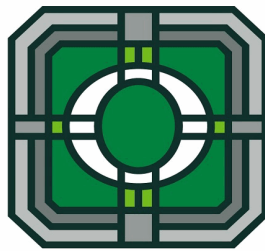


VILLAGE OF ORLAND PARK

*14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org*



Meeting Minutes

Tuesday, January 7, 2025

7:00 PM

Village Hall

Plan Commission

*Nick Parisi, Chairman
Edward Schussler, Vice Chairman
Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zaatar,
Daniel Sanchez and John Nugent*

CALLED TO ORDER/ROLL CALL

The meeting was called to order at 7:00 p.m.

Present: 5 - Member Sanchez; Member Nugent; Member Paul; Member Schussler, Member Zomparelli

Absent: 2 - Chairman Parisi, Member Zaatar

APPROVAL OF MINUTES

2025-0031 Minutes for the December 17, 2024 Plan Commission Meeting

A motion was made by Member Zomparelli, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 5 - Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Zaatar

PUBLIC HEARINGS

OPEN PUBLIC HEARING

A motion was made by Member Zomparelli, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 5 - Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Zaatar

2024-0676 Estates at Ravinia Meadows

Village Attorney Anne Skrodzki swore in Petitioners on behalf of Pulte Home Company, LLC.

Attorney Patrick Woytek from Sosin, Arnold & Schoenbeck, Ltd., representing the petitioner, gave a brief introduction on the planned residential community of 132 detached single-family homes on about 72.56 acres of property located south of Costco at 16100 Ravinia Avenue extending south to 165th Street. The petitioner seeks approval for two special uses and a variety of plan approvals. (refer to audio)

Petitioner Fabian Fondriest, Land Acquisition Manager from Pulte Home

Company, LLC, gave a brief presentation on the history of Pulte with this planned development being the first Orland Park community in 20 plus years. He discussed the site plan, comprehensive plan with a mix of R3 and R4 zoning, plan highlights including a new playground and public trails, floorplans, and color renderings. (refer to audio)

Planner Sangita Santhanam respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Ms. Santhanam gave a brief presentation detailing the project site, comprehensive plan, requested actions, planned development, requested modification regarding lot widths, parkland improvements, stormwater management, special use for disturbance of non-tidal wetlands, building elevations, anti-monotony exhibit, landscape plan and approval of plat of subdivision. (refer to audio)

Ms. Santhanam stated the staff recommends the Plan Commission approve a Special Use Permit for Planned Development for Estates of Ravinia Meadows subject to conditions, a Modification from the Land Development Code to allow for a reduction in minimum lot widths from 80' to 75'-77' for standard lots, and 66' for lots with curved frontage, and the Preliminary Plat of Subdivision.

[Members of the Public]

Sharon Barta was sworn in by Ms. Skrodzki. Ms. Barta spoke on behalf of her father who owns 10 acres of property adjacent to the proposed development that's been in their family for over 50 years. Their concern is where the water will be going. Ms. Barta stated that every time something gets built around us, the water is being dumped on our land. What used to be 100% farmable land has now got a center area that the Army Corps has called wetland that is now full of phragmites. She also stated the Costco Pond is not being maintained and is full of mud, and when it rains, the water flows across her father's land. (refer to audio)

Vice Chairman Schussler clarified, you have two questions. One is how the water is going to be handled on the site, so it doesn't impact your father's property. Your second question is a statement that the Costco Pond is not being maintained. Is that correct?

Ms. Barta responded it's not maintained and not adequate. It's not even adequate for Costco's footprint.

Vice Chairman Schussler asked do you have any more questions.

Ms. Barta stated this has been going on for 50 years. First it was Best Buy, then it was the housing development behind us, then it was Costco and now we have

another development. For 50 years water's been dumped on our land and now they're telling us we have 3 acres of wetland when it was 100% farmable 50 years ago. That's my grievance and I want this addressed. (refer to audio)

Bob Stewart was sworn in by Ms. Skrodzki. Mr. Stewart stated the development backs up to his property and wants to know if there are any provisions for a berm breakage between the properties. He has a very small backyard and wants to know how far the houses are going to be from the property line. Will there be some greenery or fencing? Also, during the construction period, what is the contractor going to do to prevent the dirt from blowing around during dry conditions? Will there be a traffic plan? Is it going to stay with the north and south traffic on 165th Street? (refer to audio)

Vice Chairman Schussler responded the Village would like to put Ravinia through to 161st Street. That's the long-range plan for that to happen at some point. Right now, the southern exit out of this subdivision is 165th Street.

Mr. Stewart replied that's all I have.

