



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

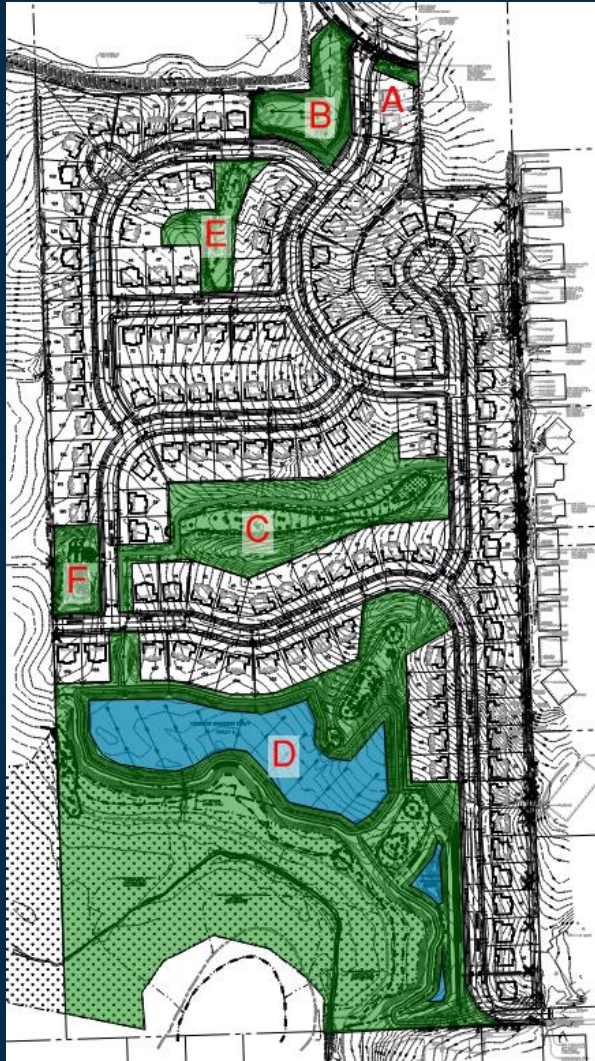
BACKGROUND INFORMATION

- 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:

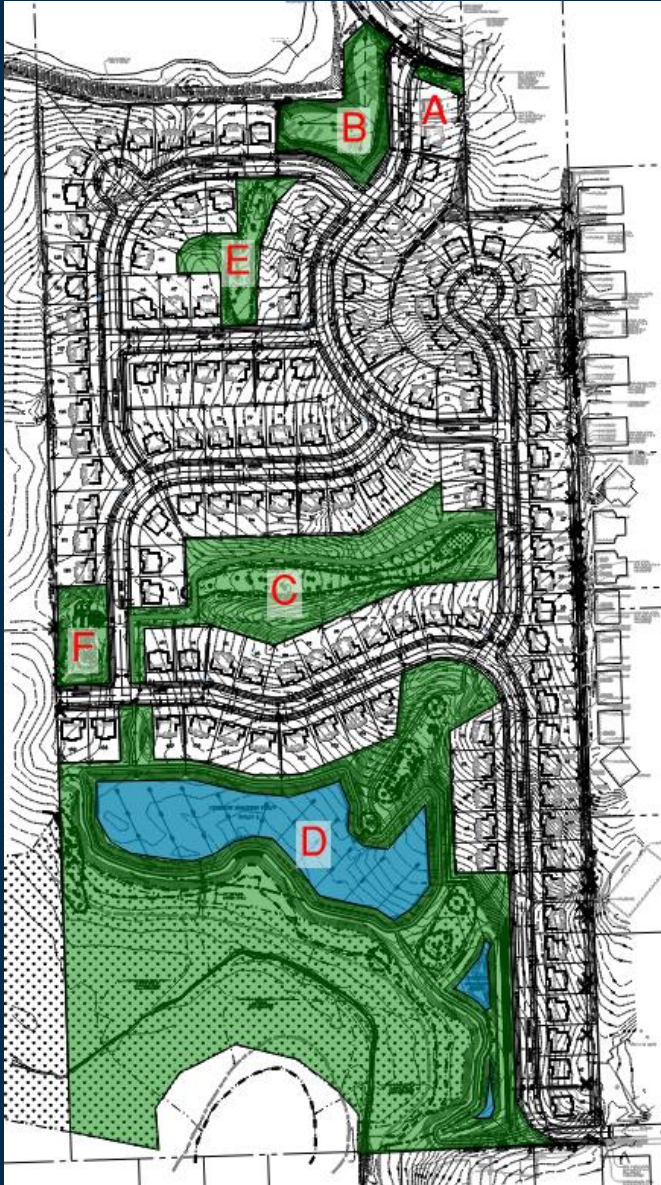
- Floor plans, building elevations, vehicular and pedestrian circulation, setbacks, lot sizes, park land improvements, traffic impact, anti-monotony provisions.
- Lot sizes, including the approved modification to allow a reduction in min. lot widths from 80' to 75'-77' for standard (rectangular) lots,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



