

CITY OF PALOS HEIGHTS



Planning and Zoning Committee Meeting Minutes February 28, 2023

CALL TO ORDER

Chairman McGovern called the meeting to order at 7:08 p.m. on February 28, 2023. In attendance were: Chairman McGovern, Alderman Clifford, Alderman Key and Alderman McGrogan. Also present were Community Development Coordinator Ken Busse, Recording Secretary Morgan Pukula and 14 guests.

APPROVAL OF MINUTES

Chairman McGovern called for approval of minutes of the January 24, 2023 Planning & Zoning meeting, seconded by Alderman Clifford. 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 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 formal development application.

Opening Remarks

John Barry of McNaughton Developments stated their revisions were finalized and would be submitted Wednesday, March 1st. To enhance vehicular safety and circulation, the new entrance proposal includes aligning 80th Avenue at 135th Street with 80th Avenue south of 135th Street. This will require the acquisition of 4,400 SF from Oak Hills Golf Club. McNaughton presented the plan to the Oak Hills Golf Course, which includes a small 4,400-SF area at the southwest corner of the golf course. This must be acquired by McNaughton. Oak Hills Golf Course presenting an asking price of \$100,000 (\$22.73/SF). Formal negotiations have yet to begin. The 80th Avenue entrance will also require removing approximately 190 feet fence owned and by the Oak Hills HOA. A new fence would be installed along the new road configuration.

Mr. Barry reminded the PZ Committee that McNaughton Developers had an extensive meeting with the Cook County Highway Department regarding the 80th Avenue entranceway at 135th Street. Mr. Barry indicated the Highway Department is open to either option: aligning 80th Avenue to allow full access at the entranceway, or approving $\frac{3}{4}$ access if unable to align 80th Avenue with 80th Avenue south of 135th Street.

Mr. Barry indicated McNaughton has had discussions with the Palos Fire Protection District (“PFPD”), and received their input for a change to the emergency access at Misty Meadow Drive to include a fully paved, curb and gutter street with an emergency gate. The gate would be operable by the fire department, police and ambulance with a designated key. PFPD has reviewed the plan for fire apparatus circulation within the cul-de-sac and are satisfied with the turn radiuses. We will be submitting the final plan tomorrow and a letter to follow from the fire protection district.

We have had informal discussions with the South Palos Sanitary District and submitted a letter regarding de-annexing. The South Palos Sanitary District bonds partially secured by Misty Meadow properties will be retired at the end of 2023, thereby allowing Misty Meadow properties to disconnect from the South Palos Sanitary District.

Revisions to the detention pond have been made, however they are very similar to the plans presented last month. The detention pond meets all design standards of the city and MWRD. The pond will have maintenance ledges around it so it can be properly maintained and aesthetically pleasing. The depth of the detention pond reflects the original design, and the current plan includes a split rail fence around the west and southern boundaries.

The Oak Hills Golf Course owner expressed concern over the impact storm water may have on their property. An invitation was extended to Oak Hills Golf Course where they could meet with the engineers of McNaughton and the City to address these concerns. McNaughton is confident its engineer will design the storm water detention and drainage system so that the site discharge onto Oak Hills during peak periods will be less once the property is developed. We believe drainage improvements will reduce peak runoff that Oak Hills currently experiences. However, the improvements made to the Hidden Meadows property will not fix the storm water design and engineering problems that the Oak Hills property is currently experiencing.

Mr. Barry indicated McNaughton will soon submit a revised annexation agreement to the City. Revisions include working with Misty Meadow on detaching some property from the Misty Meadow subdivision and a cooperation agreement on storm water management.

There will be a revised landscape plan submitted including planting buffers, site amenities including possible gazebos and benches. A reconfigured parking plan will be offered for the park and we also added sidewalks through the site and park. The parking spaces were reconfigured as well to achieve a total of 26 parking spots.

