



HOMER GLEN

Villas of Country Woods

Public Comment Clarification

Further questions can be directed to:

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Below is a list of concerns/questions on the project with Village responses in Blue. Some of these items were addressed at the Plan Commission meeting, in the Staff Report and/or at the neighborhood meeting. Please let the Village know if we can provide further clarification on any other items.

1. Concerns about tree removal; claims 90% of the trees are being removed; loss of 140 trees.
Yes, this project proposes a significant disturbance area on the property. The Village does have concern about the lack of open space protection/disturbance on the project as proposed and had directed the applicant to remove at a minimum one building to at least meet the required open space in order to preserve some of the natural resources on the property.
2. Negative precedent in opposition to “community and nature in harmony” and the Comprehensive Plan states this property has “natural features to be preserved”.
The Village does have concern about the lack of open space protection/disturbance on the project as proposed and had directed the applicant to remove at a minimum one building to at least meet the required open space in order to preserve some of the natural resources on the property.
3. Involves rezoning from single family residential to multi-family with multiple buildings.
Yes, there are two units in each building. This housing type is referred to as single family attached residential. The character of this housing type is more in line with single family homes versus an apartment type product that is traditionally referred to as multi-family. (The Village does not have a zoning District that allows for multi-family apartments, as R-6 was grandfathered).
4. Residents don’t want the dead-end street to be connected/extended.
The Village understands the concern from the residents regarding the extension of Dogwood Drive. Extending stub streets is often a concern of residents with any new development project. Many of the existing subdivisions throughout the Village have these stub streets that are intended to connect to future development. Per Village Code, subdivisions should provide for the efficient movement of through traffic by providing a completely interconnected hierarchy of streets in order to avoid isolation of residential areas and over-reliance on federal, state and local roadways. The Village has also adopted a complete street policy that promotes interconnected streets. The Fire Districts support connecting road networks as there is a direct positive impact to response times.

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5. The Zoning Map indicates this parcel is “Not available for development”.
The Zoning Map indicates that A-2 zoning districts, like the parcel in question, are grandfathered Zoning Districts. The 2022 draft zoning map has been updated to clarify what this “not available for development” means. Per Village Code, there shall be no map amendment into the A-2 Rural Residential District after the adoption of the chapter. Subdivisions that are currently zoned A-2 have to meet E-2 requirements at a minimum unless the proposal includes a request to re-zone out of A-2, as is the case for this project. In this case, a request has been made to rezone the property to a district that does allow for development.
6. Trying to pass this through without an environmental impact study.
The applicant did provide an environmental study. The requirements in the Village code PUD section are not specific that a Phase I be completed; although staff recently had a development provide a Phase I before the project was presented to the Board and was a recommended condition of approval on the motion at Plan Commission: “Prior to Board of Trustees review of the Planned Development, the Developer shall present to the Village a Phase 1 Environment Report Assessment, prepared by a qualified consultant”.
7. Residents have concerns that the project would cause mass flooding according to county charts and have cited the long history of flooding along Will Cook Road. There is also concern about drainage in general.
The Village understands that there are some existing regional drainage issues in the area. The current project is not required to handle regional flooding issues, but will be required to handle stormwater currently on the property and also any new stormwater impacts from the proposed development. The project will be required to achieve final engineering which includes meeting all applicable Village Codes and other agency rules and regulations and must also comply with Illinois Drainage Law. Final engineering is not typically handled until after a project goes through the public proceedings. If any issues come up during final engineering that require a change to the site plan the project, at a minimum, has to come back before the Board for review.
8. Concerns that there are protected wetlands on this property.
The wetland inventory does not show wetlands on this property. That does not necessarily mean there aren’t wetlands, the only way to determine if there are wetlands is for a qualified wetland scientist to determine and delineate those wetlands on site. These scientists look for a number of variables to determine if a wetland actually exists, (certain soils, certain plant materials, etc). The applicant will be required to have a scientist visit the site and determine if there are in fact any wetlands on the property. The applicant has indicated that if there are any wetlands on the property they would pursue mitigation of those wetlands through any and all necessary regulatory agencies. The engineer’s evaluation of wetlands has not occurred yet due to the winter season.



