

MAYOR

James Dodge

VILLAGE CLERK

Mary Ryan Norwell

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



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DEVELOPMENT SERVICES

TRUSTEES

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

Staff Report to the Board of Trustees

Estates at Ravinia Meadows by Pulte

Prepared: 09/17/2025

Project: 2024-0676 – Estates at Ravinia Meadows – Planned Unit 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

Requested Actions: The petitioner seeks approval of an **AMENDMENT** to a Special Use Permit for a Planned Development with Modifications from the Land Development Code (LDC); and approval of Site Plan, Landscape Plan, Elevations, and Subdivision.

On Feb 3, 2025, the Board of Trustees had granted a Special Use Permit for Disturbance to a Nontidal Wetland. Please see attached Staff Report to the Plan Commission for the full scope of the project.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 Commissioners, with 1 commissioner joining via phone, the petitioner's representative, members of staff, and one member of the public. The Commissioners discussed the project scope, and its impact on the surrounding properties.

The project representative and staff informed the Commissioners that Pulte was requesting a amendment to their Special Use Permit to reduce the number of lots from 132 to 129, in order to expand Outlot B to provide volume control for stormwater management for the northern portion of the property. This volume control was previously located on a Costco outlot. Since Pulte and Costco were unable to agree on specific terms of the agreement, Pulte eliminated 3 lots and is providing volume control on its own property, eliminating the need for an agreement with Costco.

Staff clarified that there are no other changes to the planned development.

Commissioner Nugent shared his opinion that the inability for Costco to reach an agreement with Pulte has resulted in the loss of three lots to Pulte and loss of revenue to the Village.

Pulte representative noted that Pulte weighed their options and decided to move forward with the plan as presented.

PLAN COMMISSION MOTION

The Plan Commission voted and approved the following motion, with a vote of 7 ayes, and 0 nays:

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.

BOARD OF TRUSTEES RECOMMENDED ACTION

The Plan Commission recommends the Board of Trustees approve a **Special Use Permit Amendment** for 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

The Plan Commission 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

The Plan Commission recommends for Village Board approval a **Special Use Permit** for Disturbing a Wetland in substantial compliance with the approved Final Engineering Plan. Impacted wetlands will be mitigated off-site to an appropriate and acceptable wetland mitigation bank through permitting with the U.S. Army Corp of Engineers and the Metropolitan Water Reclamation District.

And

The Plan Commission recommends the Board of Trustees 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.

BOARD OF TRUSTEES RECOMMENDED MOTION

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

AND

I move to adopt an Ordinance entitled: **ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PLANNED DEVELOPMENT PERMIT WITH MODIFICATIONS (ESTATES AT RAVINIA MEADOWS BY PULTE-16100 RAVINIA AVENUE)**