Expansion
of Outlot B

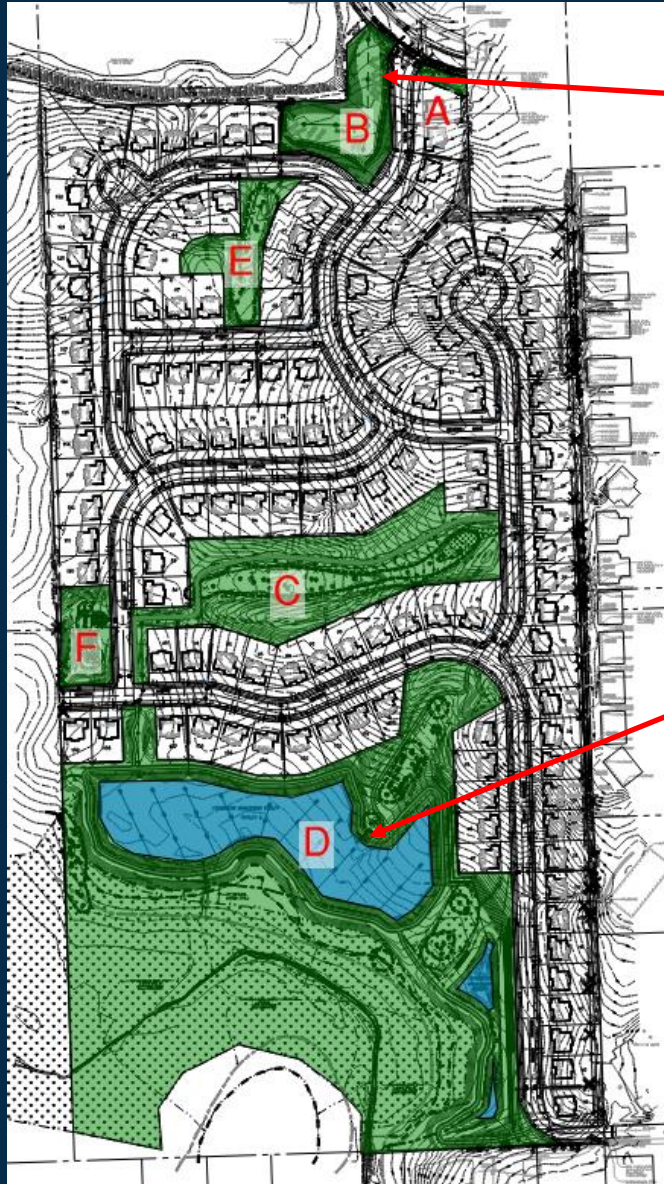
Reduction in
number of
homes from
132 to 129

