

# **Village of Homer Glen**

**14240 W. 151<sup>st</sup> Street  
Homer Glen, Illinois 60491**

**January 28, 2026**

**Board of Trustees  
Committee of the Whole**

**Village Board Room  
14240 W. 151<sup>st</sup> Street  
Homer Glen, IL 60491**

**A. CALL TO ORDER**

The meeting was called to order on January 28, 2026, by Mayor Pro Tem Reynders at 5:31 p.m. in the Village Board Room, 14240 W. 151<sup>st</sup> Street, Homer Glen.

**B. PLEDGE OF ALLEGIANCE TO THE FLAG****C. ROLL CALL**

Present were Mayor Pro Tem Rose Reynders, Trustees Curtis Mason, Mike Lepore, Robert Schaller, Nick Muller and Bart Holzhauser. Also present on behalf of the Village were Village Manager Joe Baber, Planning and Zoning Director Chris Gruba, Economic Development Director Janie Patch, Village Clerk Candice Bielski and Village Engineer Brett Westcott.

*A quorum was established.*

**D. PUBLIC COMMENT** – There was no public comment.**E. Discussion Regarding Arya, a 15.5-acre mixed use community (vacant, just east of 12542 W. 159<sup>th</sup> Street)****Attorney Pasquinelli arrived at 5:33pm**

Director Gruba spoke about some key points regarding the proposed development.

- The proposed development is approximately 15.5 acres, located about 1,000 feet east of Touch of Green along 159th Street.
- The project includes a mix of commercial and residential uses.
- Two mixed-use buildings are proposed along 159th Street, with commercial on the first floor and residential on the second and third floors.
  - Total commercial space: 30,000 square feet.
  - Residential units: 13 condo units per building, 26 total.
- The rear of the site would include 20 duplex buildings, totaling 40 residential units.
  - The duplex area would be gated and private, while the front portion would include a public road, transitioning to private beyond the gated area.
- The overall project includes 66 residential condo units and 30,000 square feet of commercial space.
- Zoning for the duplexes would utilize the existing R-6A single-family attached district, consistent with developments such as Old Oak and Hidden Valley.
- The village currently has no mixed-use zoning district, so staff recommends creating a new mixed-use zone to be reviewed in tandem with the project if the board wishes to proceed.
- No public parkland is proposed. The development would require 1.67 acres of parkland, or a cash-in-lieu contribution estimated at \$293,000, subject to final bedroom counts.

**Mayor Neitzke-Troiike arrived at 5:35pm**

Director Gruba stated that at this stage, the proposal is still very conceptual, and several key factors—such as density and building height—could not yet be verified. If the project were to move forward, it would require a new Planned Unit Development (PUD), including a plat subdivision and rezoning. The process would involve multiple steps: a public hearing before the Planning Commission, review by the Board, then returning to the Planning Commission and back to the Board.

Attorney George Arnold, representing the ARYA Group, introduced the ownership and development team for the proposed ARYA project in Homer Glen. He emphasized that the ownership group consists of successful local and regional business owners who believe in Homer Glen's potential and are committed to high-quality development.

The ownership team includes:

- Boris Predovich (team lead) and Muhammad Khan, developers of the New Wave Car Wash in Willowbrook and a state-of-the-art biotech park in Florida
- Pat Gardner, founder and owner of Quantum Marketing in Lockport
- Bruce and Randy Bronji, co-owners of International Contractors

The development team introduced included:

- Scott Schreiner, Project Engineer (Design Tech)
- Steve Francis, Project Architect and Land Planner (Linden Group Architects)
- John Shura, Landscape Architect

Steve Francis presented the ARYA project, describing it as a 15.5-acre, master-planned, lifestyle-based, mixed-use community designed to support walkability, wellness, and community connection. The project emphasizes local ownership, stewardship, collaboration with village leadership, and alignment with Homer Glen's values. The design is inspired by Blue Zone philosophy, focusing on health, balance, nature-forward design, and low-maintenance living.