Daniel Braglia was sworn in by Ms. Skrodzki. Mr. Braglia stated his property also backs up to the proposed development and his concern is the traffic. We had nothing but problems with the Village put that five-story hotel which is a fiasco. There is no traffic light there. We have to file complaints constantly. They told us there would be no semi traffic coming down 97th Avenue and it's constant going to the hotel. Where is traffic going to go with 132 new houses? The 161st Street intersection is a death waiting to happen. They said there would be a traffic light put there. Can IDOT do something about it before the project starts? (refer to audio)

Vice Chairman Schussler responded if you look at the plan there are 2 ways traffic will get to this subdivision, and it doesn't go through your subdivision. They can get to it off Ravinia from the north or off 165th to the south.

Mr. Braglia replied if Ravinia goes through.

Vice Chairman Schussler responded no, they can get to it off Ravinia as it exists right now.

Mr. Braglia stated you can't get to 165th from Ravinia right now.

Vice Chairman Schussler replied they can get to the north end of the subdivision from Ravinia. The south end of this subdivision will exit onto 165th. Anybody that wants to go to the south end can come in off 165th. If they're coming from the north, they can come down Ravinia. They don't go through your subdivision.

Mr. Braglia asked if they're going to use 161st Street.

Vice Chairman Schussler responded no. Later, if Ravinia is put through to 161st, that would be another way.

Mr. Braglia stated that was the original plan before the hotel was built, that Ravinia was going all the way through 161st Street and 161st Street would be renamed to Ravinia. That never happened.

Vice Chairman Schussler stated let's have the Village Engineer talk about that but I'm pretty sure he's going to say that the long-range plan is for Ravinia to be extended to 161st Street and for a traffic light to be put at 161st and LaGrange Road. The reason that traffic light wasn't put in when LaGrange was widened is there wasn't enough traffic at the time to justify the light.

Mr. Braglia asked there's not enough traffic there now with the hotel and everything?

Vice Chairman Schussler responded they'd have to do another study. They're called warrants. You have to have a certain amount of traffic that goes through the intersection during a certain period of time to justify a traffic light.

Mr. Braglia replied you're telling me the same thing that was told to us before the hotel went up. (refer to audio)

John Chermak was sworn in by Ms. Skrodzki. Mr. Chermak shared his concerns about his 9.6 acres of property next to Costco Pond and mentioned the same concerns his daughter, Ms. Barta mentioned about the water running onto his property. He also mentions the flooding at Petey's property and thoughts he has about the Village. (refer to audio)

Jerome Kmiec was sworn in by Ms. Skrodzki. Mr. Kmiec stated his concern is the traffic. We've got 21 townhomes in our subdivision with senior citizens. It's going to be very difficult if you're going to have traffic coming through there to get out. There is no light on 165th so you have to go north by Marcus Theatres to get out. Is there going to be a light at 165th? Also, what is the average price of the homes that are going in and what other developments are being considered east and west of where these homes are going? (refer to audio)

Mary Lou Sipple was sworn in by Ms. Skrodzki. Ms. Sipple stated her first concern is the traffic. We're right where Marcus is and within the last two weeks, if you look at your police report, there have been two severe accidents where you couldn't get in or out at 163rd. Second, what is the base price and range of the price of the homes? Third, has any thought been given to the amount of students that are going to be coming in and going to Districts 130, 135, and 230? The last item, how many more individuals are going to need to be hired for the amount of homes for the police department, fire department, etc.? (refer to audio)

Tim O'Shea was sworn in by Ms. Skrodzki. Mr. O'Shea asked when the project will start and finish. He stated that the back of his property goes up to the farm and asked if they're going to put up fencing.

Vice Chairman Schussler asked Mr. Fondriest what the price points are.

Mr. Fondriest stated the base prices will start in the high sixes and we expect to be selling in the low 800's after the optional structural upgrades. \$600,000 to \$800,000.

Vice Chairman Schussler asked if the project is approved, when do you anticipate starting the project?

Mr. Fondriest responded assuming we get full approvals this year, we would probably start moving dirt in late summer, early fall of this year and then it would be about a 3-3 ½ year project, 2028/2029.

Vice Chairman Schussler added the finish date is as quick as people buy the houses. That's a hard one to answer.

Mr. Fondriest replied yes, it's once we've sold through the entire community.

Vice Chairman Schussler stated as far as the number of students, the Village has an ordinance that requires a developer to make a contribution to the school districts (135 and 230) based upon the number of students who will be projected, based on the number of bedrooms, it's a mathematical calculation. They'll have to make those contributions to the school districts.

Vice Chairman Schussler added we don't know how many additional staff we'll need. We might not need any for this, it's not a large subdivision as far as subdivisions go. If additional staff are needed, of course the Village Board would hire additional police officers. It depends upon what happens with other developments as to how quick the Village would add additional staff. That's a Village decision.

Vice Chairman Schussler asked how does Pulte plan to minimize the dust in the air during construction.