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%

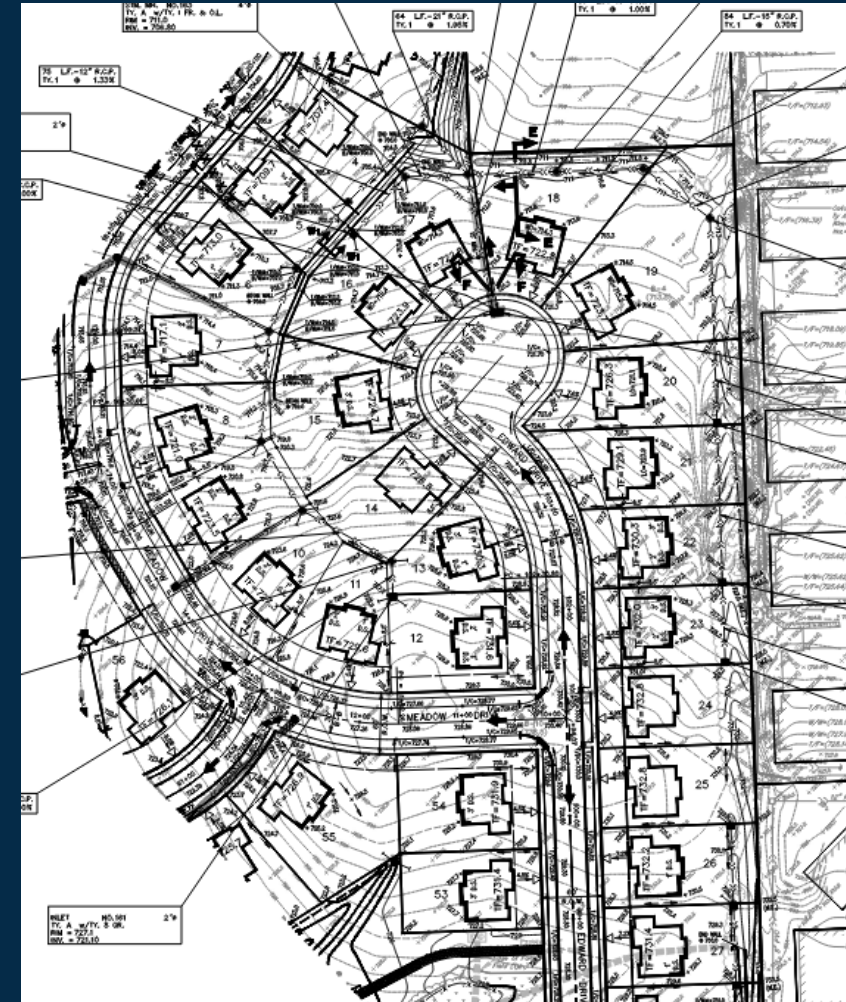