Committee Discussion Q&A

Alderman McGovern asked about the tree line from 135th Street from Kirkcaldy to the south of the green on the 5th hold at the Oak Hills golf course. Mr. Barry stated the trees within that 50-foot stretch will be conserved as much as possible. The 50-foot width of that length must include a 28-foot street, a water main and sanitary sewer. Mr. Barry anticipated it will be difficult to preserve trees in this stretch of the entranceway, since it is very small and narrow. However, the area north of the entranceway drive (north of Kirkcaldy Court), McNaughton anticipates being able to conserve many more trees. Accordingly, the trees would then remain on the fence line along Oak Hills Golf Course.

Alderman McGovern then asked how the grading level would affect the Oak Hills Golf Course. Mr. Barry responded that the grade of Hidden Meadows will match the existing grade of Oak Hills at the property line where the both locations currently match one another. That 50-foot wide area north of that point will remain as natural as possible.

Alderman McGovern asked if trees would be replaced, and at what height. Mr. Barry stated the plan includes concentrating additional trees to serve as a buffer zone along the west side near Misty Meadow Drive and on the south side to buffer properties on the north side on Kirkcaldy. Mr. Barry stated that evergreen trees at 6 to 8 feet tall would be planted, and the age and height of such trees allow them to grow and thrive the best. Also among the evergreen trees will be 2 ½ - 3-inch caliper shade trees.

Alderman Key expressed that he does not believe the townhomes will affect the residents of Misty Meadows in a negative way. Alderman Key believes that trusting the engineers to do their part in this development is important and that going through with this project will be beneficial to all residents.

Alderman McGrogan stated the residents of Misty Meadows were told that Misty Meadows would remain a single-family subdivision. Mr. Barry stated that the Hidden Meadows PRD proposal and improvements are designed to ensure townhome traffic would not go enter through Misty Meadow Drive. The creation of a separate new street would separate vehicles from the townhome residents from vehicles of the Misty Meadow residents.

Alderman Clifford drew a diagram in lieu of the PowerPoint that was unable to be displayed. The drawing was to help the guests understand where the pond, the street and the townhomes would be. He also suggested an alternate entrance for Hidden Meadows. Alderman Clifford also stated his concerns about the detention pond. Mr. Barry replied that the detention pond will be designed properly.

Ken Busse stated the Fire Department wanted to access Hidden Meadows from 131st Street due to the excessive travel time taking the alternative route from 76th Street down to 135th Street. Alderman McGrogan suggested another entranceway option could be from 131st Street, and down through 80th Court. It was then clarified that 80th Court is a private driveway owned by the adjacent homeowners, and it is not a public street.

PUBLIC COMMENT

Sue Kubalanza, residing at 13317 Edinburgh Drive inquired about the approval process and next steps. Alderman Clifford explained that this meeting was for the residents of Misty Meadows and Oak Hills to express their comments and later there would be a formal public hearing, followed by consideration by the council.

Artur Rosaris, residing at 13344 Misty Meadows Drive explained that he does contract work in the city of Chicago and is concerned about the politics and decisions that will be made based on them. When he bought his home, he was under the impression that Misty Meadows was a single-family subdivision so he is concerned with the new development.

Robert Prentice, residing at 13343 Edinburgh Drive stated he enjoys Misty Meadows subdivision. He explained that there was always concern about not having a home owner's association and what the land would be developed into. He showed concern towards the economic impact on the residents of Misty Meadows, the water runoff, the road development and traffic throughout the subdivision. He stated he has no problem with the development but wants more information on if there is any negative impact economically on the residents of Misty Meadows and to deter traffic from going through Misty Meadows.

Matthew Moran, residing at 13250 80th Court explained that on 80th Court, they do own that road and they do have to maintain it. There are residents who care about what will be developed on the property directly adjacent to them and unfortunately they do not have an entity to fight for them, but wanted to show their concern.

Pamela Bluin, residing at 13308 80th Court is concerned about the property fencing. She believes her and her neighbors' backyards will be impacted by new families, kids and animals who may wander from their townhomes and onto their property.

Ken Busse described the process to follow this meeting. The developers will submit a revised plan for this development, along with an annexation application. Those materials will be submitted to our corporate council and attorney as well as the city engineer, Public Works, Fire Department and Parks and Recreation to provide a final review. Once the package is deemed complete by the city, then we would schedule a public hearing.

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 8:07 pm.

Respectfully submitted,

Morgan Pukula