Mr. Fondriest responded Pulte has our own corporate standard erosion control plan which goes above state requirements. Not only do we meet state municipality but obviously state requirements which are even more stringent. We have our own process that we hold ourselves to for these projects.

Vice Chairman Schussler added there will be dust and they'll do their best to minimize it. They have state requirements to meet, local ordinances to meet but there's no way you're going to entirely avoid the dust. It's just going to happen.

Vice Chairman Schussler asked Senior Engineer, Peter Puljic, if the Village has studied the Costco Pond and if it's operating the way it's supposed to operate.

Mr. Puljic responded the Village hired an engineering company to assess all the Village and private owned ponds. I can take a look and see if they had any kind of comments on their assessment with the Costco Pond. As far as the storm water, when reviewing the [Costco] plans, all the storm water goes to that pond. (refer to audio)

Vice Chairman Schussler asked can you address the issue of potential flooding.

Engineer Chris Morgart from Cemcon, Ltd., responded as far as what drains to the Costco Pond right now, there are about 20 acres in the north that goes straight into that pond. We're going to be maintaining that same acreage and reducing it by about an acre, a little over 50 acres will be draining to the south to our detention basins.

Vice Chairman Schussler stated you're saying right now there are 20 acres that go into the pond right now?

Mr. Morgart replied yes, correct. Nineteen acres is going to be going to that pond so we're reducing it by about an acre. I don't know that that's going to do much for that situation. We haven't studied the Costco Pond. The agreement is that we have the right to have 20 acres drain to that pond which is what goes there now.

Vice Chairman Schussler asked how we know this project is not going to cause flooding. These individuals indicated that the Costco Pond doesn't adequately handle the water right now and now we're going to have houses built on it with roofs and driveways. What guarantee or representation do we have that this development is not going to exacerbate what is alleged to be a problem?

Village Engineer Aladdin Husain responded I'll preface this by saying I don't have a lot of history with this project. As Peter stated, we can look at the Costco Pond. As far as the rest of the site and how it drains, I believe in the back lots on the east they have a storm water sewer and a retaining wall that gives a physical barrier to the water. (refer to audio)

Mr. Morgart added when the Costco Pond was designed and built, it was designed for 20 acres of our site. The agreement allows for 20 acres at 76% impervious. We're sending 19 acres at 48% impervious and should be reducing the runoff to that pond with this development. Costco is in charge of the maintenance of that pond and maybe that hasn't been addressed.

Vice Chairman Schussler clarified that this development will not cause additional water to go into the pond than what's going in now. Your point is the pond is not

adequate because it's not properly maintained. That is something that has to be looked at immediately and the Village Engineers will do that. As far as we're concerned, what they're proposing is going to make it better than it was. (refer to audio)

Vice Chairman Schussler asked about the traffic study.

Mr. Fondriest responded we did do a traffic study. It was reviewed by staff and there were no comments on the traffic study itself. Our two entrances are off Ravinia and off 165th so there shouldn't be any cutting through. I know that was a concern.

Vice Chairman Schussler added so there'll be no cut through traffic in the subdivision to the east. Peter, did you review the traffic study?

Mr. Puljic replied yes, and staff found no comments. Regarding the traffic counts, we found that adequate.

Vice Chairman Schussler asked if Engineering could expand on how the subdivision is going to affect the traffic at 165th and LaGrange and at Ravinia and 159th.

Mr. Husain responded there wasn't found to be much traffic. The traffic study is showing the Saturday peak hour, that's in brackets, and the parentheses is the PM peak hour. The number not in parentheses is the AM peak hour. It's not showing a lot of traffic being generated at 165th Street. The question regarding putting a signal there, LaGrange is an IDOT route. That would have to go through them, and it would have to pass a warrant analysis. (refer to audio)

Vice Chairman Schussler added so you're saying that the traffic study given to us says this subdivision will not generate sufficient additional traffic to warrant a traffic signal at 165th and LaGrange.

Mr. Husain replied I'm not saying that for certain. I'm saying that it would have to be studied, and they'd have to look at what the warrants are.

Traffic Engineer from KLOA, Inc. Andrew Bowen stated LaGrange Road is what's called a Strategic Regional Arterial by IDOT. They have on top of the regular warrants, extra strict criteria. The amount of traffic that would be required to warrant a signal is very high and the amount of traffic that will be generated by the development is low and not even close to those warrants. (refer to audio)

Vice Chairman Schussler asked what about the impact on Ravinia and 159th Street. There's already a signal there as we all know.

Mr. Bowen responded there's already a signal there and the amount of traffic that

the development generates is going to be only a couple percent of the amount of traffic going through that intersection. It's not going to change much. Costco generates most of the traffic.

