

MAYOR

James Dodge

VILLAGE CLERK

Mary Ryan Norwell

14700 S. Ravinia Avenue
Orland Park, IL 60462
(708)403-6100
orlandpark.org



**ORLAND
PARK**

DEVELOPMENT SERVICES

TRUSTEES

William R. Healy
Cynthia Nelson Katsenes
Michael R. Milani
Dina M. Lawrence
John Lawler
Joanna M. Liotine Leafblad

Staff Report to the Plan Commission

Estates at Ravinia Meadows by Pulte

Prepared: 09/16/2025

Project: 2024-0676 – Estates at Ravinia Meadows – Special Use Permit **Amendment** for a Residential Planned Development

Petitioner: Fabian Fondriest, Pulte Home Company, LLC

Project Representative: Sosin, Arnold & Schoenbeck, Ltd.

Location: 16100 Ravinia Avenue, Orland Park

P.I.N.s: 27-21-200-010-0000 and 27-21-400-004-0000

Parcel Size: 72.56 acres

Background: Pulte was granted a Special Use Permit (Ordinance 5981) on February 3, 2025, to construct **132** single family detached dwelling units on an approximately 72.56-acre site located at 16100 Ravinia Avenue.

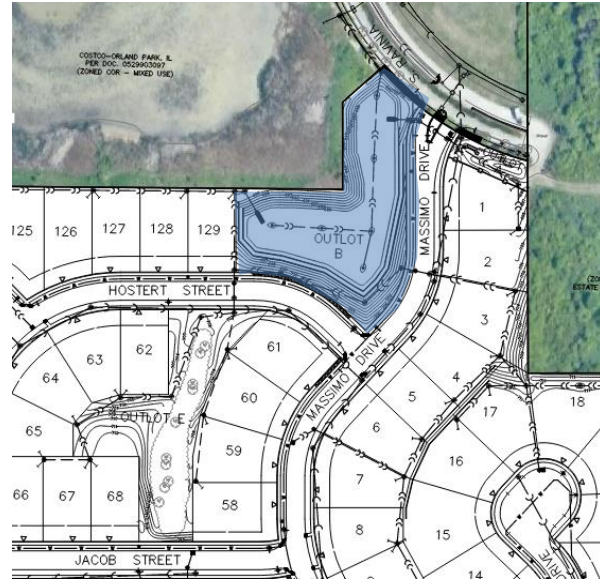
As part of the Special Use approval, Pulte relied on a 2005 Covenant and Grant of Stormwater Drainage Easement Agreement signed between Costco Wholesale Corporation and the Catholic Bishop of Chicago (seller of the subject property), which allows the stormwater from the northern portion of the project site to drain into the stormwater management facility (SMF) located between the Costco Warehouse and Pulte’s site.

During review of the proposed plans, MWRD required that Pulte provide volume control for the portion of the site tributary to Costco SMF. To accomplish this, Pulte was going to provide volume control on a Costco outlot that would be deeded to Pulte in exchange for Pulte performing restoration work on the SMF.

MWRD, however, required that this agreement be fully executed before they provided Pulte with a permit. Over the past few months, Pulte and Costco were unable to agree on specific terms of the agreement, and now, Pulte is providing volume control on its own property, eliminating the need for an agreement with Costco.

Main Changes to the Site Plan are as follows:

- Expansion of Outlot B to accommodate volume control for stormwater management via a bioswale for the northern portion of the Pulte project.
- Reduction in the number of housing units from 132 to 129, to accommodate expansion of Outlot B.



3 units shown in yellow have been eliminated, reducing the total number of units from 132 to 129. This allows an expansion of Outlot B which contains a bio swale providing storm water volume control for the northern portion of the site.

No changes to the following:

- Floor plans, building elevations, vehicular and pedestrian circulation, setbacks, lot sizes, park land improvements, traffic impact, anti-monotony provisions.
- Lot sizes, including the approved modification to allow a reduction in min. lot widths from 80' to 75'-77' for standard (rectangular) lots, and to 66' for lots with curved frontage.

Changes to the following:

- Increase in open space from 34.5% to 37%, exceeding the minimum 25% requirement.
- Reduction in density from 2.35 to 2.30 dwelling units per acre, which is well below the requirement of 2.5 dwelling units/acre for the R-3 Zoning District.

Per LDC Section 5-105, Special Use Permits, the changes to the Site Plan (as listed above) require an amendment to the existing Special Use Permit. The updated petition has been submitted in accordance with procedures for original approval of a Special Use permit, as set forth in Section 5-105.

