



ORLAND
PARK

Estates at Ravinia Meadows
Amendment to Special Use Permit for a
Residential Planned Development

Board of Trustees
October 6, 2025

SUMMARY

- Special Use Permit Approval granted on Feb 3, 2025
- Lots reduced from 132 to 129
- No other changes to the previously approved planned development

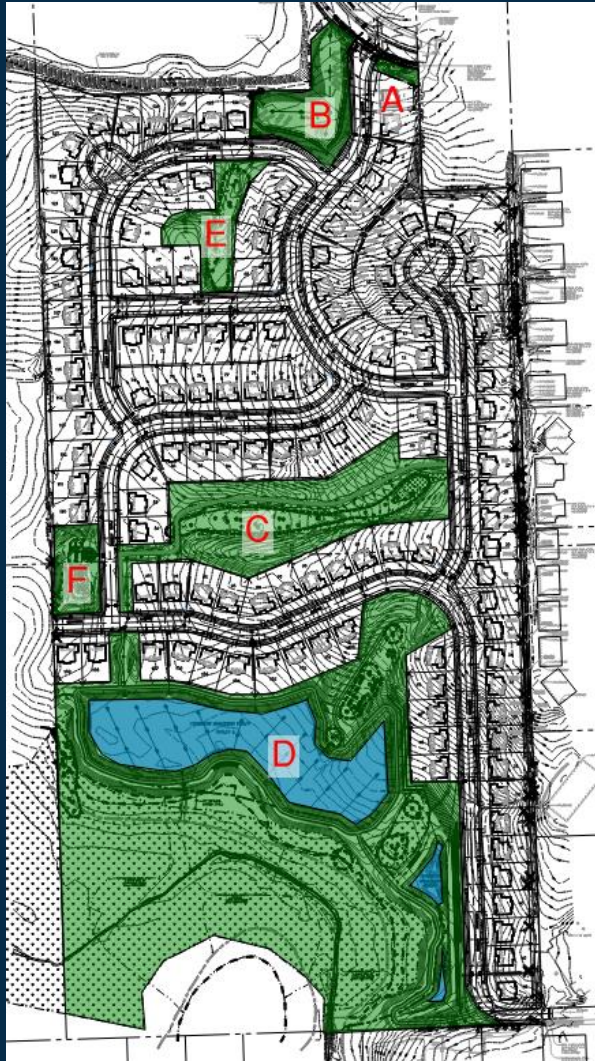
BACKGROUND INFORMATION

- On Feb 3, 2025, the BOT approved a special use permit for 132 homes.
- The Special Use permit relied on an agreement between Costco and Pulte, which allowed the stormwater from the northern portion of the Pulte site to drain into Costco's pond.
- MWRD required that Pulte provide volume control for the northern portion of the property.
- Pulte was going to provide volume control on a Costco outlot.
- Unfortunately, Costco and Pulte were unable to reach an agreement in this regard, so Pulte has modified their plans to provide the required volume control on their own property, eliminating the need for an agreement with Costco.



Source: NearMap Imagery 2024

BACKGROUND INFORMATION



Previously Approved Site Plan

Outlot B

Expansion
of Outlot B
by elimination
of 3 lots



Updated Site Plan

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.

BACKGROUND INFORMATION

No changes to the following:

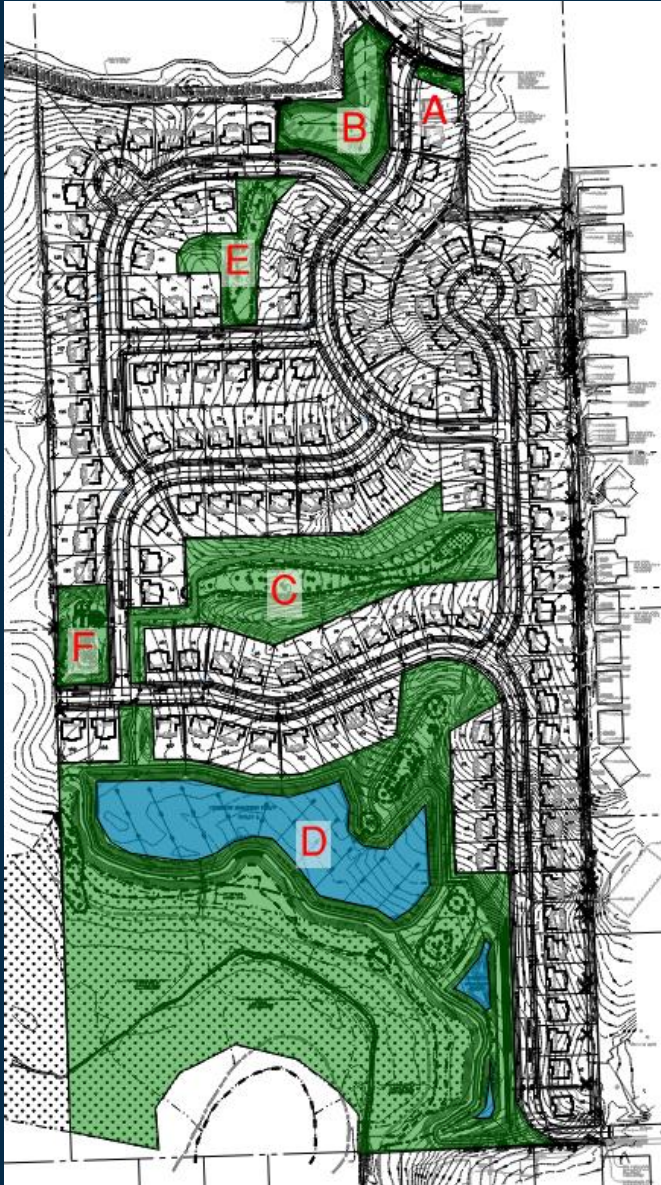
- Floor plans, building elevations, vehicular and pedestrian circulation, setbacks, lot sizes, park land improvements, traffic impact, anti-monotony provisions.
- Lot sizes, including the approved modification to allow a reduction in min. lot widths from 80' to 75'-77' for standard (rectangular) lots,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



Expansion
of Outlot B

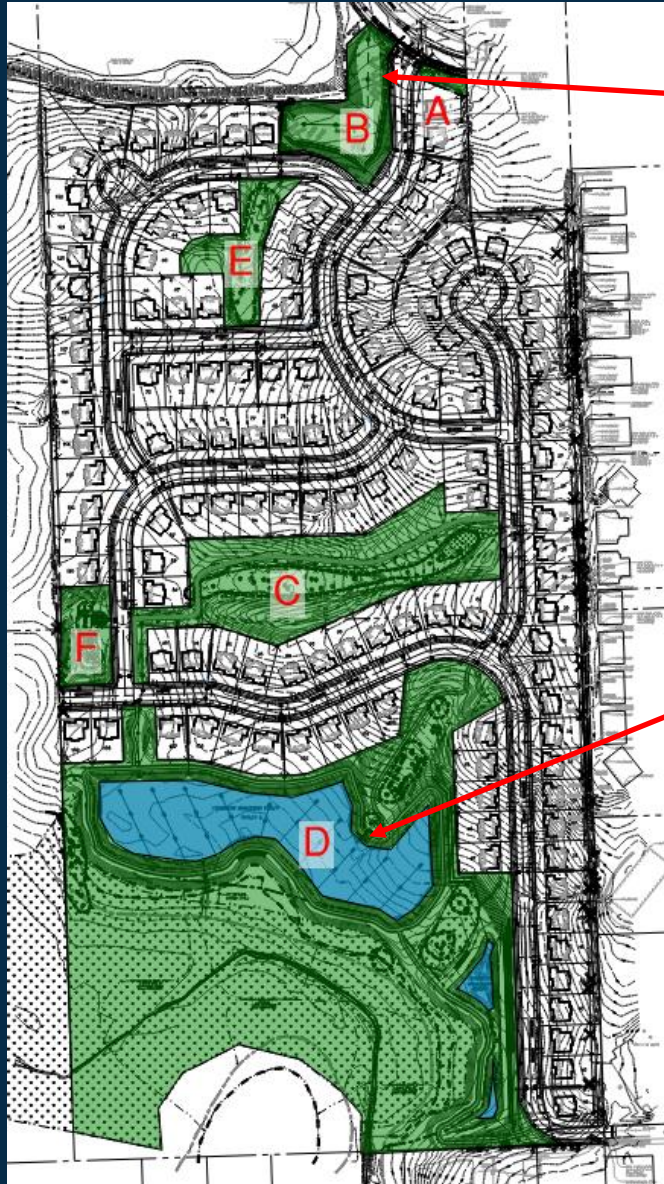
Reduction in
number of
homes from
132 to 129