Vice Chairman Schussler added Costco generates all the traffic from the south for that signal. There was a question whether there was going to be a berm in the backyards. I don't think you are required under the ordinance to put a berm when you have a backyard of a single-family adjoining the backyard of another single-family.

Mr. Fondriest responded, correct. You can see we do have a landscape buffer along that eastern edge and all those lots that run on our eastern edge exceed code. The minimum depth requirement is 125 ft. for these lots and we're at 150 ft. deep so there's additional space in these lots for the homes to be set back from the existing homes there. The existing homes on the east are at a higher elevation than where our homes will be. (refer to audio)

[Member of the Public]

Susan Stratton was sworn in by Ms. Skrodzki. Ms. Stratton stated I would like to have a single-family home. I don't know if someday you're planning on a two-bedroom, two-bathroom, two-car garage because I don't want a homeowner's association. I want my own house. We have trouble with our pond too because we're a half a block away. We have mold, all the disease and respiratory/eye problems. I don't understand what's the difference of having a pond where you have rain from your roof going into it from the sanitary district. I thought that was supposed to be for the sewer. Why doesn't the Village of Orland Park maintain these ponds? I imagine the builder will wet the ground for the dust, but I would like to know is there any chemicals added to that? Is the homeowner's association with this project only going to be for the parks and the pond? (refer to audio)

Vice Chairman Schussler responded half of the ponds in the Village of Orland Park are maintained by the Village. The other half are maintained by the homeowner's associations and that's the way it has gone. About seven years ago the Village changed their position and decided they are not going to be responsible for any additional ponds. All the ponds that are being constructed as of seven years ago and right now into the future, unless the Village Board changes its position, are going to be maintained by the homeowner's associations. At the same time they did that, they decided any new projects that they approve will require a special taxing district that will be dormant unless the homeowner's association does not maintain the ponds. At that point, the special taxing district called an SSA would come into effect. It would levy a tax amount collected by the county collector and that would then be used to take care of the pond maintenance the homeowner's association neglected to do. Vice Chairman further explains the study of all ponds the Village is conducting, and the letters being sent to bring ponds up to code. He refers resident to Tyler Hartman at Public Works. (refer to

audio)

[Commissioners]

Commissioner Sanchez stated I have a question regarding modification number one. We require lot widths of 80 and we're looking to go down to 75/77, even as low as 66. I know in the report you support the modification but is there any concern with some of the smaller sizes being too dense?

Ms. Santhanam responded we looked at it multiple ways. I think the big picture here is that they are conforming to the lot sizes. The minimum lot size is 10,000 sq. ft. and their lots' minimums are 10,000 going up to 16,000 sq. ft. and the depth of the lots exceed the 125' we require. In light of the size of the lots, we don't have a problem with the minimal reduction in the lot widths.

Commissioner Sanchez replied I don't have any other questions. It looks like a nice development.

Commissioner Paul stated I know there's a concern about traffic with 132 units. I'm not sure how much at any given time that's going to add. For example, 200 drivers there at any given time, how many of those 200 drivers are going to be at any one particular intersection, probably not a lot. One thing we know that IDOT does is react, they don't proact. They don't fix a problem until there's a problem. There's no way you could ever postpone a project waiting for IDOT. We wouldn't have anything built. It was mentioned that builders do everything in their power to mitigate the debris and dust. What exactly do you do? (refer to audio)

Director of Entitlements Matt Brawley with Pulte Home Company stated MWRD, the Village, and the state have regulations as far as soil erosion control. We also have our own national standard as Fabian said. We have individual lot requirements. We'll have a silt fence or silt logs around the perimeter of the site. When it comes to the mass excavation of the entire project, I believe we can do some wetting to keep the dust to a minimum. (refer to audio)

Commissioner Paul stated we're saying the Costco Pond can hold 20 acres at 75% impervious and we're saying that's good because this is only going to be 45%, but if what these residents are saying is accurate, and I have no reason to believe it's not, is it's 0% impervious and it's not working, how do we know that it's going to work at 45?

Mr. Morgart responded there's this thing called a runoff curve number which is what takes into account the impervious area. When we looked at it with the existing condition, with the field and woods that are there, you're running at a runoff curve number of about 84. When you look at it with the homes and roads you're basically at the same 84. (refer to audio)

Commissioner Paul replied if that pond was up to standard, and I'm assuming the one on the south will be because it's going to be new, does that take care of the problem?

Mr. Morgart responded I can't speak to whether that existing Costco Pond is up to standard.

Commissioner Paul stated if it was up to standard.

Mr. Morgart responded that's what it's designed for.

Commissioner Paul replied you're saying that if that pond is up to standard then we don't have anything to worry about.

Mr. Morgart responded, correct.

Commissioner Paul asked how do we, staff this is probably to you, before this gets started, what can we do ahead of time to ensure that before a project like this begins that pond is up to standard, so we don't have a problem later that we have to fix?