Requested Actions: The petitioner seeks approval of:

- Special Use Permit **Amendment** for a Residential Planned Development
- Updated Site Plan, Landscape Plan and Subdivision

Previous approval was granted for the following (no changes are requested):

- Special Use Permit for Disturbance to a Nontidal Wetland
- Building Elevations
- Modification to the Land Development Code to allow a reduction in min. lot widths from 80' to 75'-77' for standard (rectangular) lots, and to 66' for lots with curved frontage (Section 6-204.D)

COMPREHENSIVE PLAN

The site is located in the Regional Core Planning District. The district is primarily dominated by commercial development, but also contains residential areas away from LaGrange Road.

The Comprehensive Plan indicates the extension of Ravinia Avenue to connect to 161st Street. Furthermore the plan depicts a future road connecting Ravinia Avenue and 165th Street, that bisects the project site into R3 and R4 districts.

COMPREHENSIVE PLAN

| | |
|--------------------------------------|-------------------------------------------------|
| Planning District | Regional Core Planning District |
| Planning Land Use Designation | Single Family Residential and Mixed Residential |

ZONING DISTRICT

| | |
|-----------------|--------------------------|
| Existing | R-3 Residential District |
| Proposed | R-3 Residential District |

LAND USE CLASSIFICATION

| | |
|-----------------|---------------------------------------------------|
| Existing | Vacant |
| Proposed | Special Use for a Residential Planned Development |

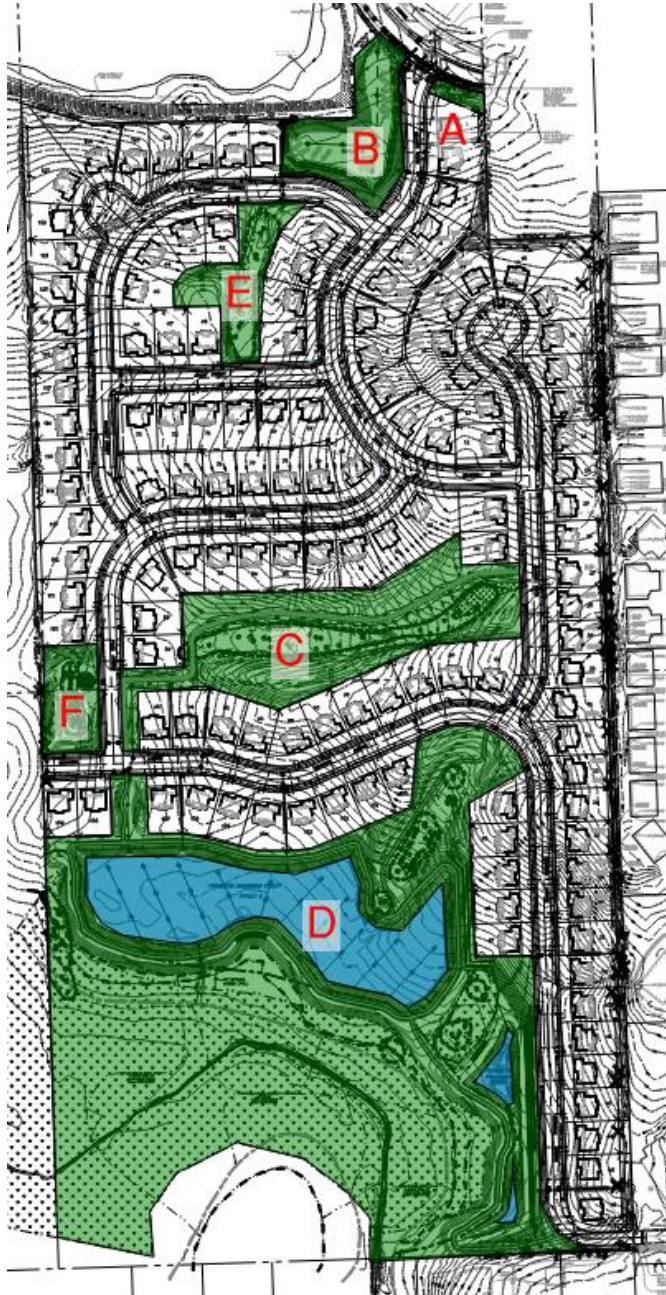
ADJACENT PROPERTIES

| | Zoning District | Land Use |
|--------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------|
| North | COR Mixed Use District BIZ General Business District (pending) | Commercial (Costco) |
| East | COR Mixed Use District | Single Family Attached Homes – Mistee Ridge and Hummingbird Hill Subdivisions |
| South | Orland Hills (R-4) | Residential |
| West | Open Space | Cemetery (Good Shepherd Cemetery & Mausoleum) |

DETAILED PLANNING DISCUSSION

PROJECT SITE

The project site is a 72.56-acre vacant agricultural parcel with no existing structures. The site topography has an approximate 40' grade difference across the site.