Key features of the development include:

- Purposeful buffering of residential and community spaces through grading and landscaping
- Multiple amenity and gathering spaces throughout the site, including a small park area requested by trustees and a meditative space overlooking the detention area in the northeast corner

### Site Layout and Components:

- North entrance on 159th Street featuring two mixed-use buildings
  - Each building has a 16,000 sq. ft. footprint
  - First floor: 30,000 sq. ft. of leasable retail/commercial space with outdoor dining and gathering areas
  - Second floor: 16 condominium units (1,250–1,500 sq. ft.) with balconies
  - Third floor: 10 penthouse condominium units (1,500–1,800 sq. ft.) with outdoor terraces
  - Lower level: conditioned indoor parking for 68 vehicles and storage lockers
- Gated Villa Community north of the roundabout
  - 40 duplex ranch-style units (1,550–1,950 sq. ft.)
  - Two-car garages and outdoor deck or patio spaces
  - Perimeter units may include lookout or walkout basements
  - Villas are integrated with internal amenity spaces for work, recreation, and gathering.

Mr. Francis concluded by stating that the ARYA development has been carefully planned to meet the village's needs and to serve as a premier residential and mixed-use destination in Homer Glen, and they invited questions from the board and public.

Mayor Neitzke-Troiike opened the floor for the Trustees to ask questions.

- Trustee Lepore asked about the commercial storefronts:  
The developer stated there are currently eight commercial storefronts planned per front building, though the exact number could vary depending on final square footage.
- Trustee Mason asked about a dry pond/recreation area:  
The developer clarified that the plan includes a meditation overlook/deck pavilion facing the pond, even though exercise equipment was not shown on the current drawing.
- Mayor Neitzke-Troiike asked about connectivity to neighboring subdivisions:  
The developer stated there is no direct access from this development to existing subdivisions such as Twin Lakes. An east–west internal road ending at a roundabout could potentially connect to future developments to the east or west, but not current neighborhoods.
- Comparison to prior proposals:  
Trustees noted that earlier proposals (circa 2022–2023) involved higher-density condos or apartments, which raised resident concerns. The current proposal is framed as lower density than those earlier concepts.
- Resident concerns:  
Residents, particularly from Homer Glen, are worried about:
  - Increased development intensity
  - Traffic and neighborhood impact
  - “Residential first, commercial never” patterns seen elsewhere along 159th Street

- Phasing of development (residential vs. commercial):
  - The developer cannot guarantee commercial will be built first.
  - The likely plan is to start with residential townhomes in the back, since rooftops help attract commercial tenants.
  - The site would be fully graded initially, including construction of the front ponds, followed by commercial development as market conditions allow.
- Commercial viability concerns:
  - The developer emphasized that stand alone commercial construction is financially risky without built-in residential support.
  - Condominiums above commercial space is intended to create financial stability and attract restaurants.
  - The development team claims experience specifically in restaurant-focused projects.
- Village perspective:
  - Trustees stressed the importance of commercial development actually materializing, as residents want restaurants, amenities, and sales tax revenue.
  - There was strong emphasis on transparency for the public, since the proposal was newly posted and many residents are unfamiliar with the details.

The developer presented details of the proposed gated residential community consisting of 40 dwelling units across 20 buildings. Each unit would be approximately 1,850–1,950 square feet, offering two or three-bedroom layouts, unfinished basements, and two-car garages.

#### Estimated Pricing

- Townhome-style units are preliminarily estimated to start around \$600,000 possibly in the high \$500,000s, though pricing is not finalized.
- Condo units are expected to be more affordable, potentially in the high \$400,000s, depending on square footage and finishes.
- Pricing is anticipated to be largely square-footage driven, with some smaller condo units around 1,500 square feet.

#### Trustee Feedback

- Trustees noted that the projected pricing is above the current median home price in Homer Glen, but several expressed that the design and quality align more closely with higher-end developments such as Burr Ridge.
- Trustees commended the developer for reducing density, being responsive to community and trustee feedback, and presenting a project that better fits the character of Homer Glen.
- The overall design was described as attractive and well thought out, with acknowledgment that lower density is more challenging financially but results in a superior product.