Mr. Puljic responded we can reach out to the Costco owners and tell them to bring their pond up to compliance. We still have time to have that communication.

Commissioner Paul stated these guys are talking about starting late summer. Is this something that can be done?

Mr. Puljic responded I can call tonight.

Commissioner Nugent added we've already studied it. I think before this advances to the Board or Committee of the Whole, we should pull out this pond. I can't believe we're here tonight and you can't unequivocally, before these people, know that that pond is up to standard. Pulte has every right to use 20 acres of that pond. (refer to audio)

Mr. Puljic replied you bring up a good point, but Engineering does not maintain the ponds. It's Public Works. (refer to audio)

Commissioner Nugent responded as Mr. Schussler said, the Board and mayor have been very proactive on the ponds, and they already know before the reports, I think the attorney might know, 50% of the ponds are deficient. That's why we did the study. (refer to audio)

Commissioner Paul continued I like this idea. I think it's a good use for the land. It's been vacant for a long time. I want to support this, but I need to have some kind of assurance that before something like this goes off, we can be assured, these

residents, and the people buying homes are not going to have flooding problems. How do we know it's going to get fixed ahead of time? (refer to audio)

Development Services Assistant Director Carrie Haberstich responded I'll try and respond before this goes to the Board of Trustees, assuming that you would recommend approval and have this project move forward. We can work with Tyler in Public Works and understand what the conditions report states for the Costco Pond. If it won't be fixed, we'll at least know what Costco needs to do to make sure the pond is operating the way it should to accommodate the Pulte development.

Commissioner Paul stated I can't imagine this is the first time we've had an issue with a pond. What has the timeline been in other cases where a pond has not been up to standard?

Ms. Skrodzki responded I can explain a little bit about the approval process and how things get reviewed. Prior to the development going into place, this body is a recommending body, they're here to talk about the special use and the modifications that have been requested by the builder and their purpose is only to look at those items and make a recommendation to the Village Board on whether to pass those or not. Engineering, always with storm water management has to be finalized to code and to the standards of the Municipal Water Reclamation District. Those are two different standards with regards to storm water discharge, flooding, etc. that as the project is finalized and approved, absolutely have to be in place before the development goes forward. Although that's a later stage in the approval process that does happen before anything is built.

Commissioner Paul replied that answers my question.

Vice Chairman Schussler added we're looking at the aspects of the project and before they can start the project the final engineering will have to be approved, and it'll have to meet the Water Reclamation District and Village standards. If there's a problem with the pond at that point, the project will get delayed until that's resolved. (refer to audio)

Ms. Skrodzki stated with regards to condition, that's not necessarily Pulte's responsibility. We've discussed there may be enforcement action that takes place separately and concurrently to the approval process. One thing is not necessarily conditioned on another and they can both proceed in parallel course.

Vice Chairman Schussler clarified, are you saying in so many words the Village would come down on Costco and make them fix it?

Ms. Skrodzki responded, in so many words.

Commissioner Nugent stated overall when I saw your seven floor plans and your

three to five elevations and the optional three-car garages, what percentage of the lots that you're proposing can have the three-car garage option?

Mr. Fondriest responded all of them. We designed it to be able to fit a third car garage option.

Commissioner Nugent stated with the Village requirement where you can't exceed the amount of width, will there be too much garage on the front to do that?

Mr. Fondriest responded there won't be.

Commissioner Nugent added some of your lots are 62 ft., right?

Mr. Fondriest replied from the property setback line and that's where the width dimension for our property for the home lot comes in. Those we comply and align with Village code.

Commissioner Nugent asked, referring to Gleneagles, if they had different classes. (refer to audio)

Mr. Fondriest responded, right. There are three different products there. This is one product type that we're offering here.

Commissioner Nugent replied the phase where the homes are centered to your entrance, there are not a lot of three-car garages there though?

Mr. Fondriest responded, no. For some of our different product types for this community, like Gleneagles, we're offering various styles. In Gleneagles we have three styles. (refer to audio)

Commissioner Nugent stated you have single-family between the two classes. The lesser class, a lot of those people have two-car garages.

Mr. Fondriest replied those don't have the third car garage option.

Commissioner Nugent asked you don't have the width or people didn't choose them?

Mr. Fondriest responded our lots don't allow for that. If you want the third car garage in that case, you would have to go with a larger lot.

Commissioner Nugent asked if a lot of variances have been given under 80 ft., or any single-family neighborhoods with less than 80-foot-wide lots? (refer to audio)

Vice Chairman Schussler responded we haven't approved too many in the last two years. I don't recall.

Commissioner Nugent asked do we have any 80 ft. lots on here?