SITE PLAN The site plan indicated 129 dwelling units, and six outlots (A,B,C,D,E & F).

Outlot A is located along Ravinia Avenue and will house a monument sign for the development, and a fence on the southern border.

Outlot B is also located along Ravinia Avenue and will provide stormwater volume control for the northern portion of the site.

Outlot C is an approximate 4-acre common open space in the middle of the development.

Outlot D will contain stormwater management facility for the southern portion of the project area.

Outlot E is an approximate 1-acre common space open area at the northern portion of the parcel.

Outlot F will contain a playground that will be constructed by the petitioner and maintained by the Village

The on-site detention areas, along with the surrounding retaining walls to be maintained by the HOA. All the outlots (including the multi-use oaths, monument sign etc)with the exception of Outlot F (with the playground), shall be maintained by the HOA.

Estates at Ravinia Meadows – Site Plan

Vehicular Circulation

The project site is accessible from Ravinia Avenue in the north, and from 165th Street on the south. The main loop road and connections will be dedicated right-of-way roads.

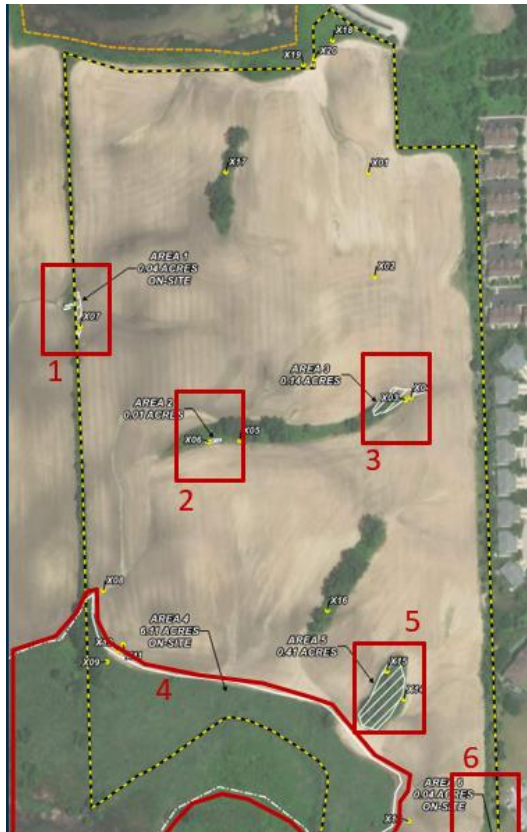
The overall road layout employs traffic-calming measures to prevent cars from speeding through the neighborhood, and from becoming a “short-cut” thoroughfare between 159th and 165th Streets.

Along Ravinia Avenue, the petitioner will improve the road surface, median landscaping and existing sidewalk (along the south side of Ravinia), between the project site and the southern entry drive into the Costco site.

Additionally, the petitioner intends to make improvements to the median, such as a left turn lane, to the east of the entrance to the project site, in anticipation of an extension of Ravinia Avenue to 161st Street.

Pedestrian Circulation

Public sidewalks are provided on both sides of the dedicated main loop and all connection roads. Additionally, petitioner is proposing an approx. one-mile length of multi-use paths that connect the common open spaces on Outlots C, D, and F (the playground). The multi-use path weaves around the detention ponds, and is equipped with three benches along the path.



Wetland and Waters Delineation, by V3 Companies, Nov. 8, 2024

Wetland Disturbance

The LDC requires a Special Use Permit for any disturbances to a non-tidal wetland. A wetland delineation report was submitted with the original case.

The project site contains six wetlands, five of which are isolated, non-U.S. Army Corps of Engineers (USACE) jurisdictional wetlands, as they are not adjacent to a Waters of the US.

One wetland on Area 4 (~6.11 acres) is an emergent wetland which is adjacent to Marley Creek on the southern portion of the property, along the border with Orland Hills. The proposed development will not impact this this wetland.

The proposed development will impact 0.64 acres of Wetlands 1, 2, 3, 5, and 6 by either direct or indirect impacts. Impacted wetlands will be mitigated off-site at an approved wetland mitigation bank, with permitting through the USACE and The Metropolitan Water Reclamation District (MWRD). The petitioner is coordinating the off-site mitigation and will secure the necessary credits.