RESIDENTIAL PLANNED DEVELOPMENT



- 129 single family lots
- DENSITY
 - Proposed Density = 2.3 dwelling units/net acre
 - Allowable Density = 2.5 dwelling units/net acre
- COMMON OPEN SPACE
 - Proposed Common Space = 37%
 - Required Common Space = 25%
- LOT COVERAGE (R-3 District)
 - Proposed lot coverage = 34.5%
 - Max. permitted lot coverage = 45%

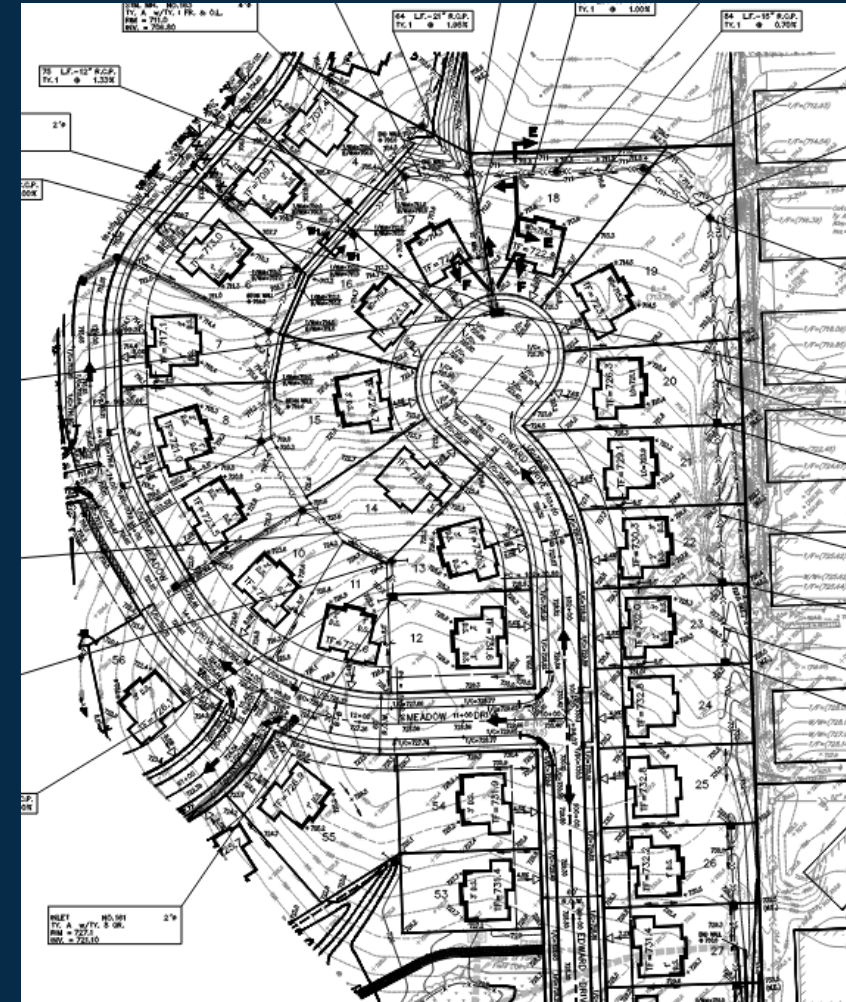
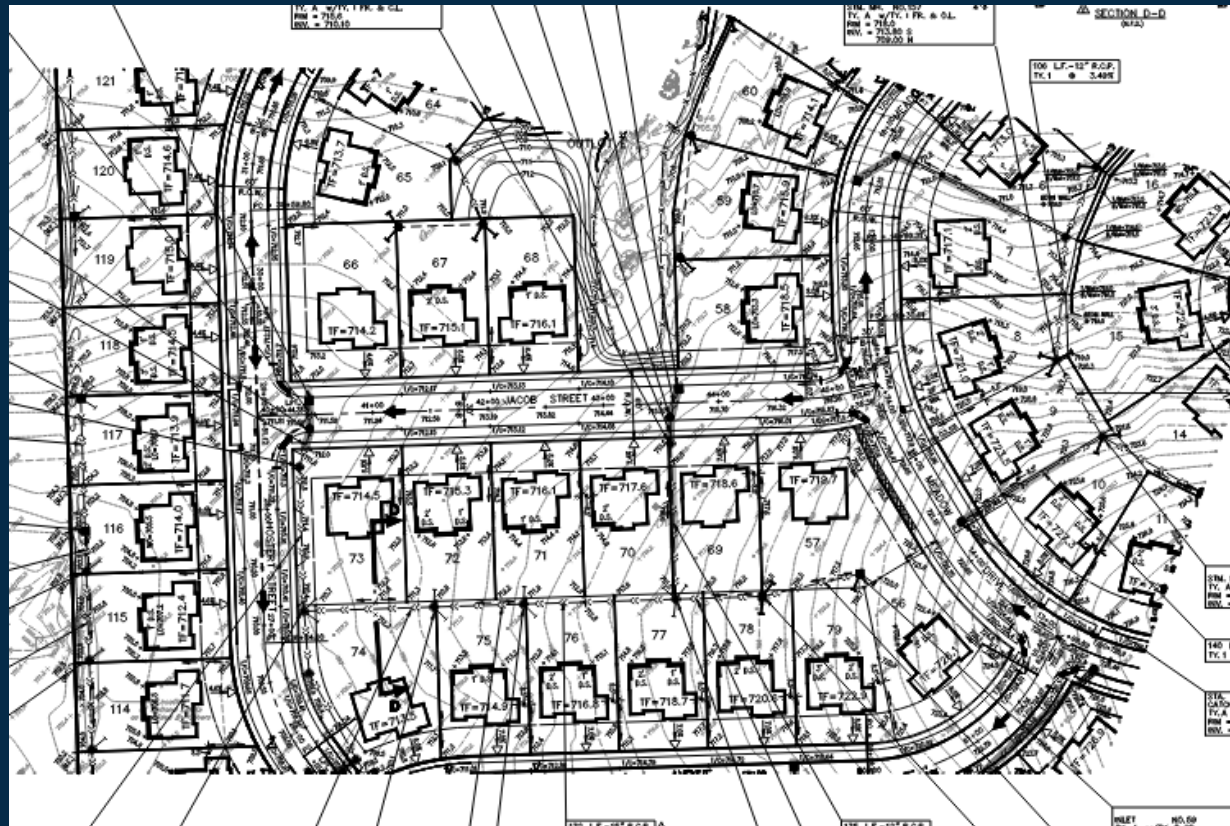
STORMWATER MANAGEMENT