Mr. Fondreist responded they're all 75 ft. minimum, but again, for what we offer what we're asking for is that 3-to-5-foot width reduction. We're offering 10 extra feet minimum on the back and rear yard. The net density for R3 is 2.4, the max allowed is 2.5 units per buildable acre which is 139 units. Even though we are asking for a slight reduction in lot width, we're still coming seven homes under what we would be allowed by code. (refer to audio)

Commissioner Nugent replied, you are and that's great. Part of the reason why you're doing it is because you can't build on your southwest corner. You said earlier you were connecting Ravinia at 165th but technically you're not connecting, you're getting prepared for the future connection to 161st right?

Mr. Fondreist responded there will be a potential future connection. I can't really comment on that. We're not developing that. (refer to audio)

Commissioner Nugent stated you said you were going to maintain the park, but the park will be maintained by the Village based on what the staff said.

Mr. Fondreist replied maybe I misspoke but we're going to build the playground but then we're going to dedicate it over to the Village. We will be taking care of the rest of the outlots.

Commissioner Nugent added I didn't catch that you can walk through all of them and you guys deserve a lot of credit for that. That's very impressive that you pulled that off. The stub street goes to the archdiocese property, right?

Mr. Fondreist responded, yes. Again, for a future development, if the property to the west is ever developed. I can't comment on that.

Commissioner Nugent asked if the archdiocese is selling the property?

Mr. Fondreist replied it's not for sale.

Commissioner Nugent stated no, the property you're buying, is this archdiocese property now.

Mr. Fondreist responded it used to be. It's currently owned by Kypa Companies.

Commissioner Nugent asked is there reason to believe the archdiocese is ever going to sell the other land? I don't love the stub to nowhere.

Mr. Fondreist replied I can't comment on that.

Commissioner Nugent asked did they make you do that?

Mr. Fondreist responded it was a comment from staff to pick that up.

Commissioner Nugent stated just in case it ever did.

Mr. Fondreist replied, yes.

Commissioner Nugent stated even though you have your own green space, and it could be open to anybody, and there is a park, there's no parking anywhere other than the public streets?

Mr. Fondreist responded, no. There's no stall parking.

Commissioner Nugent asked if there is a retaining wall anywhere in the complex. Are you putting a retaining wall somewhere?

Mr. Fondreist replied we are putting retaining walls in a few different spots on the property.

Mr. Morgart added there's the topography on the site. There's 40 feet of fall from the east side to the west. We will have tiered walls along the east side going down.

Commissioner Nugent asked if the landscape will be buried into the tiered walls?

Mr. Morgart responded, yes. They'll be landscaping through the tiers and through the rear yards. The walls won't take up the whole rear yard. You still have some area for landscaping.

Commissioner Nugent asked if the gentleman that owns the large estate at the south end of the property raise any concerns about this project?

Ms. Santhanam responded, no, we haven't heard anything from them.

Commissioner Nugent asked he has no concerns that we have to worry about?

Ms. Santhanam replied, no. Not that we know of.

Commissioner Nugent stated the back is all wetlands and then some of it is running wetland. We're going to have wetlands and pond merging together or are they together in this large south parcel? Parcel D is going to serve as detention and wetlands?

Mr. Fondreist responded they're both housed in outlot D, however, our detention is separate from the wetlands and we're not impacting anything that is Army Corps.

We're not touching that.

Commissioner Nugent asked, the family here in front, until they decide to sell, we're never connecting 161st and LaGrange to Ravinia because they own the connection?

Mr. Puljic replied, correct. That's an ongoing conversation with that property owner.

Commissioner Nugent asked, when Petey's Bungalow property gets developed, we're going to force an exit which will be 161st, are we not? The Petey's people are going to exit at 161st? IDOT's not allowing another curb cut to 161st correct?

Mr. Puljic responded, correct.

Commissioner Nugent stated we're going to have the future development of Petey's Bungalow be 161st Street with traffic going there. The real concern is going to be following Petey's Bungalow's development because now they have a straight shot to 97th Avenue, right?

Mr. Puljic replied, correct. Like I said, that can't happen unless we have some kind of agreement with that owner.

Commissioner Nugent stated you're going to have two dead ends meeting at their property. When people were concerned on the development with Pep Boys and their traffic, IDOT's not going to allow another curb cut. They're going to have to go to the front of the existing businesses and match up to a turn on 161st.

Mr. Puljic responded that's conceptual right now. No plans have been submitted for that. That is an existing 161st road so I'm not sure where these curb cuts are coming in.

Commissioner Nugent shows on the screen where the issues will be. (refer to audio)

Commissioner Nugent added for all the townhouse people, if you go to Gleneagles, that's a massive development, there's no traffic. (refer to audio)

Commissioner Nugent asked if everything behind the office condos on 165th and behind all the properties on 167th are all floodway and where the water goes when it rains? Does it go to where the development's park and pond will be?

Mr. Puljic responded, that's correct.

