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Staff Report to the Plan Commission

Estates at Ravinia Meadows by Pulte

Prepared: 01/03/2025

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

Purpose: The petitioner seeks approval of a Special Use Permit to construct 132 single family detached dwelling units on an approximately 72.56-acre site located at 16100 Ravinia Avenue.

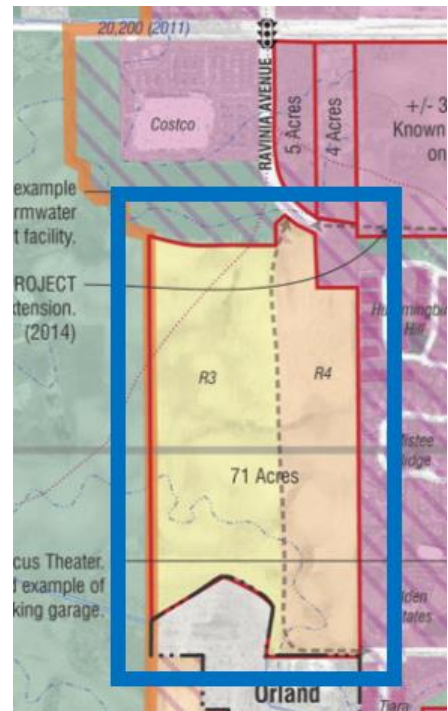
Requested Actions: The petitioner seeks approval of a Special Use Permit for a Planned Development with Modifications from the Land Development Code (LDC); a Special Use Permit for Disturbance to a Nontidal Wetland; and approval of Site Plan, Landscape Plan, Elevations, and Subdivision.

The requested modifications include 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.



2013 Comprehensive Plan

Partial Regional Core Planning District Map

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 Planned Development

ADJACENT PROPERTIES

	Zoning District	Land Use
North	COR Mixed Use District	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 approx 40' grade difference across the site.

To the immediate north of the site is a naturalized stormwater management facility that is referred to as a “Good Example of a naturalized stormwater facility” in the Comprehensive Plan.

In 2005, a Covenant and Grant of Stormwater Drainage Easement Agreement was signed between Costco Wholesale Corporation and the Catholic Bishop of Chicago (previous owner 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 and the project sites. Per the agreement, Costco is responsible for maintenance of the SMF.



Aerial Photograph, Nearmap, June 2024

SITE PLAN

The site plan indicated 132 dwelling units, and six outlots (A,B,C,D,E & F). Outlots A and B are located along Ravinia Avenue; Outlot C is an approx. 4-acre common open space in the middle of the development; Outlot D contains the Stormwater Management Facility (SMF) for the southern portion of the site. The petitioner will construct a playground on Outlot F that will be maintained by the Village.

Outlot B will house a monument sign for the development, and petitioner intends to install fences along the southern borders of Outlots A and B.

The stormwater in southern portion of the project site is managed with three detention ponds on Outlot D, with a storage volume of approx. 71 Ac.-Ft. The Costco stormwater management facility to the north of the site provides an additional storage volume of 20 Ac.-Ft.