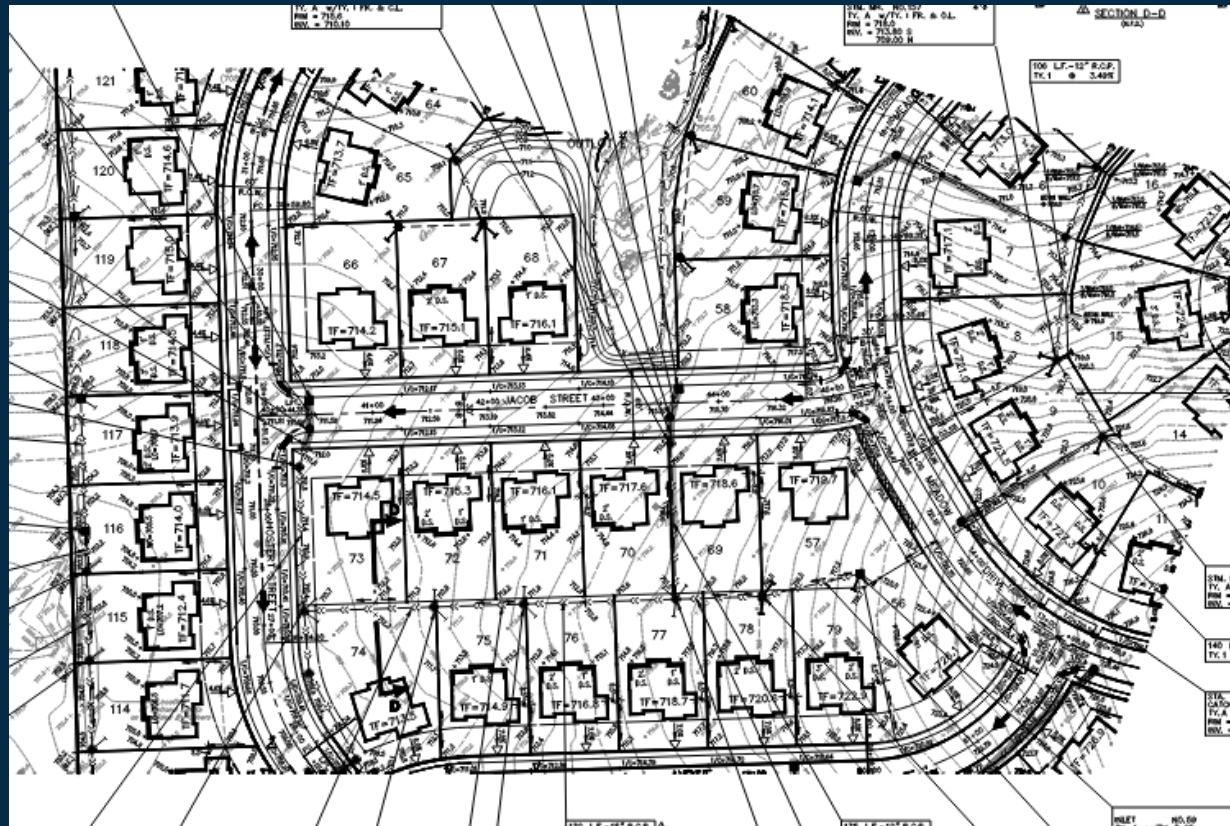
STORMWATER MANAGEMENT