### Amenities and Open Space

- The developer referenced additional planned features, including open space elements and a meditation area, which were intentionally not included in the current presentation to avoid confusion but will be shared at a future meeting.
- Trustees emphasized the importance of park or recreational space, particularly for children, given the size of the subdivision.

### Code and Ordinance Clarification

- A question was raised regarding whether minimum condo sizes are governed by village code. Director Gruba indicated that, to his knowledge, there is no specific ordinance regulating condo unit size, though this would be confirmed.
- Trustees Mason and Reynders expressed appreciation for the developer's continued engagement, revisions, and willingness to align the project with village goals.
- The developer thanked the committee for feedback and reiterated their commitment to maintaining the integrity of the proposal while incorporating requested elements.

Steve Schreiner emphasized that the project was intentionally re-envisioned after feedback from the Village, with the guiding concept being to treat the 15.5 acres primarily as a park, with buildings integrated into and surrounding that park space. The goal is to create a community gathering environment rather than a conventional high-density development.

Key features include landscaped ponds designed as amenities rather than simple detention basins, with benches, walking paths, dog waste stations, and seating areas open to the public. Larger, more mature trees (three-inch caliper) will be installed to accelerate the sense of established greenery, acknowledging that some existing trees will be removed. The developer stated the ponds and open spaces are intended to function as community destinations where people can sit, relax, and gather—even without patronizing on-site businesses.

The development will include public park areas accessible to the broader community, as well as private outdoor spaces reserved for residents of the gated townhome and condominium areas.

Trustees expressed optimism about the project, noting similarities to other successful mixed-use developments and highlighting the landscaping and pond features as strong draws for boutique tenants. Traffic access was raised as a concern, particularly ingress from 159th Street, where eastbound traffic speeds and lack of a signal may pose challenges. The developer noted the presence of a dedicated turn lane, multiple site exits, and acknowledged that a traffic study—guided by IDOT—may require a deceleration lane or other improvements.

Additional discussion focused on tree preservation. The project engineer explained that much of the site is either already open or constrained by grading, drainage flow, detention requirements, and utility installation. Due to steep existing grades and stormwater management needs, preserving trees in the heavily wooded eastern portion of the site will be difficult, though efforts will be made to retain any significant trees along the perimeter where feasible.

Overall, the discussion reflected cautious support for the concept, with traffic management and environmental impacts identified as key considerations moving forward.

- Trustee Lepore asked whether a single HOA would control all residential units. The developer said the HOA structure is not finalized yet. Logic suggests one HOA, but costs and site-management expenses still need to be evaluated.
- It is unclear how assessments would be allocated, particularly between residential condos and commercial units (e.g., per square foot).
- The developer emphasized—multiple times—that the project includes condos, not apartments, and stated they are not interested in offering apartments.

#### Developer Concessions & Partnership

- The developer reiterated a desire for a collaborative partnership with the Village.
- They stated the residential unit count was reduced from over 200 units to 66, which they view as a significant concession.
- They expressed confidence that alignment between the Village and developer would lead to a successful project.

#### Trees, Landscaping & Sustainability

- The developer acknowledged that some or all existing trees may need to be removed.
- In response, they proposed providing 15.5 acres of mature landscaping, exceeding minimum requirements.
- They are exploring options to repurpose removed trees (e.g., milling them into benches for community use) to preserve a sense of heritage.
- The developer stressed a strong commitment to sustainability, particularly water management.
- They proposed exploring an on-site aquifer system to provide purified water to residents at a reduced cost, citing prior success with a similar system in a biotech park.

#### Commercial Units: Ownership & Operations

- Trustee Lepore asked whether commercial units would be retained by the developer or sold. The developer said most commercial units would likely be sold, though some may be retained. Commercial owners would still be subject to HOA rules and guidelines, primarily for safety and liability reasons.
- The developer cited personal experience managing an HOA in Florida and stated that community HOA fees were recently lowered there.