Commissioner Nugent stated doesn't that all go north now? Seventy percent of the subdivision is going to go south but everybody at 167th going this way (motions)

and the office condos are going to go north and it's all going to go to the pond that they're going to maintain?

Mr. Puljic replied, they proposed underground storm sewers to allow for the extra water.

Commissioner Nugent commented it will be like Schussler Park. There's going to be plenty of new stuff that will absorb all that stuff. Is the natural gradient of that 70% already going south or are we redirecting it?

Mr. Puljic responded, I don't have the plans in front of me but I'm sure it will work out.

Mr. Morgart added we're not redirecting it.

Commissioner Nugent stated it goes south now, right?

Mr. Morgart responded, yes.

Commissioner Nugent added you're going to improve it, it's going to be better.

Mr. Morgart responded to the south, we're going to have roughly a 96% reduction in peak flow from 200 CFS to 9.

Commissioner Nugent asked if Marley Creek, in their studies, overflow to them now.

Mr. Morgart replied yes, it's floodway.

Commissioner Nugent added it's all floodway, right?

Mr. Morgart responded, yes.

Commissioner Zomparelli thanked Ms. Barta and Pulte for bringing the Costco Pond issue to light because we will get it taken care of now. We're probably getting a lot of runoff from that field bringing dirt into the Costco Pond.

Ms. Barta commented.

Commissioner Zomparelli stated we should get this taken care of and like you said you're not breaking ground until end of summer/fall so I think we have some time. I like the project, but I don't like flooding. (refer to audio)

Ms. Barta commented.

Commissioner Zomparelli asked, the staff report states "a vehicular circulation,

traffic calming measures to prevent cars from speeding through the neighborhood or becoming a shortcut”, what does that mean?

Ms. Santhanam responded, we recommended the serpentine layout. We didn't want the street, this main thoroughfare here, to become a shortcut between developments.

Commissioner Zomparelli points to map. Is this what we're talking about here?

Ms. Santhanam replied, yes. It could have been a straight shot bisecting the entire property, but we made them introduce some curves as a measure to prevent people from driving through the neighborhood to get from point A to point B. (refer to audio)

Commissioner Zomparelli stated now the Hummingbird people can cut through here up to 165th and drive through to get to Costco and vice versa if they want to get to LaGrange. It's more of an inconvenience thing but once this family sells their property, we'll get Ravinia through. That's the hope and pray, eventually, and that'll all get cleaned up.

Ms. Santhanam replied, correct.

Commissioner Zomparelli continued, and then we're not going to put calming measures. This is just for the subdivision.

Ms. Santhanam responded, this is just for the subdivision.

Commissioner Zomparelli made additional comments about IDOT and stated I think it's a good development and I'm glad to see it come. Good luck to you. (refer to audio)

Vice Chairman Schussler asked what is the purpose of Outlot B?

Mr. Fondreist responded, that's an entrance, landscape area that's going to house the monument sign.

Vice Chairman Schussler stated it looks like your monument sign is on A, isn't it? I'm talking about B.

Mr. Fondreist replied, our monument sign is on B.

Vice Chairman Schussler asked what's on A?

Mr. Fondreist responded, a small landscape, just a buffer, nice entrance point.

Vice Chairman Schussler asked if there are retaining walls around the pond.

Outlot D. Are there going to be any retaining walls around D, and if so, how high are they going to be?

Mr. Morgart replied, yes. There are retaining walls along the east side. They're 6ft. tiered.

Vice Chairman Schussler commented that's easier to maintain than a 6- or 7-foot-high wall. (refer to audio)

Vice Chairman Schussler asked what an emergent wetland is. What does that term mean? You refer to D being an emergent wetland adjacent to Marley Creek.

Scott Brejcha with V3 Companies responded, an emergent wetland is a vegetated lowland area that meets the three criteria to be named a wetland.

Vice Chairman Schussler asked why there is going to be a fence around the park.

Mr. Fondreist responded, that was staff's request so we're happy to design it.

Vice Chairman Schussler asked staff why they are asking for a fence around the park.

Ms. Santhanam replied, when we talked to Public Works about the park, they brought it up and gave us a specification for a fence that they'd like to see on the sites where the playgrounds abut a public street. A safety measure.

Vice Chairman Schussler added he's surprised the stub street got by Public Works because they hate them. They're hard to plow. But they went around it because it's a short stub street? (refer to audio)

Ms. Santhanam responded, that's correct.

Vice Chairman Schussler stated I'm impressed with the fact that your average lot size is 12,000 and your density is below the maximum. I think your request on the footage of the lots in the front is reasonable. I don't see any problem with that. I think it's a good development. (refer to audio)

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.

