



## HOMER GLEN

### Frequently Asked Questions

Project: Hickory Grove

Address: 13750 W 159<sup>th</sup> Street (Dunn Farm)

Document Last Updated: 09/15/2022

Project Documents can be found at the following location:

<https://www.homerglenil.org/2690/2022-Plan-Commission-Projects>

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The Village Staff and Village of Homer Glen Elected Officials have received a significant amount of public comment on this project. Below is a synthesis of comments that have been frequently received with staff response. This document will be updated as staff receives additional comments or questions that need to be addressed. Please submit any questions or comments to Carmen Maurella, Village Manager at [cmaurella@homerglenil.org](mailto:cmaurella@homerglenil.org)

1. Will the project address increase in traffic generated from the development?

**The project developers will be required to provide a traffic study to address this impact. The study will be prepared by a third-party traffic engineer which will be reviewed by in house Village Planning and Engineering staff and also by an outside Village Consulting Engineer. This type of plan is not typically required until a formal application is submitted to the Village for review.**

2. How is density being calculated? Concern that the density shown on this current plan is being calculated different than the Southpoint Plan that was presented from M/I Homes in 2018.

**The density shown on the concept plan that was presented at the workshop at the August Board meeting has been calculated differently than the M/I Home plan was in 2018. With the previous proposal in 2018, during public meetings with the Village, it was requested that the applicant remove the “deed restricted area” from the net acreage calculation (net density = # dwelling units/net acreage). It is staff’s opinion that based on the strict definition of net acreage in the Village Code, that this deed restricted area can remain in the calculation which results in a much lower density.**

**Village staff are adhering to the strict definition of the net acreage that is stated within the Village of Homer Glen Code; that the “deed restricted area” may remain in the calculation - which can equate to a lower density. This is the difference for the density equation. We are providing the analyses that demonstrate how the density was calculated with the 2018 South Point proposal, and for the current proposal for the Dunn Farm property. Numbers were run for both projects to provide a fair and transparent comparison. Please see the Density Analysis that has been uploaded to the Village Website. Please see the Density Analysis that has been uploaded to the Village Website for further detail on the plan density. [Density Analysis Link.](#)**



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3. Will the development connect to Evlyn's Gate and/or Stonebridge, via the stub connections built as part of the approval of those neighboring subdivision? Note, both Stonebridge and Evlyn's Gate HOA's have requested that the development not be connected to those subdivisions. The Village has also received concern regarding connection to 163<sup>rd</sup> Street.

**The Village is still performing due diligence with regard to the stub connections. The first step was to take this plan to the Public Services and Safety Committee for feedback on a number of traffic related questions.**

**Connected streets are important for long-range planning in any Village and the Village of Homer Glen has recognized that idea throughout the early years of our incorporation via the adoption of various codes and plans that support this planning practice. Connected streets are recommended in the 2007 Transportation Plan and in 2020 the Village adopted a Complete Streets Policy. The Village code states that "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".**

**See links below to excerpts from the Transportation Plan and the Village Code that discuss connected streets:**

[Excerpt from the Transportation Plan on Connected Streets](#)

[Excerpt from Village Code on Street Stubs](#)

4. Concern about speeding and necessary road improvements that need to happen on 163<sup>rd</sup> before more traffic can be added.

**This concern will need to be addressed by the applicant in the formal submittal and reviewed by our Engineering and Public Works staff to determine what is necessary.**

5. Will the development impact adjacent property values?

**The Village code requires that the applicant provide a response and documentation that the use being proposed will not "substantially diminish and impair property values within the neighborhood". This information will need to be submitted with the formal application. The Village is committed to requiring high quality materials and architectural detail. Staff has received direction from the Board of Trustees that there should be architectural standards that are required as part of the approval of this large Planned. Development.**

6. Will there be a dedicated park?

**The plan includes a large 40-acre park/conservation area that is proposed to be dedicated to the Village. The plan is being presented at the September Parks Committee meeting to gather feedback from the Committee on size, programming, etc.**

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7. How many variances/exceptions will be requested with this plan? (the previous plan did request quite a few exceptions.

Exceptions are handled differently than variances. When an applicant seeks a variance that is not tied to a Planned Development, the applicant is required to show hardship. Exceptions or modifications are called out in connection with a Planned Development and are typically offset with public benefit, if they are reasonable requests. Public benefit can mean many different things to different communities. One community may value extra park space more than trails and some communities may value trees or some communities (especially those with significant commercial centers) may value exceptional architecture with high quality materials on commercial structures. In this concept plan, for instance, all of the paths/trails included in the plan are not required by Village Code, but the applicant is proposing to construct for the public benefit. As the project moves forward, the Village staff will work with the applicant to determine any and all of the exceptions being requested and also a list of the public benefit being offered. All of this information will be presented to the public, the Plan Commission and the Board of Trustees for review during the public process.

8. Concern that this development does not protect the rural character of Homer Glen.

The Comprehensive Plan does call for protection of rural character of Homer Glen (large lots, open space, etc). The Comprehensive Plan also recommends that mixed use developments with attached housing can be considered along the 159<sup>th</sup> Street Corridor, on a case by case basis. This subject property fronts 159<sup>th</sup> Street and is adjacent to commercial developments, condominiums, townhomes and a single-family development with an average lot size of 7,194 square feet. The plan proposes to save the original farmstead and the 40-acre “deed restricted area” and transfer ownership of this area to the Village. The plan also proposes to extend the open space from the “deed restricted area”, throughout the development in an attempt to provide direct access from each lot to the open space/trail system.