#### Commercial Tenant Confidence

- The developer expressed confidence in their ability to attract quality commercial tenants, noting their past experience with commercial and restaurant developments.
- They stated they are not currently pre-leasing commercial spaces, due to past experiences where permits were not finalized and tenant relationships were damaged.
- Tenant outreach would begin after preliminary approvals are secured.

#### Project Timeline

- If approvals proceed and construction is continuous, the developer estimated the entire project could be completed in approximately 14–16 months.

Mayor Neitzke-Troiike invited questions on the slides. The developer reviewed familiar elements of the proposal, emphasizing that the development includes significantly more parking than required by village regulations. This decision was intentional, based on the expectation of successful commercial businesses, rather than maximizing residential density (e.g., adding more townhomes).

Clarification was provided on parking: the underground parking is fully enclosed, with two enclosed parking spaces per condo unit.

Board members complimented the developer for a thoughtful, community-focused design, noting the substantial reduction in density over time—from earlier concepts of approximately 280 units, down to 170, and now closer to 60+ units. The board expressed appreciation for the developer’s willingness to listen, revise plans, and prioritize quality over maximum buildout.

Regarding density:

- Duplex area (rear): Estimated at 4.3 units per net acre, which is below the R-6A maximum of 6–11 units per acre.
- Front portion: Estimated at 6–7 units per net acre, which aligns with expectations.
- It was noted that under the new zoning district, density can be set more flexibly.

The purpose of the meeting was reiterated: transparency and public awareness prior to Planning Commission review or a public hearing. While some questions may be repetitive, the goal is to ensure residents clearly understand the project’s evolution and intent.

The developer emphasized the importance of community acceptance, stating that if the project becomes adversarial, it may not be the right fit.

Additional details discussed:

- Commercial space includes 16 storefronts across two buildings (approximately 8 units per building).
- Intended uses include restaurants, coffee shops, boutiques, and local convenience services.
- The project promotes an “Arya way of living,” focused on walkability, community interaction, gathering spaces, and local activity.
- Penthouse units include private terrace areas, designed to capture views and sunsets.
- Ground-floor commercial space was clarified as street-level retail, not a second floor.

Overall, the board responded positively to the project’s evolution, design intent, and alignment with Homer Glen’s community values.

**F. ADJOURNMENT**

Trustee Mason motioned to adjourn, second by Trustee Reynders.

*Voice Vote:*

Ayes: (6) Trustees Mason, Schaller, Muller, Lepore, Reynders, Holzhauser

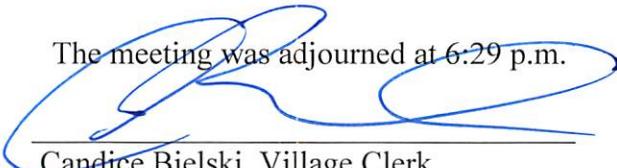
Nays: (0)

Abstained: (0)

Absent: (0)

*The motion carried*

The meeting was adjourned at 6:29 p.m.



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Candice Bielski, Village Clerk

