

CITY OF PALOS HEIGHTS



Planning and Zoning Committee Meeting Minutes

April 25, 2023

DRAFT

CALL TO ORDER

Chairman McGovern called the meeting to order at 7:01 p.m. on April 25, 2023. In attendance were: Chairman McGovern, Alderman Clifford, Alderman Key and Alderman McGrogan. Also present were Economic & Community Development Coordinator Ken Busse, Recording Secretary Morgan Pukula, 2 members representing McNaughton Developments and 34 area residents.

APPROVAL OF MINUTES

Chairman McGovern called for approval of minutes of the February 28, 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 displayed a PowerPoint for the public that now includes comments and changes made by the public and the Aldermen from previous meetings. The 12 ½ acre lot will include 53 townhome units with 18 buildings including a mixture of duplexes. There are 36 master bedroom first floor end units and 17 master bedroom second floor units. The building setbacks are 25 feet from the front, 20 feet building to building, 25 feet to the perimeter, 50 feet rear to rear and 35 feet rear to side. Each unit will include a 2 car garage and a 2 car minimum driveway. The onsite parking was increased to 26 parking stalls.

At the request of Misty Meadow residents, vehicles of Hidden Meadows residents will not have access onto Misty Meadow Drive. The emergency access at Misty Meadow Drive is gated and can only be accessed by first responders through a lock box. City staff requested a small, reduced cul-de-sac which was added to the plan. There will be an onsite parking lot amenity connected by a side walk to the new "Dream Park" in Misty Meadows, which was created on land donated by Dr. William Hopkins residing immediately north and outside of Misty Meadow.

The detention basin/pond meets the standards of the City of Palos Heights and the MWRD. Its design meets code requirements for volume control and water detention. The city engineer and the MWRD are confident there will be no adverse downstream effects of the detention pond. The detention pond accommodates the storm water detention volume for Misty Meadows. In response to the City's request, a split rail fence will be installed on the west, south, north and east sides of the pond.

The revised Hidden Meadows PRD includes realigning 80th Avenue at 135th Street. The realignment allows for a full ingress and egress from 135th Street by lining up with the existing 80th Avenue south of 135th Street. This alignment request came from the city so traffic would not adversely impact Misty Meadow residents, and particularly at 135th Street and Misty Meadow Drive.

The 80th Avenue alignment request of the City requires the acquisition of a small portion of property (4,400 SF) controlled by Oak Hills Golf Course. However, half of the required area (or 2,200 SF) is contained within the prescriptive easement of 135th Street. This is due to the fact that the outer perimeter boundary of Oak Hills extends to the center line of the prescriptive easements of each of the following improved roadways: 135th Street, 131st Street, and 76th Avenue. The extension distance is 50 feet for 135th and 131st Streets, and 33 feet for 76th Avenue.

McNaughton has reached a preliminary agreement with the Oak Hills Golf Course on the purchase price for the 4,400 SF at the southwest corner of the golf course. The preliminary agreement includes an asking price of \$125,000 [\$28.41/s.f.], which is approximately 20 percent of the price that was paid for the entire Golf Course.

The city had requested a traffic study for the realigned intersection. The projected traffic volumes are for the year 2029 at the intersection of 135th Street and 80th Avenue and the intersection of 135th Street and Misty Meadow Drive. Overall, the traffic consultants confirmed that with the full access at 135th Street, there would be no adverse impact to Misty Meadow Drive, and the Misty Meadow subdivision. The existing vehicle traffic rates through Misty Meadow are not expected to change or increase with the addition of the development based on the 2029 projected conditions with the addition of Hidden Meadows.

Regarding the trees in Hidden Meadows, our consultant identified each tree that was 8 inches in diameter and larger, which was a total of 354 trees. Of that total, 225 were designated non-Significant Tree Species, pursuant to the city ordinance; 126 are deemed Significant Tree Species. With our proposed landscape plan, we will plant 118 shade trees, size 2 ½ to 3 inches; 93 evergreen trees and 37 ornamental trees for a total of 248 new trees. The size of the shade trees as they mature will grow on average ½ inch diameter each year. The expectation would be the trees would grow 10 or 11 inches in diameter after 15 years.

We have been in contact with the Palos South Sanitary District attorney who confirmed the sanitary districts bonds will be paid off by the end of this year [2023], with no anticipation of taking on new debt. We will discuss the disconnection of 10 acres that are currently contained within the Palos South Sanitary District. At that time, we will negotiate a de-annexation agreement with an opt-out fee.