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9. This is a Nature Preserve.
This property is not currently a preserve or conservation land nor are there any conservation easements on the land. The Comprehensive Plan, a visioning document, indicates that there are natural features on this property that should be preserved, but is not specific about which features. It is staff's opinion that this likely refers to slopes/topography and the forested area. The Village does have concern about the lack of open space protection/disturbance on the project as proposed and has directed the applicant remove, at a minimum, one building to meet the required open space and to preserve natural resources on the property.
10. This project is not Dark Sky compliant and will cause light pollution.
Lighting plans have been submitted for this project and is under review with the Village lighting consultant. The plans do include full cutoff fixtures. The lighting for the project will have to meet all the applicable requirements of the lighting ordinance.
11. Emergency vehicles will not be able to service the project.
The Fire District and the Will County Sheriff have reviewed this project and had no comments regarding the servicing of the project. The Fire Districts support connecting road networks, as is proposed on this project, as there is a direct positive impact to response times.
12. Displaced wildlife; wildlife entering neighboring homes.
The Village understands the concern of residents; new development can have an impact on the wildlife in natural areas. Preservation of additional open space on the project will provide valuable wildlife habitat for existing animals.
13. Higher density homes (not the case based on the numbers)
The Village staff report for the project provided a comparison of density of the surrounding properties. Country Woods has a density of approximately 3.39 dwelling units an acre, Cypress Pointe has a density of approximately 2.7 dwelling units an acre (DUA), the properties to the west have a density of .25 dwelling units an acre. The proposed subdivision as it was presented at the Plan Commission has a density of 3.97. The Village recommended removal of at least one building which would result in a density of approximately 3.47, closer to the recently approved Villas of Old Oak (3.31 DUA) and also to the surrounding density of Country Woods (3.39).
14. Dead end street was supposed to be a cul-de sac?
The plat of subdivision that was approved for Country Woods (prior to its construction) does not show any proposed cul-de-sac at the terminus of Dogwood Drive; if this were the case, the lots on either side of Dogwood Drive would not exist. The closed (bulb) end of a cul-de-sac street must have a minimum diameter of 130 feet; the right of way along Dogwood Drive is the standard 66' wide.

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15. Concern with spot zoning?

The majority of single family attached housing/neotraditional small lot/multi-family projects in Homer Glen that have been approved and or previously built all have isolated R-6A Zoning because that is the only Zoning District that allows this type of land use; and the direction from the comprehensive plan is that the projects like this are reviewed on a case-by-case basis by the Board.

Evlyn's Gate North is R-6, but is surrounded by R-3, R-6A (Messenger Woods Townhomes) and R-1. Stonebridge is surrounded by A-2, R-3A and Commercial. Amberfield Duplex Townhomes are surrounded by A-1, R-4 to the north and R-5 to the west. Kingston Hills townhomes on 151st Street that are surrounded by R-4 and A-1 Zoning and the Square at Goodings Grove Townhomes are also surrounded by varied zoning districts. Villas of Old Oak, just recently approved is surrounded by Commercial, R-4, and R-3. The Dawnwood Townhomes at Parker and 143rd Street are zoned R-4 (although single family attached is not permitted in R-4) – this zoning was established before Village incorporation. Dawnwood is surrounded by R-3, R-5 and R-4.

Although many of these projects were part of an overall PUD that had a mix of land uses; Amberfield and the Villas of Old Oak are probably the closest example of this same type of zoning request.

16. There is already a large amount of multi-family on Bell Road.

The Stonebridge Townhomes and the Townhomes at Villas of Messenger Woods are the only attached single family along Bell Road within the boundaries of the Village. Other single family attached housing developments in the Village include Amberfield, Messenger Woods, Kingston Hills, Dawnwood, the Square at Goodings Grove and the Villas of Old Oak.

17. How many times has Will Cook Road been shut down between 151st and 159th. *The Village is looking into this question and will update once we have an answer.*

18. Request that this development require two entrance points.

The only way to provide that would be to the north as a future stub. The existing transportation plan does recommend a through connection all the way to 151st Street that would be consistent with requiring a future stub. The applicant did not think that this would be received well by the neighborhood.