*Approved at the Board of Trustees Meeting dated February 11, 2026*



## 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, 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



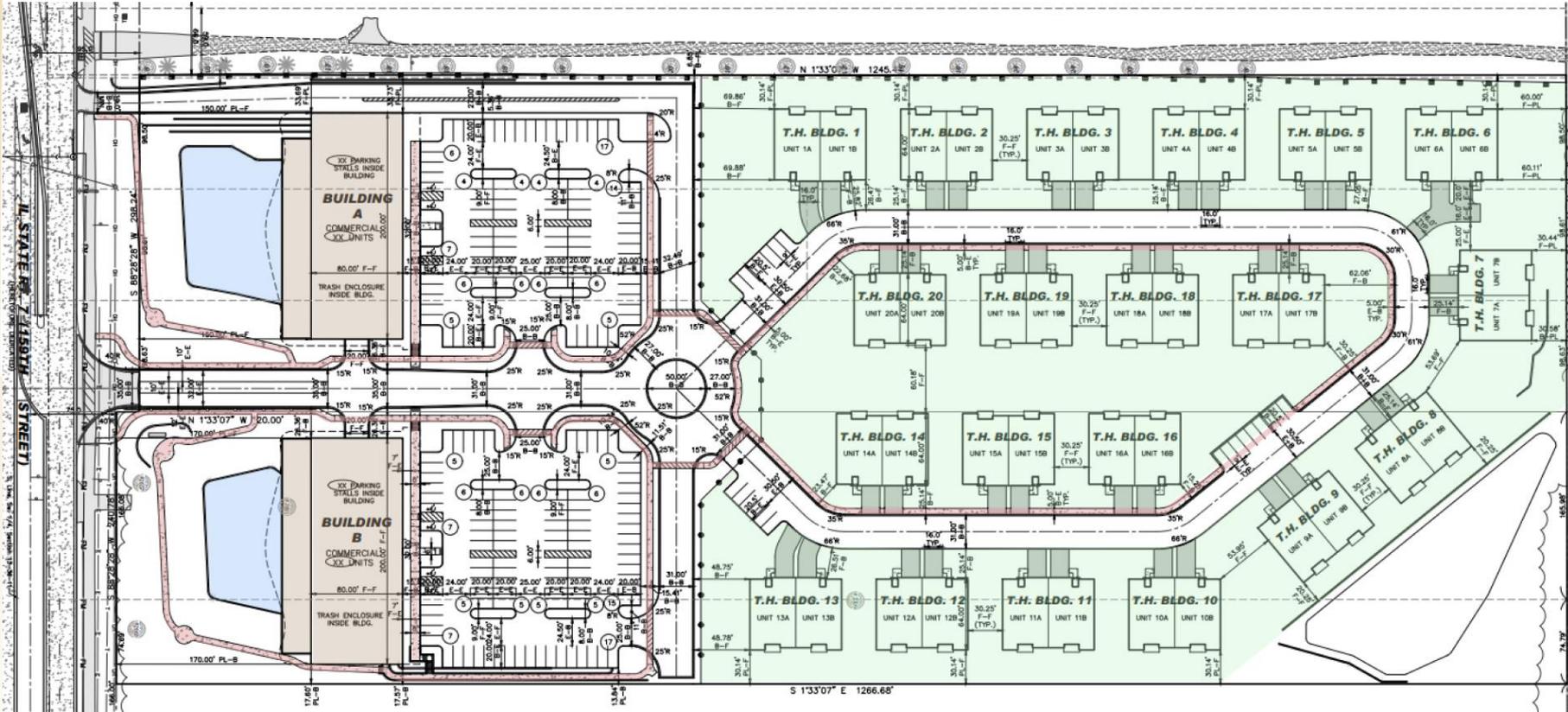
## Second Floor – Penthouse Condominiums