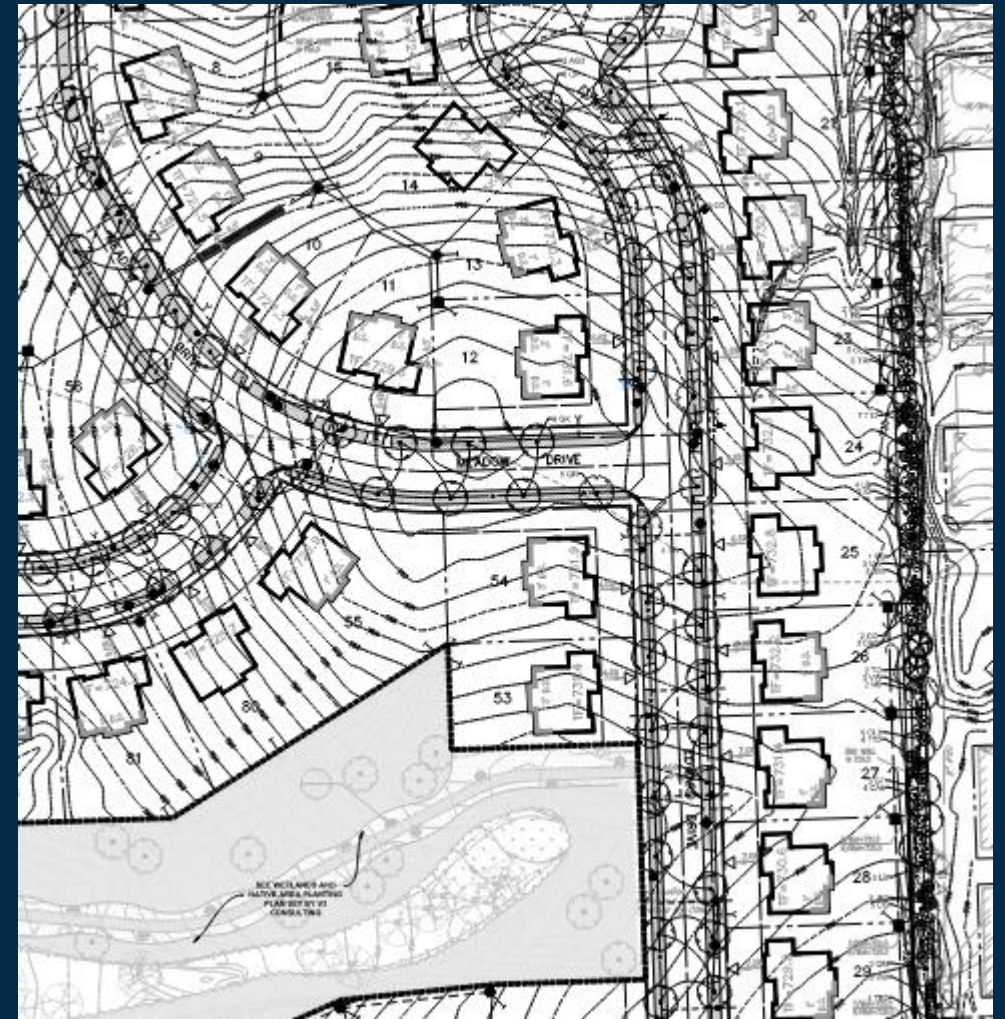


OULOT B PROVIDES VOLUME CONTROL BIO-SWALE FOR THE NORTHERN PORTION OF THE PROPERTY

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





FINAL PLAT OF SUBDIVISION
FOR
ESTATES AT RAVINIA MEADOW
PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST
QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12 EAST
OF THE 3RD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS

