



HOMER GLEN TOWN CENTER VISIONING

Appendix 5: Concept Statistics

Framework A | Civic Anchor Front Door

PHASE 1 DENSITY CHART (see page 13)			
LU Category	Total Acreage	Marketplace Densities	Residential Dwelling Units
Town Center (TC)	20 AC	0.25 FAR + 15 du/ac (upper floor)	75
Civic & Open Space	16 AC		
TC Single Family	56 AC	4-6 du/ac	280
Recreation	23 AC		
TOTAL ACRES	115 AC	3-4 du/ac	355 DU

FULL BUILD OUT DENSITY CHART (see page 14)			
LU Category	Total Acreage	Marketplace Densities	Residential Dwelling Units
Town Center (TC)	20 AC	0.25 FAR + 15 du/ac (upper floor)	75
Civic & Open Space	64 AC		
TC Single Family	56 AC	4-6 du/ac	280
Recreation	23 AC		
Single Family	195 AC	3-4 du/ac	682
Townhomes	48 AC	6-8 du/ac	336
Multi-Family	33 AC	15 du/ac	495
Retail/Mixed-Use	42 AC	0.4 FAR + 15 du/ac (upper floor)	252
TOTAL ACRES	481 AC	4-5 du/ac	2,120 DU

DESIGN CONCEPT STATISTICS (see page 15)	
Housing Type	Residential Dwelling Units
TC Single Family	136 DU
TC Rowhomes	70 DU
TC Mixed-Use	97,920 SF Retail 95 - 190 DU

Note: Phase 1 and Full Build Out density charts reflect initial land use concepts, as illustrated on the pages referenced. As conceptual land use maps were refined to the Design Concept, the Phase 1 statistics changed to reflect actual measurements and lot sizes. Therefore, the Phase 1 Density Chart differs from the Design Concept density chart. Suggested FARs are market-informed (e.g., by spending potential, absorption rates, and other factors) and consider scale and density of reference communities and preferences expressed by Homer Glen residents. They have not yet been tested through pro forma analysis.

Framework B | The Loop Town Center

PHASE 1 DENSITY CHART (see page 18)			
LU Category	Total Acreage	Marketplace Densities	Residential Dwelling Units
Town Center (TC)	23 AC	0.25 FAR + 15 du/ac (upper floor)	86
Civic & Open Space	37 AC		
TC Single Family	80 AC	4-6 du/ac	400
Recreation	74 AC		
TOTAL ACRES	214 AC	2-3 du/ac	486 DU

FULL BUILD OUT DENSITY CHART (see page 19)			
LU Category	Total Acreage	Marketplace Densities	Residential Dwelling Units
Town Center (TC)	23 AC	0.25 FAR + 15 du/ac (upper floor)	86
Civic & Open Space	52 AC		
TC Single Family	104 AC	4-6 du/ac	520
Recreation	74 AC		
Single Family	127 AC	3-4 du/ac	444
Townhomes	42 AC	6-8 du/ac	294
Multi-Family	9 AC	15 du/ac	135
Retail/Mixed-Use	50 AC	0.4 FAR + 15 du/ac (upper floor)	300
TOTAL ACRES	481 AC	3-4 du/ac	1,779 DU

DESIGN CONCEPT STATISTICS (see page 20)	
Housing Type	Residential Dwelling Units
TC Single Family	127 DU
TC Rowhomes	71 DU
TC Mixed-Use	110,680 SF Retail 110-220 DU

Note: Phase 1 and Full Build Out density charts reflect initial land use concepts, as illustrated on the pages referenced. As conceptual land use maps were refined to the Design Concept, the Phase 1 statistics changed to reflect actual measurements and lot sizes. Therefore, the Phase 1 Density Chart differs from the Design Concept density chart. Suggested FARs are market-informed (e.g., by spending potential, absorption rates, and other factors) and consider scale and density of reference communities and preferences expressed by Homer Glen residents. They have not yet been tested through pro forma analysis.