Rooftop Outdoor Living Space



Rooftop Green Space



Site Plan



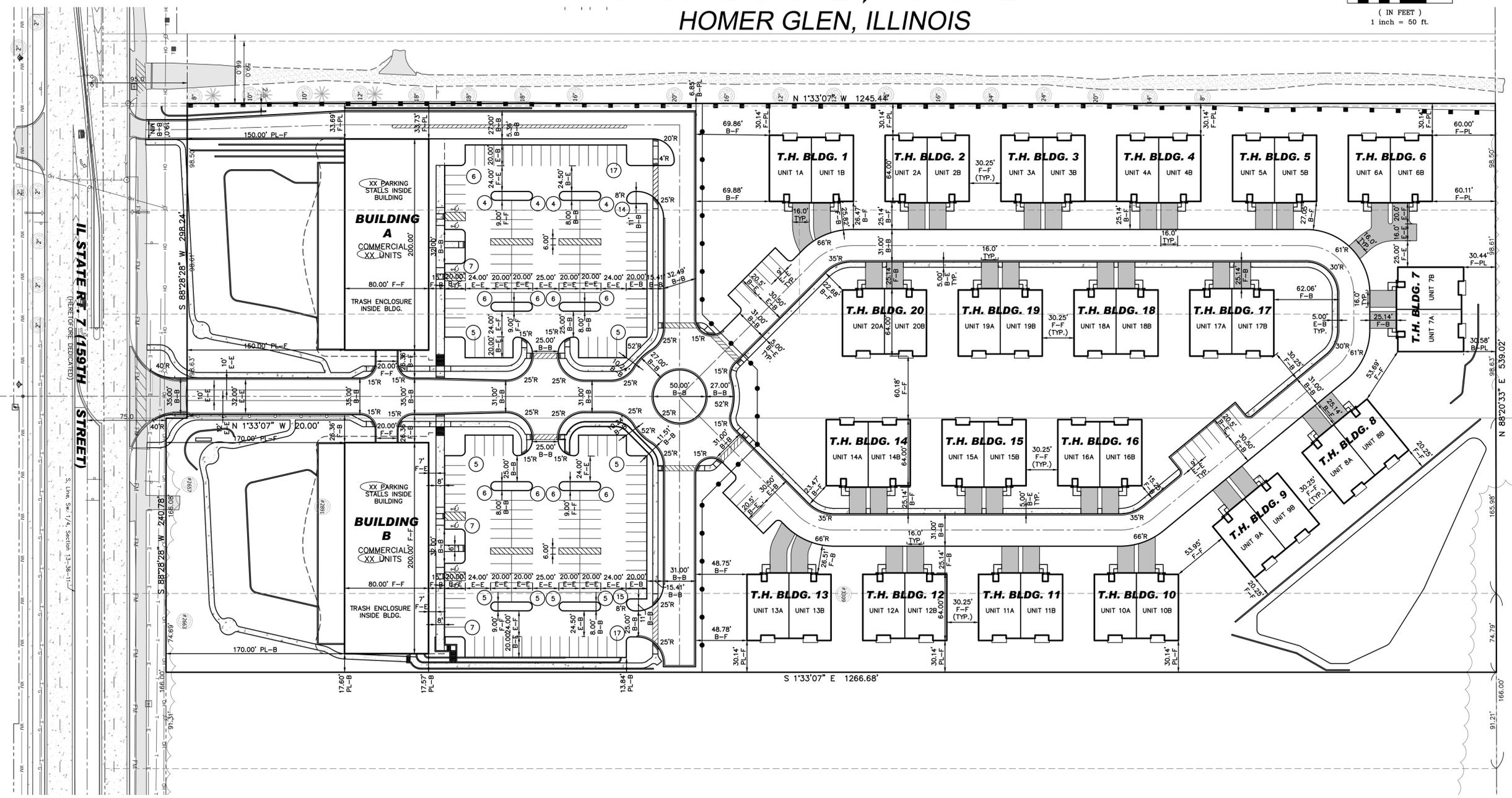
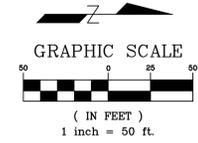
- Promote Local Economy
  - Shop & Dine Homer Glen
  - Creating Jobs
  
- Increase Tax Revenue for Village
  - \$1M+ potential property tax (66 units)
  - Sales tax revenue from 30K+ sq ft commercial
  
- Expanding Community Convenience
  - Providing residents with local conveniences
  - Promoting spending 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/PAIN.
  - 8) ALL FIRE LANES SHALL BE PROPERLY POSTED WITH SIGNS AND/OR PAVEMENT MARKINGS.

NO.	DATE	DESCRIPTION	BY
1	10-12-26	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