Open Space

Planned Developments within the R-3 Residential District must provide at least 450 square feet of private open space for each dwelling unit. This requirement is satisfied with yard space provided for each dwelling unit. Additionally, Planned Developments are required to maintain a minimum of 25% of the total development area as common open space. The proposed development has

set aside 37% of its area to serve as common open space, significantly exceeding the minimum requirement.

Density

The proposed development has 129 dwelling units to be built on 55.99 acres of Net Buildable Area yielding a density of 2.30 dwelling units/net acre. The maximum allowable dwelling units/net acre for R-3 zoning district is 2.5 dwelling units/net acre.

Setbacks

The table below outlines the minimum required setbacks for residential dwellings within the R-3 Residential District. All required minimum setbacks have been met with this proposed development.

| REQUIRED SETBACKS | | |
|-------------------|----------------------------|---------------------------|
| | Minimum Distance Required | Minimum Distance Proposed |
| Front | 25' from all streets | 25' |
| Side | Min. 8' from side lot line | 8' |
| Corner Side | 15' from property line | 15' |
| Rear | 30' from property line | 30' |

Park Land Improvements

The petitioner intends to maintain 14.46 acres as open space, and will construct a playground on Outlot F. Outlot F and the playground are to be maintained by the village. The playground to include play areas for 2-5 yr-olds and 6-12 yr-olds, and will be fenced off from public streets. The petitioner will install three benches along multi-use paths that connect Outlots C and D. Per staff’s recommendation, the petitioner has located the playground at its current location on Outlot F, along the western boundary of the property, thus facilitating the opportunity for it to be combined into a larger park if/when the parcel to the west is developed.

Lot Sizes

The R-3 zoning district stipulates min lot sizes of 10,000 SF. The site plan lists the lot sizes ranging between 10,000 to 26,000 SF.

Minimum lot dimensions in the R-3 zoning district are 80’ wide and 125’ deep. Lots fronting cul-de-sac bulbs shall have a minimum lot width of 50’ at the right-of-way line and meet zoning district lot width at the front setback.

Modification #1:

Allow for a :

Reduction in min. lot widths from 80’ to 75’-77’ for standard (rectangular) lots, and to 66’ for lots with curved frontage. (Section 6-204.D)

The petitioner’s site plan complies with staff’s recommendation of a serpentine road layout, resulting in lots with curved frontage; and is requesting a modification to the lot width for the lots located in the curved portions of the road.

The lots with curved frontage account for approx. 12% of the total lots on the site.

Staff supports this modification.

Incremental Improvement: The petitioner is providing +/- 14 acres of park land, which is more than three times that is required by the Land Development Code, along with an approx. mile-long multi use path.

Floor Plans and Elevations

The petitioner intends to offer seven base floor plans. The home sizes range from 2,600-3,300 square feet. The elevation renderings meet the LDC requirements for face brick or stone on not less than 50% of exterior walls, and on 90% percent of each first floor elevation of the units.

Façade color and material palettes for each unit are designed to prevent visual monotony within the development. In accordance with LDC's design standards, all the side elevations of units that are visible from public view are to be enhanced with windows, shutters and soldier coursing above the windows to match the front elevations.

The building heights conform to the requirement of maximum of thirty (30) feet to the mean height of the roof.

Petitioner has submitted an anti-monotony exhibit which delineates the layout of unit types and color packages in the following manner:

1. No house shall have the same configuration as any adjacent home, or the three homes directly across the street.
2. No house shall have the same color package as the home on either side or directly across the street.

Additionally, staff worked with the petitioner to ensure compliance with requirements that limits the overall garage widths for the units to be less than 55% of the total building width.

Signage

The petitioner's sign package is in compliance with sign code requirements, and lists an on-site community entrance sign, model homesite signs, flag poles and parking lot signs. The signage will be reviewed administratively and is not specifically part of this case.

Approvals from other Agencies

Illinois State historic Preservation Office has concluded that there are no known historic properties within the proposed project area.

Illinois Department of Natural Resources and United States Department of the Interior (Fish and Wildlife Service) have concluded that there are no adverse effects from the proposed development.

Traffic Impact Study

A traffic impact study was prepared by KLOA, dated August 22, 2024. The study analyzed the traffic impact of the proposed development at nearby traffic intersections.

The study concluded that all the intersections have adequate capacity to accommodate traffic estimated to be generated by the proposed development and no additional roadway or traffic control modifications are required.

PRELIMINARY CIVIL ENGINEERING PLAN

The petitioner seeks a plat of subdivision for the Planned Development. The plat, prepared by CEMCON, Ltd., last revised August 12, 2025, has been preliminarily approved by the Engineering Department for this case. The preliminary engineering plan, prepared by CEMCON, Ltd, last revised August 13, 2025, has been reviewed by Staff and recommended for approval. Any outstanding engineering related items will be addressed during the final engineering review.

