

# CITY OF PALOS HEIGHTS



## Planning and Zoning Committee Meeting Minutes January 24, 2023

### CALL TO ORDER

Chairman McGovern called the meeting to order at 7:07 p.m. on January 24, 2023. In attendance were: Chairman McGovern, Alderman Clifford, Alderman Key and, Alderman McGrogan. Also present were Economic & Community Development Coordinator Ken Busse, Recording Secretary Ashley Pala and 9 guests.

### APPROVAL OF MINUTES

Chairman McGovern called for approval of minutes of the September 27, 2022 Planning & Zoning meeting, seconded by Alderman Key. All in favor and motion carried.

### NEW BUSINESS

**DOCKET 2023-01**: Hidden Meadows Annexation and PRD proposal.

Pursuant to City Code, Section 153.122, a request was made by McNaughton Development to hold a Pre-Application Conference with the Planning & Zoning Commission and the Planning & Zoning Committee to obtain information and guidance in preparing a formal development application for the proposed Hidden Meadows townhome subdivision.

The proposed Hidden Meadows subdivision contains approximately 12.6 acres, consisting of five existing parcels. Two parcels are currently unincorporated, containing approximately 10.1 acres. Three parcels containing approximately 2.5 acres are incorporated, and located within the current Misty Meadow Unit Two subdivision. The two unincorporated parcels are generally known as 13300 S 80th Court, and identified by PINs 23-35-401-020 and 23-35-403-004. The three Misty Meadow parcels are identified by PINs 23-35-403-031, 23-35-403-032 and 23-35-403-033.

### Opening Remarks

John Barry of McNaughton Development provided the Commission with a presentation illustrating the location of the development, and the proposed 53 unit townhomes within the development. McNaughton Development has been working with the City of Palos Heights to ensure all applicable City codes are followed. Separate meetings have occurred with the City engineer and Department of Public Works. The development will be accessed by a 28-foot private roadway from 135th Street. A separate access along Misty Meadow would be provided for emergency vehicles only.

Each townhome includes a two car garage, as well as room in front of each garage to park two vehicles in each driveway. Additionally, there are eighteen (18) perpendicular on-street parking spaces within the development, and six (6) near the water tower to serve the new park within Misty Meadow, for a total of twenty-four (24) added parking spaces. The townhome clusters consist primarily of two- and three-unit clusters so as to maximize the number of end units. Eighteen townhome clusters provide thirty-six (36) end units, and seventeen (17) interior units.

The streets within Hidden Meadows will be privately owned and maintained. Additionally, as

requested by adjacent Misty Meadow property owners and as a means of reducing vehicular circulation within the Misty Meadow subdivision, the private roadway within Hidden Meadows would not be connected to Misty Meadow Drive. However, emergency vehicles would have access from Misty Meadow Drive onto a future private drive known as Hidden Meadow Drive.

Storm water detention within Hidden Meadows is designed to incorporate the existing detention volume of Misty Meadow, which was the intent of a future phase three of Misty Meadow. A drainage area within the Hidden Meadows subdivision will be reshaped to accommodate storm water detention of both Misty Meadow and Hidden Meadows subdivisions.

Hidden Meadows would utilize the City's sewer and water. The storm water system will be owned and maintained by the Home Owners Association. The landscaping will include a combination of wet and dry prairie mix. McNaughton also provided a 30-year fiscal impact analysis of the development on the City and two school districts.

### **Committee Discussion/ Q & A**

Alderman McGrogan asked which lots the development would begin on to which John Barry stated lots 51, 52, and 53. Alderman McGrogan then asked whether a storm water lift station is needed, and whether the Army Corps of Engineers is involved in the storm water from the drainage ditch. John Barry stated that a lift station is not needed, and that the Army Corps of Engineers has issued a letter stating that the majority of the ditch is not under the jurisdiction of the Army Corps of Engineers, just a small area adjacent to the pond in Oak Hills. In a later clarification, Mr. Barry indicated that the total jurisdictional area on the site is 0.05 acre, which is half of the minimum mitigation threshold for the Army Corps of Engineers.