A motion was made by Member Zomparelli, seconded by Member Sanchez, that this matter be APPROVED. The motion carried by the following vote:

Aye: 5 - Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Zaatar

CLOSE PUBLIC HEARING

A motion was made by Member Zomparelli, seconded by Member Sanchez, that this matter be APPROVED. The motion carried by the following vote:

Aye: 5 - Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Zaatar

NON-PUBLIC HEARINGS

OPEN NON-PUBLIC HEARING

A motion was made by Member Zomparelli, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 5 - Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Zaatar

2024-0587 Dave’s Hot Chicken - Update Building Elevations and Branding - Amended

Vice Chairman Schussler stated no one is present for Dave’s Hot Chicken and it will be continued.

Ms. Skrodzki added we’ll be continuing to the January 21, 2025, Plan Commission meeting.

The Appearance Review for Dave’s Hot Chicken at 15139 LaGrange Road - Update Building Elevations and Branding, case number, AR-24-00456/2024-0587, as shown on the plans submitted by the petitioner on September 11, 2024, prepared by Design Team Sign Company LLC, was administratively approved on October 7, 2024, subject to the following conditions:

1. That ALL building code related items, including acquisition of permits, are met;
2. That signage is reviewed and approved separately through a sign permit.
3. Existing landscape to be restored per the approved Landscape Plan dated 2/11/2003. Missing plants to be replaced with like species.

4. Existing landscape stone/rock mulch to be replaced with 3" organic mulch.
5. Wall art (on demountable wall panels) to be installed per the petitioner's documents received via email on September 11, 2024
6. Install 4 bicycle parking spaces (2 U-shaped "hoop" racks) within 50' of the main entrance, with 4' spacing between the bike racks.

Dec 26, 2024 Amendment

Detailed Planning Discussion and Update:

On July 29th, 2024, the petitioner submitted an Appearance Review application (Version 1) with a submittal including elevations drawings, and information on outdoor furniture, signage and branding.

The feedback from Development Services Staff was based on Section 6-308 Design Standards. The Purposes of the Design Standards are:

- To create an architectural identity and to avoid monotonous similarity or inappropriateness in exterior design and appearance of property
- To protect and to stabilize the general appearance of buildings, structures, landscaping, and open space areas throughout the Village
- To encourage and promote acceptability, attractiveness, cohesiveness and compatibility of new development so as to maintain and improve the established standards of property values throughout the Village

Considering that the project is not a stand-alone building but part of a strip mall development, staff also notes the following Design Standards:

- Colors should be used harmoniously and with some restraint. Color schemes should consider and respect the character and quality of structures in the area. Excessively bright or brilliant colors should be used only for accent. Materials and colors should withstand the weather well over a twenty-five (25) year period.
- Architectural style should be appropriate to the Chicago area and evaluation of a project shall be based on the quality of design and its relationship to surroundings. The design of structures should display a sensitivity to the best aspects of the character, quality and scale of those structures already existing in the area of a proposed project.
- Monotony of design shall be avoided, however styles should be complementary and should relate to indigenous architecture.
- Buildings and structures shall be consistent with the established neighborhood character and with any adjacent residential property.

Based on guidance and feedback from Development Services, the petitioner

revised and resubmitted elevation drawings on August 25th, 2024 (Version 2).

Development Services provided further feedback on the designs and recommended the use of the accent colors at specific locations on the building elevations.

The petitioner provided a third and final submittal of the elevations on September 11th, 2024 (Version 3). This package depicted three options for the front elevation and two options for the side elevation. Development Services approved one design each for the front and side elevations. These elevations served as the basis of approval for the Appearance Review, approved on October 7th, 2024.

On Dec 13th, the petitioner submitted a letter (attached) seeking the appeal of the denial of their original proposed design submitted on July 29th, 2024 (Version 1). The letter states that the petitioner submitted the alternate design on September 11th, "because of the timing concerns related to its planned opening".

The design package received on July 29th, 2024, does not conform to the Design Standards set forth in Section 6-308 of the Land Development Code. The use of color, halo lighting and LED roof edge lighting do not conform to cohesiveness and compatibility requirements in Section 6-308 Design Standards.

..Recommended Action/Motion #2 (Amended Dec 26, 2024)

The Appearance Review for Dave's Hot Chicken at 15139 LaGrange Road - Update Building Elevations and Branding, case number, AR-24-00456/2024-0587, as shown on the plans submitted via email by the petitioner on July 29th, prepared by Design Team Sign Company LLC, is administratively denied on December 26, 2024.

A motion was made by Member Paul, seconded by Member Zomparelli, that this matter be CONTINUED to the Plan Commission due back on 1/21/2025. The motion carried by the following vote:

Aye: 5 - Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Zaatar

OTHER BUSINESS

2025-0030 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 9:07 p.m.

A motion was made by Member Paul, seconded by Member Zomparelli, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 5 - Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Zaatar