Mr. Barry displayed an example of the townhome units that will meet the brick ordinance for the city. The townhomes will be a combination of masonry brick, wood siding, aluminum gutters, steel doors and architectural grade asphalt shingles, exterior flat ground will be concrete with full, unfinished basements and two car garages. All of the homes will range from 2400 – 2600 square feet and have 3 bedrooms with 2 ½ bathrooms.

We also provided the city with a fiscal impact study regarding the major taxing districts in the city, school districts 230 and 118. It is anticipated for the next 20 years a net gain of approximately \$3.5 million Dollars to the City of Palos Heights, \$4.9 million Dollars to district 118 and \$5.5 million Dollars to district 230.

The city attorney had concerns about the proposed annexation agreement and proposed covenants regarding differentiating public and private improvements, public and private easements and detailing the rights and obligations of the city and homeowners moving forward. These concerns were addressed and sent to the city attorney for further review.

Committee Discussion Q&A

Alderman McGovern stated that there are 3 city ordinances that restrict anything other than green space along the golf course (O-22-74; O-15-84; O-89-20).

Alderman McGovern also has concerns over the detention pond in Misty Meadow. The storm water will be rerouted from the Misty Meadow detention pond to the Hidden Meadows detention pond. He also expressed concerns over the possible danger and impact a 15-foot detention pond will have on the value of homes near the detention pond. Mr. Barry responded that those homes are already adjacent to a 15-foot ravine along the back of their properties.

Alderman Key stated that the area McNaughton Development will purchase from the golf course is a dumping ground for the Golf Course. And, through its purchase the area will be cleaned up and the city can request that there be a separation between the golf course and the road with a fence or trees. Currently, the land is not maintained.

Alderman McGrogan expressed concerns over the current proposed deviating from the original plan. He also stated there are requirements of green space for a development in the city. He requested John Barry propose a new plan with the requested information. Mr. Barry responded that the current revised plan includes revisions and changes that have been requested by the City.

PUBLIC COMMENT

Kathy Carlig, residing at 13207 Oak Ridge Trail, expressed concern over water runoff from the new development into Oak Hills subdivision. McNaughton's engineer replied that the design, which has been reviewed by the city engineer, establishes that water runoff will stay the same; and the impact on Oak Hills will not worsen.

Mary Ellen Kane, residing at 7624 Arquilla Drive, expressed concern over existing flooding within Oak Hills.

Karina Bajer, residing at 13424 Westview Drive, stated she is concerned over the loss trees due to the project. She and her family enjoys the view they have of the trees on that lot from their backyard.

Dave Enright, residing at 13467 Turtle Pond Lane, had the same concerns as other residents over water runoff, and inquired whether the water runoff can be directed toward another property. McNaughton's engineer explained Illinois drainage law requirements that obligate any site drainage be directed to the current location of water runoff. Accordingly, developers are not allowed to change the drainage runoff from its original location to another property. The engineer also confirmed that Hidden Meadows will have one access point. Dave expressed concern over the fence aligning with the 5th hole on the Oak Hills Golf Course, and if it was going to be replaced after construction, and did not want to see homeowners endure that expense. Mr. Barry confirmed that McNaughton will replace the fence at McNaughton's expense.

John Putz, residing at 7739 Arquilla Drive, questioned the first responder entrance. It was explained that there will be a Lock Box on the gate so first responders would be the only one to access it. Mr. Barry confirmed that to be the case.

Linda McGlynn, residing at 13438 Westview Drive, questioned if the ravine would be filled or stay natural. McNaughton's engineer confirmed the area of the ravine that abuts the grade of Oak Hills would remain at its current natural grade. Linda also expressed concern over existing flooding on the golf course.

Janet John, residing at 13234 Westview Drive, also expressed concern about the trees seen from her yard being cut down for the development.

Linda Schiappa, residing at 13442 Edinburgh Drive, believes there should be green space in the new development. She also urged McNaughton to negotiate for the removal of Misty Meadows from the South Palos Sanitary District. This would ensure Misty Meadows residents and future homeowners do not have to pay the fees from the sanitary district. Mr. Barry responded by stating the City attorney must negotiate with the South Palos Sanitary District on behalf of the Misty Meadow residents.

Renee Scotnik, residing at 7812 Golf Drive expressed concern about the traffic the new development may bring. She also stated the existing green space of the proposed development currently benefits Oak Hills residents, and will be jeopardized if the development is built.

Finally, John Barry stated this topic has been discussed within this committee since January and asked the committee schedule a public hearing. Ken Busse stated, a quorum has been requested and multiple dates have been suggested. If needed, there will be a continuance date as well.

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 8:23 pm.

Respectfully submitted, Morgan Pukula