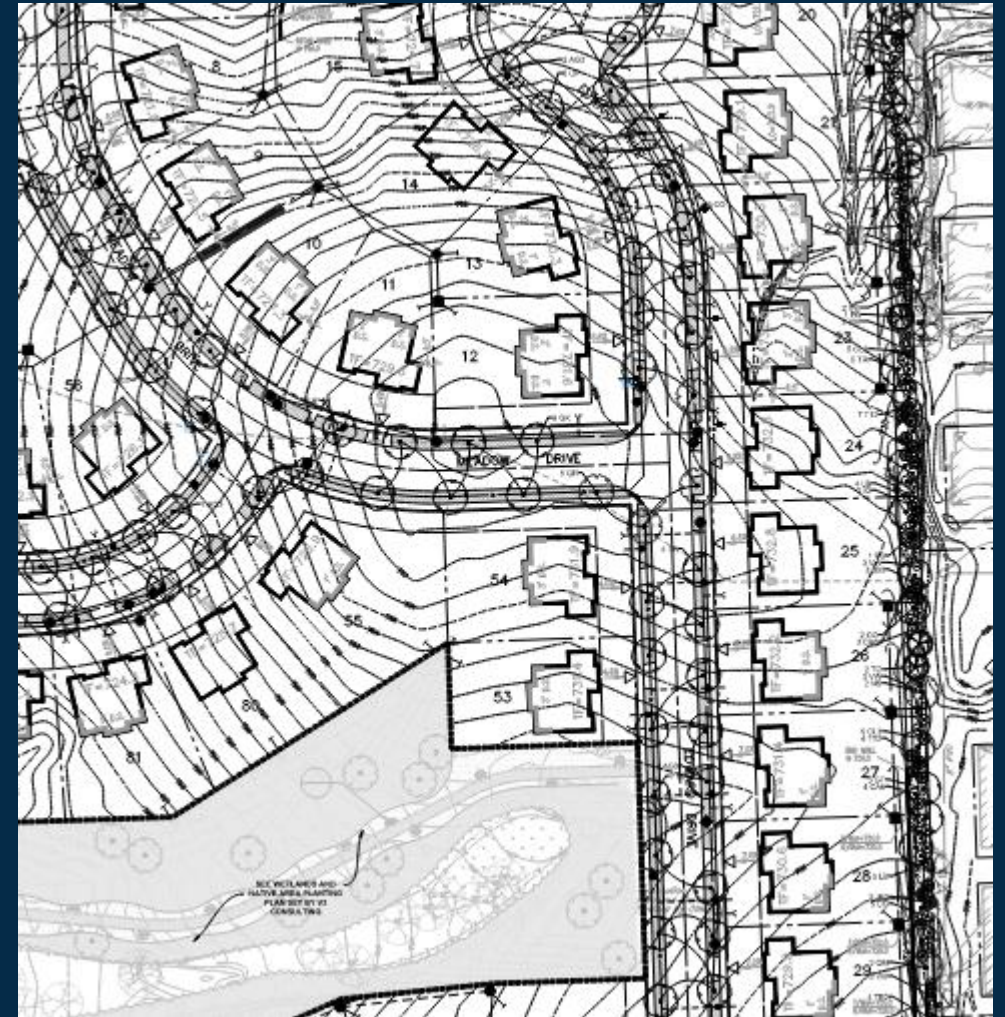
OULOT B PROVIDES VOLUME CONTROL BIO-SWALE FOR THE NORTHERN PORTION OF THE PROPERTY

OUTLOT D CONTAINS A STORMWATER MANAGEMENT FACILITY FOR THE SOUTHERN PORTION OF THE PROPERTY WITH AN APPROX. STORAGE VOLUME OF 71 AC-FT.

ENGINEERING PLAN



LANDSCAPE PLAN



[illegible]

REQUESTED ACTIONS

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)

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 A SPECIAL USE PLANNED DEVELOPMENT PERMIT WITH MODIFICATIONS (ESTATES AT RAVINIA MEADOWS BY PULTE—16100 RAVINIA AVENUE)**





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THANK YOU