



HOMER GLEN TOWN CENTER VISIONING

Appendix 3: Workshop 2 Feedback

JANUARY 30, 2024

Homer Glen Workshop #2 - Framework Feedback

Framework A

1. On a scale of 1-10, how well do you like Framework A?

Avg: 3.8

2. What do you like BEST about Framework A?

- Like town center by major artery
- Like the rec space close to Heritage Park
- Looks like more city center retail
- Row homes mostly hidden
- Like residential area and recreational areas
- City center layout (mixed use/retail surrounding green space)
- Road layout
- I don't like it as much as others
- Retail on 151st
- B and D are best plans. Retail set back
- Large recreation area and pond
- Noise/retail is furthest from my neighborhood
- Multiple roundabouts
- That there wasn't a street coming out of Glenview walk estates, like the civics
- Like the central location of the "civic" greenspace in the middle of the town center
- A lot of rec space
- If it has to happen, this one is the best
- Recreation area

3. What do you like LEAST about Framework A?

- Town center too close to 151st
- Not centrally located
- Need more RBC space
- Parking lot in middle of town center
- Too much residential and no rec center
- I do not want any gas stations across from my home on 151st and Parker
- Density of residential developments
- Corner retail

- That the town center is small
- Is there enough mixed housing close enough to the retail?
- Town center is on flood area
- Too close to 151st
- I don't like the location of the town center
- Town center so far off from "center" of development
- Rec space mostly by retail
- Looks like separate subdivision instead of looking cohesive like one big community

Framework B

1. On a scale of 1-10, how well do you like Framework B?

Avg: 5.7

2. What do you like BEST about Framework B?

- Like the central location of the “civic” greenspace in the middle of the town center
- A lot of rec space
- If it has to happen, this one is the best
- Recreation area
- The town center being further into plot
- The road layout
- Like setback of retail
- The loop and the two town centers. TC’s close together
- The roads and turn around so that everything isn’t in a straight line
- Like the retail off of 151st
- Loop concept for central/easy access
- Probably my favorite of the four designs
- “True town center” in terms of location
- Town center in the middle of the development
- I like the curved roads
- The looping residential area townhomes, senior homes. I love the fields and indoor recreation center

3. What do you like LEAST about Framework B?

- Not enough “town center”
- Too much residential space
- Single family homes too close to town center - would like to see some buffer
- Town center too far from arteries
- Too far off 151st street
- Seems like there are 3 different communities. They don’t look like a full community. It looks separate
- That they are taking land from farmer
- The whole plan
- Concern of parking for large rec area
- Move townhouses/multi near town center

Framework C

1. On a scale of 1-10, how well do you like Framework C?

Avg: 5.4

2. What do you like BEST about Framework C?

- More retail, more parking, larger grass areas, homes away from city center
- Love the rec center. Like the retail space layout. Like the parking layout. Love the great park location.
- I like the access of the town center to 151st
- Like the community center
- Big rec center indoors
- That the town centers aren't connected
- Streamlined, center retail (classic look)
- Continuation of greenspace across from heritage park with town/retail right across street as well
- Rec center - would LOVE this! How about an indoor or outdoor pool? We have no pools here to teach our children to swim.
- All retail in and now off 151st
- Artery to 159th
- All town centers in one place, more town centers look like one big village
- I like a lot of recreation area
- This is my family and I's favorite (4 people)
- Indoor RBL center could be strong economic draw for development/retail
- Town center on 151st st

3. What do you like LEAST about Framework C?

- Population density, traffic, impact on taxes
- Amount of housing just off 151st
- Water feature by the commercial
- I like all zoning touching 159th being retail/mixed use
- Busy street 159 is only way in and it goes through town homes. Dangerous for those neighborhoods
- Too many town centers in a row!
- Amount of housing on 151st
- Three outlets onto 151st
- Rec center - although attractive may be costly to build
- Wish town center was deeper in
- There are no lights on 159 to slow down

- Town center should be further off 151st
- The whole plan
- Northwest road will be a river in the spring
- Too many homes

Framework D

1. On a scale of 1-10, how well do you like Framework D?

Avg: 7.3

2. What do you like BEST about Framework D?

- Amount of green space single dwelling homes
- Love the bigger parks, more walking paths, town center retail more centrally located and off of 151st
- Homes nearer 159th
- Retail setback
- Like the curved streets because it slows people down
- Town center and rec locations, connections to other neighborhoods, if island actually in pond would be awesome
- All the green area along 151st, bigger pond
- Like the great pond layout
- I like the loop concept
- Would swap single family lots with town center
- I like the entrance on 151st and Parker and the residential area as you enter
- The retail area is in the back of land site, green space facing 151st
- Green space facing 151st street, recreation facing park and 151st street

3. What do you like LEAST about Framework D?

- Numerous exit/entrance points on 151st
- Not enough to 159 or Parker
- Stop the entering going into Arboretum Dr.
- Too much housing, too dense
- The pond splitting the fields
- May look like another subdivision from 151st
- Wish town center had more access points, especially from 159
- Not enough retail
- Residential density against 151st st
- Town center too far off the arteries
- The road going out on to 151st street in front of Arboretum Dr. This street is already busy, Arboretum Dr is the main street into Pebble Creek sub
- Amount of traffic on 151st street - multiple roads dumping onto 151st and only one going towards 159th street