**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**

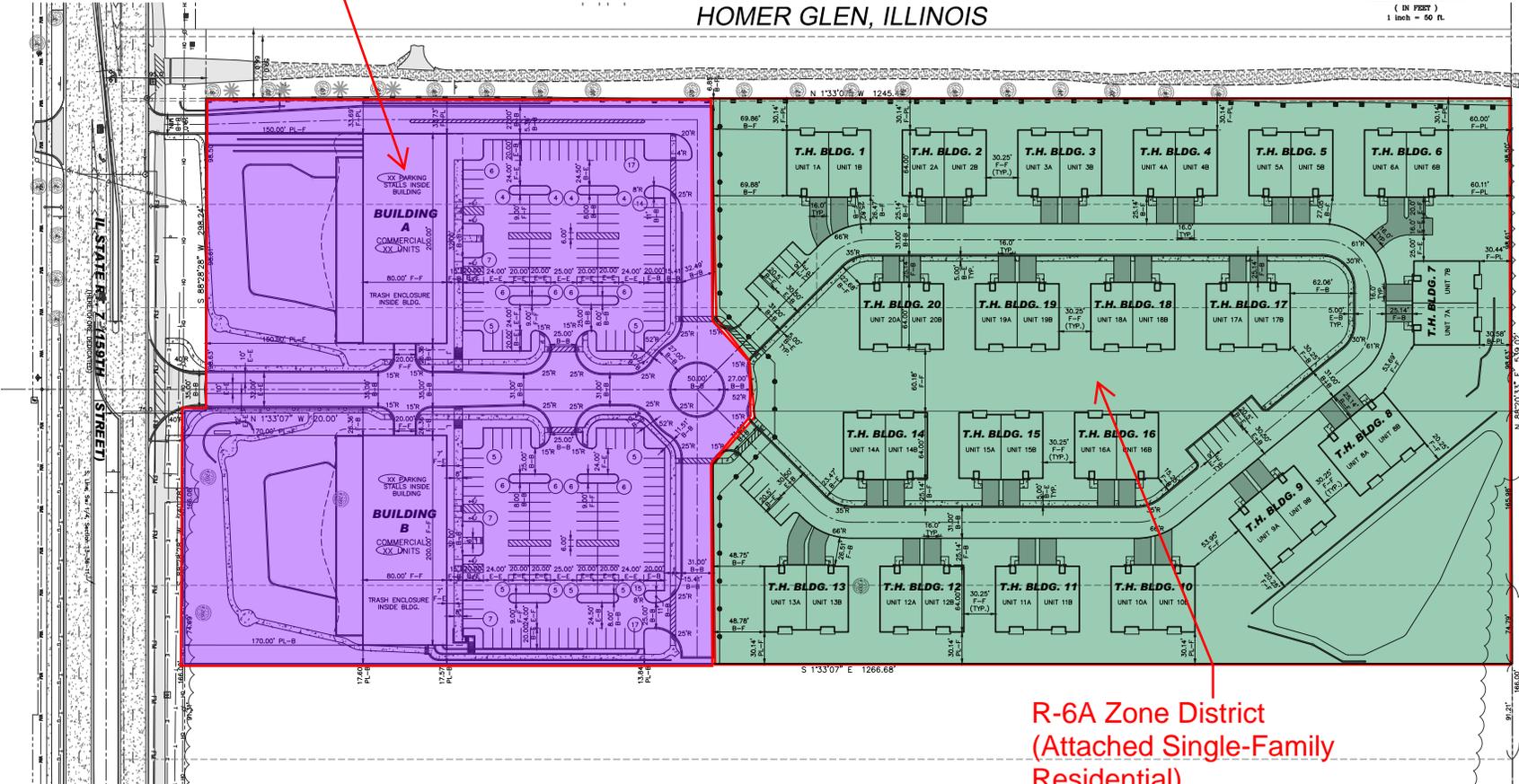
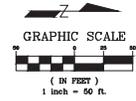
THE BASIS OF BEARINGS IS THE ILLINOIS STATE  
PLANE SYSTEM - EAST ZONE

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

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)

- NOTES:**
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SITE DATA	
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PARCEL IDENTIFICATION NUMBERS	
PARCEL ONE:	16-05-13-300-009-0000
PARCEL TWO:	16-05-13-300-026-0000
PARCEL THREE:	16-05-13-300-024-0000
PARCEL FOUR:	16-05-13-300-011-0000
PARCEL FIVE:	16-05-13-300-008-0000
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	REVISIONS

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.  
9930 W. 100TH STREET, SUITE L  
MORONA, ILLINOIS 60448  
(708) 326-4961  
FAX: (708) 326-4962  
ILL. PROF. LIC. NO.: 1B4--003740

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

1 OF 1

PRELIMINARY SITE PLAN