Exterior Lighting

A full review of proposed lighting will be conducted during Final Engineering review. Proposed lighting will need to comply with the provisions of the LDC.

Special Service Area

A special service area (SSA) is required be established to assure the privately-owned detention pond, and retaining walls will be maintained to Village standards. Following approval of this case, a Public Hearing at the Board of Trustees will be required.

PRELIMINARY LANDSCAPE PLAN

The preliminary landscape plan, prepared by Manhard Consulting Ltd, bearing a revision date of August 15, 2025, has been reviewed by Hey and Associates and is recommended for approval. The requirements are met for parkway, corridor, bufferyard landscaping. Signage Landscape and Tree Preservation requirements appear to be met and will be confirmed during final review. Stormwater Management Area Landscape, Naturalized Landscape Monitoring and Management Plan, Diversity Requirements, Landscape Cost Estimate to be addressed during final review.

The project proposes to impact Wetlands 1, 2, 3, 5, and 6 by either direct or indirect impacts. It is proposed to use an approved wetland mitigation bank to secure 0.64 certified wetland credits at a 1:1 ratio or a 1.5:1 ratio if certified wetland credits are not available from a wetland mitigation bank.

The site contains Riparian Environment on the north side of Wetland 4. A Buffer Planting Plan Summary and Management and Monitoring Report to be reviewed with the final submittal.

SPECIAL USE STANDARDS

When reviewing an application for a Special Use Permit, the decision-making body shall review the following standards for consideration. The petitioner has submitted responses to the standards, which are attached to this case file. Staff finds the petitioner responses satisfactory and recommends approval of the Special Use Permit, allowing a restaurant within 300' of a residential parcel. The standards below come from Section 5-105.E of the Land Development Code:

1. Will the special use be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, and adopted overlay plan and these regulations?
2. Will the special use be consistent with the community character of the immediate vicinity of the parcel proposed for development?
3. Will the design minimize adverse effects, including visual impacts on adjacent properties?
4. Will the proposed use have an adverse effect on the value of adjacent property?
5. Has the applicant demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical

- services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service?
6. Has the applicant made adequate legal provisions to guarantee the provision and development of any open space and other improvements associated with the proposed development?
 7. Will the development adversely affect a known archeological, historical, or cultural resource?
 8. Will the proposed use comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village?

In their responses, the Petitioner discusses that the residential planned development is consistent with the goals and objectives of the Comprehensive Plan. The petitioner states that the proposed homes to be built are of high quality, and the proposed landscape buffer will minimize visual impact on the neighboring properties, and that the development will not have any adverse effect on the value of the adjacent properties.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2024-0676, also known as Estates at Ravinia Meadows, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 16, 2025;

And

Staff recommends the Plan Commission approve a **Special Use Permit Amendment** for a Residential Planned Development for Estates at Ravinia Meadows subject to the following conditions:

- a. The development will be in substantial conformance with the **Preliminary Site Plan for Estates at Ravinia Meadows**, last revised September 3, 2025, the **Preliminary Landscape Plan for Estates at Ravinia Meadows** last revised August 15, 2025, **Preliminary Engineering Plans for Estates at Ravinia Meadows** last revised September 3, 2025, and the **Building Elevations** last revised November 4, 2024.
- b. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
- c. Outlots A, B, C, D, E and the stormwater management areas and all associated stormwater management facilities, retaining walls, multi-use paths, fences and monument sign shall be privately owned and maintained by an established Homeowners Association (HOA).
- d. Outlot F to be conveyed to the Village of Orland Park per the Land Development Code and Village procedures.
- e. A special service area (SSA) shall be established to assure the privately owned stormwater management areas and all associated stormwater management facilities, retaining walls, multi-use paths, fences and monument sign will be maintained to Village standards.
- f. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- g. Prior to the issuance of building permits, the petitioner shall submit for approval fully developed civil engineering plans that comply with the county WMO requirements and

Village's stormwater control provisions, engineering plans to address all aspects of private and public utility services.

And

Staff further recommends **Modification** to the Land Development Code to allow a reduction in min. lot widths from 80' to 75'-77' for standard (rectangular) lots, and to 66' for lots with curved frontage. (Section 6-204.D)

And

Staff recommends the Plan Commission approve the **Preliminary Plat of Subdivision for Estates at Ravinia Meadows**, sheets 1-5, prepared by CemCon Inc, last revised August 12, 2025, subject to submitting a Record Plat of Subdivision to the Village for approval, execution, and recording.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2024-0676, also known as Estates at Ravinia Meadows, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.