Alderman McGrogan expressed concern over the capacity of storm water detention, especially when transferring Misty Meadow storm water into the Hidden Meadows subdivision. Alderman McGrogan wants to be sure the engineers can verify storm water release will not adversely impact townhomes in Oak Hills, and the Oak Hills Golf Course. Alderman McGovern added that an outflow storm water drain from Misty Meadow does not seem to be working, as he never sees water coming out of it. Another concern is whether an agreement will be worked out between the Home Owners Associations of Misty Meadow and Hidden Meadows to ensure storm water collection and detention is maintained in the future. Alderman Clifford added that if this goes forward, McNaughton should petition for deannexation from South Palos Sanitary District. Misty Meadow never did and the residents get charged for services they don't need or get.

Alderman McGrogan referenced the sample townhome elevation, and asked whether the first floor requirement of 60% brick would be an issue for McNaughton. John Barry stated that it will not be an issue, and McNaughton can provide the required brick.

Alderman McGrogan would like McNaughton to improve the ingress and egress along 135<sup>th</sup> Street to full access, which would allow residents an easier and direct way to return to the City. Alderman McGrogan also suggested entranceway signage to identify the subdivision. Alderman Clifford added that full access will require Oak Hills Golf Club sell a portion of its land to McNaughton near 135<sup>th</sup> Street.

Aldermen McGrogan and McGovern mentioned the importance of parks and open space, and that Misty Meadow never provided for a park, and it took 30 years to get one. Later, Alderman Key stated he didn't think another park was needed after the City just spent a lot of money developing the Kendall Coyne Park, which was made possible by a land donation from the

Hopkins.

Alderman McGrogan mentioned that the subdivision has just eighteen (18) guest parking spaces, or 1 per 3 townhomes. He typically sees 1 per 2 townhomes, which would be a total of 26 spaces. Alderman McGrogan then mentioned the landscaping plan should be specific about tree height and diameter, and plants should be replaced if they do not survive an entire year.

Alderman McGovern questioned if it was possible to create a cul-de-sac near Misty Meadow Drive, rather than a dead end near lots 37, 38 and 39. A cul-de-sac would be better than a dead end for snow removal, and would help drivers turn around, rather than drive over the emergency entrance to access Misty Meadow Drive. A concern was also expressed that drivers unfamiliar with the Hidden Meadows dead end may enter Hidden Meadow Drive, get to the end where they cannot continue onto Misty Meadow Drive, and find it difficult to turn around at a dead end. It was also mentioned that McNaughton must review its plan with the fire department, schools, the City Departments of Police, and Parks & Recreation.

Alderman Key stated that he likes the townhome subdivision concept, including elevations and price points. He believes a park is not necessary within Hidden Meadows with an existing very new park nearby. Alderman Key trusts the engineering professionals and process to determine whether storm water collection and detention can work properly. Finally, without access onto Misty Meadow Drive, he believes full-access from 135<sup>th</sup> Street is important. Alderman Key encouraged McNaughton to continue exploring the option to acquire land from Oak Hills to align Misty Meadow Drive with 80<sup>th</sup> Avenue to the south to accommodate full access.

## **PUBLIC COMMENT**

Steve Nicarata, residing at 8118 Aberdeen Drive, expressed that the townhome development is a good idea. He stated there were promises made by the developer of Misty Meadow in 1991 that were never kept. He suggested using Misty Meadow Drive as an added entranceway, rather than limiting ingress and egress to 80<sup>th</sup> Avenue along Oak Hills Golf Course.

Mike Raisutis, residing at 8032 Kirkcaldy Ct, questioned why the Army Corps of Engineers is not involved in the design of storm water drainage ditch. He is concerned that McNaughton's water detention plan will not work.

Dave Press, residing at 13318 Misty Meadows, stated he is not against progress but wishes there was more communication from the City as he was unaware the meeting was occurring.

## **OLD BUSINESS**

None.

## **ADJOURN**

There being no further business, Alderman McGovern called a motion to adjourn, seconded by Alderman Clifford. All in favor and motion carried. Meeting adjourned at 8:47 pm.

Respectfully submitted,  
Ashley Pala  
Recording Secretary