SITE LOCATION

VICINITY MAP

159th STREET
NORTH SIDE

RAVINA AVENUE
NORTH SIDE

LOT 1 through **LOT 100**

LOT 101 through **LOT 150**

LOT 151 through **LOT 200**

LOT 201 through **LOT 250**

LOT 251 through **LOT 300**

LOT 301 through **LOT 350**

LOT 351 through **LOT 400**

LOT 401 through **LOT 450**

LOT 451 through **LOT 500**

LOT 501 through **LOT 550**

LOT 551 through **LOT 600**

LOT 601 through **LOT 650**

LOT 651 through **LOT 700**

LOT 701 through **LOT 750**

LOT 751 through **LOT 800**

LOT 801 through **LOT 850**

LOT 851 through **LOT 900**

LOT 901 through **LOT 950**

LOT 951 through **LOT 1000**

LOT 1001 through **LOT 1050**

LOT 1051 through **LOT 1100**

LOT 1101 through **LOT 1150**

LOT 1151 through **LOT 1200**

LOT 1201 through **LOT 1250**

LOT 1251 through **LOT 1300**

LOT 1301 through **LOT 1350**

LOT 1351 through **LOT 1400**

LOT 1401 through **LOT 1450**

LOT 1451 through **LOT 1500**

LOT 1501 through **LOT 1550**

LOT 1551 through **LOT 1600**

LOT 1601 through **LOT 1650**

LOT 1651 through **LOT 1700**

LOT 1701 through **LOT 1750**

LOT 1751 through **LOT 1800**

LOT 1801 through **LOT 1850**

LOT 1851 through **LOT 1900**

LOT 1901 through **LOT 1950**

LOT 1951 through **LOT 2000**

LOT 2001 through **LOT 2050**

LOT 2051 through **LOT 2100**

LOT 2101 through **LOT 2150**

LOT 2151 through **LOT 2200**

LOT 2201 through **LOT 2250**

LOT 2251 through **LOT 2300**

LOT 2301 through **LOT 2350**

LOT 2351 through **LOT 2400**

LOT 2401 through **LOT 2450**

LOT 2451 through **LOT 2500**

LOT 2501 through **LOT 2550**

LOT 2551 through **LOT 2600**

LOT 2601 through **LOT 2650**

LOT 2651 through **LOT 2700**

LOT 2701 through **LOT 2750**

LOT 2751 through **LOT 2800**

LOT 2801 through **LOT 2850**

LOT 2851 through **LOT 2900**

LOT 2901 through **LOT 2950**

LOT 2951 through **LOT 3000**

LOT 3001 through **LOT 3050**

LOT 3051 through **LOT 3100**

LOT 3101 through **LOT 3150**

LOT 3151 through **LOT 3200**

LOT 3201 through **LOT 3250**

LOT 3251 through **LOT 3300**

LOT 3301 through **LOT 3350**

LOT 3351 through **LOT 3400**

LOT 3401 through **LOT 3450**

LOT 3451 through **LOT 3500**

LOT 3501 through **LOT 3550**

LOT 3551 through **LOT 3600**

LOT 3601 through **LOT 3650**

LOT 3651 through **LOT 3700**

LOT 3701 through **LOT 3750**

LOT 3751 through **LOT 3800**

LOT 3801 through **LOT 3850**

LOT 3851 through **LOT 3900**

LOT 3901 through **LOT 3950**

LOT 3951 through **LOT 4000**

LOT 4001 through **LOT 4050**

LOT 4051 through **LOT 4100**

LOT 4101 through **LOT 4150**

LOT 4151 through **LOT 4200**

LOT 4201 through **LOT 4250**

LOT 4251 through **LOT 4300**

LOT 4301 through **LOT 4350**

LOT 4351 through **LOT 4400**

LOT 4401 through **LOT 4450**

LOT 4451 through **LOT 4500**

LOT 4501 through **LOT 4550**

LOT 4551 through **LOT 4600**

LOT 4601 through **LOT 4650**

LOT 4651 through **LOT 4700**

LOT 4701 through **LOT 4750**

LOT 4751 through **LOT 4800**

LOT 4801 through **LOT 4850**

LOT 4851 through **LOT 4900**

LOT 4901 through **LOT 4950**

LOT 4951 through **LOT 5000**

LOT 5001 through **LOT 5050**

LOT 5051 through **LOT 5100**

LOT 5101 through **LOT 5150**

LOT 5151 through **LOT 5200**

LOT 5201 through **LOT 5250**

LOT 5251 through **LOT 5300**

LOT 5301 through **LOT 5350**

LOT 5351 through **LOT 5400**

LOT 5401 through **LOT 5450**

LOT 5451 through **LOT 5500**

LOT 5501 through **LOT 5550**

LOT 5551 through **LOT 5600**

LOT 5601 through **LOT 5650**

LOT 5651 through **LOT 5700**

LOT 5701 through **LOT 5750**

LOT 5751 through **LOT 5800**

LOT 5801 through **LOT 5850**

LOT 5851 through **LOT 5900**

LOT 5901 through **LOT 5950**

LOT 5951 through **LOT 6000**

LOT 6001 through **LOT 6050**

LOT 6051 through **LOT 6100**

LOT 6101 through **LOT 6150**

LOT 6151 through **LOT 6200**

LOT 6201 through **LOT 6250**

LOT 6251 through **LOT 6300**

LOT 6301 through **LOT 6350**

LOT 6351 through **LOT 6400**

LOT 6401 through **LOT 6450**

LOT 6451 through **LOT 6500**

LOT 6501 through **LOT 6550**

LOT 6551 through **LOT 6600**

LOT 6601 through **LOT 6650**

LOT 6651 through **LOT 6700**

LOT 6701 through **LOT 6750**

LOT 6751 through **LOT 6800**

LOT 6801 through **LOT**

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