 S. RT. 83  
ELMHURST, ILLINOIS 60126  
630-257-2949

PRELIMINARY SITE PLAN  
FOR  
PT. LOT 3, LOT 4 & LOT 5  
ASSESSOR'S SUB., SEC. 13-36-11  
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.  
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING  
9930 W. 190TH STREET, SUITE L  
MOKENA, ILLINOIS 60448  
(708) 326-4961  
FAX: (708) 326-4962  
IL PROF. LIC. NO.: 184-003740



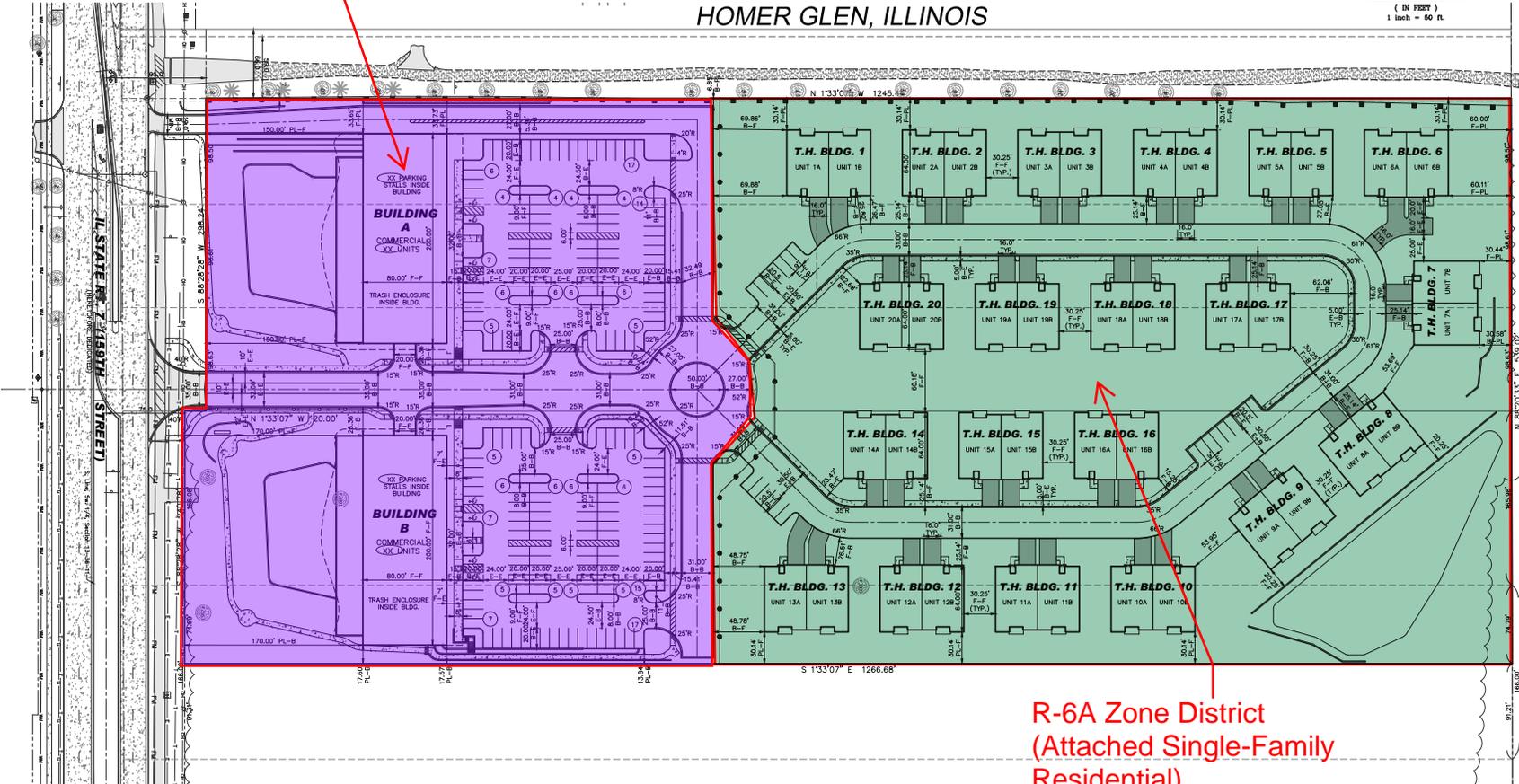
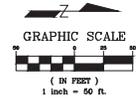
PROJECT INFORMATION  
Project No.: 06-006  
Scale: 1" = 50'  
Date: 07-28-2022  
Design By: SDS  
Drawn By: NSM  
Checked By: SDS

L:\Engineering\2026 Projects\06-006\_2025\06-006\_Prelim\06-006\_Prelim.dwg Plot Date: 1/12/2026 11:48:22 AM By: cmc

New Mixed Use Zone District  
(MX, MU)

PRELIMINARY SITE PLAN  
FOR  
**PT. LOT 3, 4 & 5**  
HOMER GLEN, ILLINOIS

RECEIVED  
By Christopher Gruba at 11:18 am, Jan 19, 2026



R-6A Zone District  
(Attached Single-Family Residential)

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REVISIONS

NO.	DATE	DESCRIPTION

LEGACY DEVELOPMENT GROUP  
977 S. RT. 83  
ELMHURST, ILLINOIS 60126  
630-257-2949

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9930 W. 100TH STREET, SUITE L  
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ILL. PROF. LIC. NO.: 184-C03740

**DEI**

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1 OF 1

PRELIMINARY SITE PLAN