Framework C | Main Street Boulevard

PHASE 1 DENSITY CHART (see page 23)			
LU Category	Total Acreage	Marketplace Densities	Residential Dwelling Units
Town Center (TC)	39 AC	0.25 FAR + 15 du/ac (upper floor)	146
Civic & Open Space	35 AC		
TC Single Family	29 AC	4-6 du/ac	145
Recreation	79 AC		
Townhomes	20 AC	6-8 du/ac	140
TOTAL ACRES	202 AC	2-3 du/ac	431 DU

FULL BUILD OUT DENSITY CHART (see page 24)			
LU Category	Total Acreage	Marketplace Densities	Residential Dwelling Units
Town Center (TC)	39 AC	0.25 FAR + 15 du/ac (upper floor)	146
Civic & Open Space	55 AC		
TC Single Family	29 AC	4-6 du/ac	145
Recreation	79 AC		
Single Family	151 AC	3-4 du/ac	528
Townhomes	80 AC	6-8 du/ac	560
Multi-Family	24 AC	15 du/ac	360
Retail/Mixed-Use	24 AC	0.4 FAR + 15 du/ac (upper floor)	144
TOTAL ACRES	481 AC	3-4 du/ac	1,883 DU

DESIGN CONCEPT STATISTICS (see page 25)	
Housing Type	Residential Dwelling Units
TC Single Family	137 DU
TC Rowhomes	72 DU
TC Mixed-Use	141,000 SF Retail 140-280 DU

Note: Phase 1 and Full Build Out density charts reflect initial land use concepts, as illustrated on the pages referenced. As conceptual land use maps were refined to the Design Concept, the Phase 1 statistics changed to reflect actual measurements and lot sizes. Therefore, the Phase 1 Density Chart differs from the Design Concept density chart. Suggested FARs are market-informed (e.g., by spending potential, absorption rates, and other factors) and consider scale and density of reference communities and preferences expressed by Homer Glen residents. They have not yet been tested through pro forma analysis.

Framework D | Great Park Town Center

PHASE 1 DENSITY CHART (see page 28)			
LU Category	Total Acreage	Marketplace Densities	Residential Dwelling Units
Town Center (TC)	27 AC	0.25 FAR + 15 du/ac (upper floor)	101
Civic & Open Space	8 AC		
TC Single Family	86 AC	4-6 du/ac	430
Recreation	68 AC		
TOTAL ACRES	189 AC	2-3 du/ac	531 DU

FULL BUILD OUT DENSITY CHART (see page 29)			
LU Category	Total Acreage	Marketplace Densities	Residential Dwelling Units
Town Center (TC)	27 AC	0.25 FAR + 15 du/ac (upper floor)	101
Civic & Open Space	18 AC		
TC Single Family	128 AC	4-6 du/ac	640
Recreation	68 AC		
Single Family	117 AC	3-4 du/ac	409
Townhomes	37 AC	6-8 du/ac	259
Multi-Family	38 AC	15 du/ac	570
Retail/Mixed-Use	48 AC	0.4 FAR + 15 du/ac (upper floor)	288
TOTAL ACRES	481 AC	4-5 du/ac	2,267 DU

DESIGN CONCEPT STATISTICS (see page 30)	
Housing Type	Residential Dwelling Units
TC Single Family	101 DU
TC Rowhomes	143 DU
TC Mixed-Use	111,000 SF Retail 110-220 DU

Note: Phase 1 and Full Build Out density charts reflect initial land use concepts, as illustrated on the pages referenced. As conceptual land use maps were refined to the Design Concept, the Phase 1 statistics changed to reflect actual measurements and lot sizes. Therefore, the Phase 1 Density Chart differs from the Design Concept density chart. Suggested FARs are market-informed (e.g., by spending potential, absorption rates, and other factors) and consider scale and density of reference communities and preferences expressed by Homer Glen residents. They have not yet been tested through pro forma analysis.

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