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

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



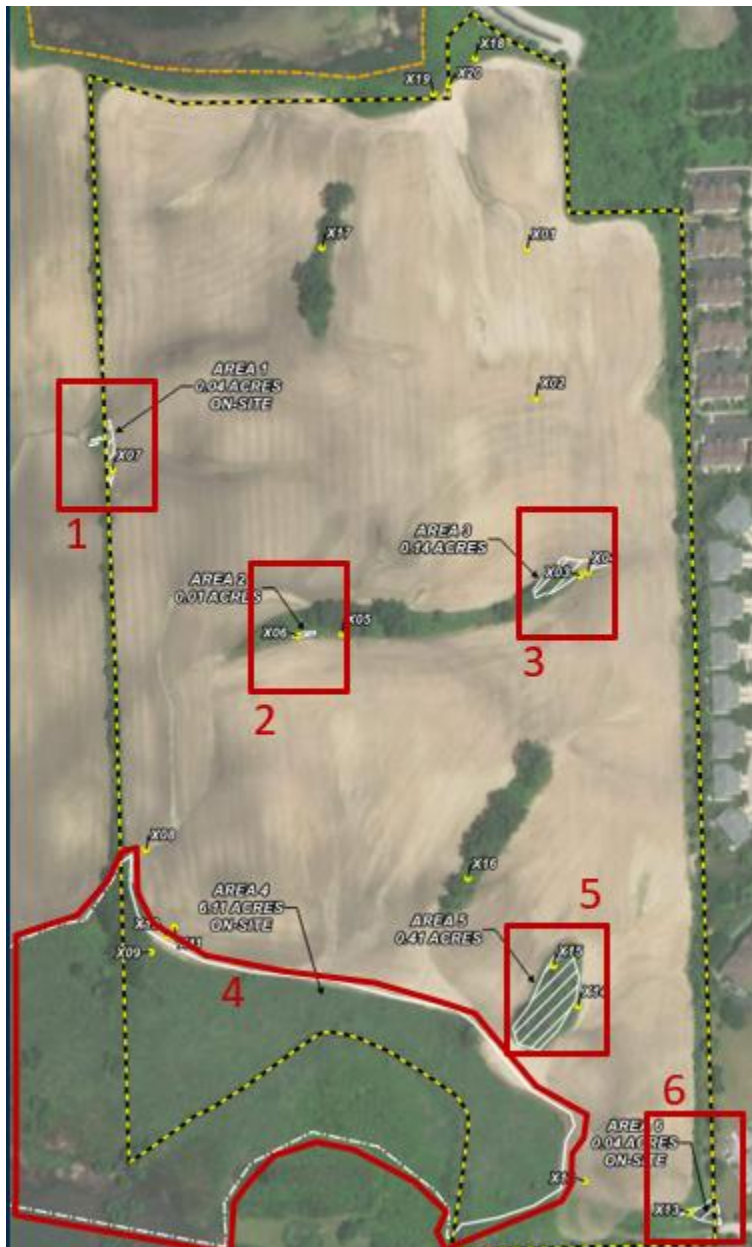
Estates at Ravinia Meadows – Site Plan

(along the south side of Ravinia road), 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 path that connects the common open spaces on Outlots C, D and the playground. The multi-use path weaves around the detention ponds, and is equipped with three benches along the path.



Wetland Disturbance

The LDC requires a Special Use Permit for any disturbances to a non-tidal wetland. A wetland delineation report has been submitted for this 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.

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

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 34.5% of its area to serve as common open space, significantly exceeding the minimum requirement.

LOT COVERAGE

Maximum Permitted Lot Coverage in R-3 District	45%
Proposed Lot Coverage	34.3%

Density

The proposed development has 132 dwelling units, built on 55.99 acres of Net Buildable Area yielding a density of 2.35 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	15' from property line	15'
Side		
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 2-5yr-olds and 6-12yr-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 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 16,000 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.

State of Ravinia Meadows - Site plan highlighting locations of units seeking modification for min. 66' lot widths along curved portions of the roadway.

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.



Aerial photograph, Nearmap June 2024 – depicting the location of the Project Site and the intersections that were analyzed in the Traffic Impact Study

PRELIMINARY CIVIL ENGINEERING PLAN

The petitioner seeks a plat of subdivision for the Planned Development. The plat, prepared by CEMCON, Ltd., last revised December 6, 2024, has been preliminarily approved by the Engineering Department for this case. The preliminary engineering plan, prepared by CEMCON, Ltd, last revised December 6, 2024, 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 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 November 27, 2024, 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.

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 January 3, 2025;

And

Staff recommends the Plan Commission approve a **Special Use Permit** 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 December 6, 2024, the **Preliminary Landscape Plan for Estates at Ravinia Meadows** last revised November 27, 2024, **Preliminary Engineering Plans for Estates at Ravinia Meadows** last revised December 6, 2024, 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 area and all associated stormwater facilities and retaining walls shall be privately owned and maintained by an established Homeowners Association (HOA).
- d. A special service area (SSA) shall be established to assure the privately owned detention pond will be maintained to Village standards.

- e. 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.
- f. Prior to the adoption of the Final Landscape Plan by the Board of Trustees:
 - 1. A Monitoring and Management Plan is required for naturalized vegetation areas.
 - 2. The Final Landscape Plan must meet diversity requirements described in Section 6-305.E.5.b. of the ordinance.
 - 3. A detailed landscape cost estimate must be provided for all proposed planting and associated work, including post-construction monitoring and management of native landscapes.
 - 4. Stormwater Management Area Landscape Plan with species lists and seeding/planting rates is required.
 - 5. Landscape parkway plan for plantings required at proposed roadway changes (at turning lanes, plant material removals, proposed plantings etc.)
 - 6. Minimum plant sizes must be met.
 - 7. Remaining wetland comments must be satisfactorily addressed.
- 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 **Modifications** 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 1-2, prepared by CemCon Inc, last revised December 6, 2024, 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.