



A G E N D A
Planning & Zoning Commission Meeting
City of Palos Heights
November 12, 2025, 7:30 p.m.

1. Call to Order
2. Roll Call
3. Approval of Minutes: January 23, 2023
4. **DOCKET 2025-PUD-01:** a petition filed by Lauren Downing on behalf of Culver's of Palos Heights franchise to allow for a Planned Unit Development (PUD) consisting of a two-lot subdivision with a Culver's fast-casual restaurant located on Lot 1, and a retail building, TBD, on Lot 2. The proposed Planned Development is located at the northwest corner of Harlem Avenue and College Drive, commonly known as 11850 S. Harlem and contained within PIN 23-24-406-016-0000.
 - a. Presentation by Petitioner
 - b. Hear Public Comment
 - c. Commission Discussion / Q&A
5. Old Business
6. New Business
7. Comments/Questions
8. Adjournment

CITY OF PALOS HEIGHTS



PLANNING & ZONING COMMISSION

January 23, 2023

CALL TO ORDER

The Planning and Zoning Commission of the City of Palos Heights conducted a meeting at City Hall on Monday, January 23, 2023 at the request of McNaughton Development for purposes of a Pre-Application Conference to obtain information and guidance in preparing a formal development application for the proposed Hidden Meadow townhome subdivision. The meeting was called to order at 6:30 pm by Commissioner Michael Lombard.

ROLL CALL

The following board members were present in person: Commissioner Michael Lombard, Commissioner Todd Probasco, Commissioner Pat Scully, and Commissioner Tim Cronin. Board members joining the meeting online via GoTo Meeting were Chairman Edward Stevens, and Commissioner William DeLeo who joined at 6:36 pm. Absent was Commissioner Robert Rychlicki. Also attending the meeting was Economic & Community Development Coordinator Ken Busse and recording secretary Ashley Pala.

Commissioner Scully motioned to allow Commissioner Lombard to act as chairman in the physical absence of Chairman Stevens, seconded by Commissioner Cronin. On a voice vote, the motion carried.

APPROVAL OF MINUTES

Commissioner Lombard made a motion to approve the minutes from September 22, 2022, seconded by Commissioner Cronin. 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 ravine within the Hidden Meadows subdivision will be enlarged 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.

Commission Discussion/ Q&A

Commissioner Scully questioned if the annexation agreement is subject to change as its current language is not in McNaughton's favor. Commissioner Scully suggested a performance bond accommodate project phasing, rather than requiring an upfront bond for the entire project. Commissioner Scully added McNaughton's quality and reputation is welcomed within the City.

Commissioner Lombard questioned if the existing tree lines would be preserved to which John Barry stated the tree line in lot one would be preserved 50 feet west of the Oak Hills fence line due to a known natural gas pipeline.

Chairman Stevens asked who will review and enforce the City code for the development. Mr. Busse stated the City will both review the proposal for adherence to code, as well as monitor and enforce codes as it is being constructed.

Commissioner Lombard asked if each commissioner would feel comfortable indicating whether they were in favor of the proposed Hidden Meadows subdivision. Each member had an opportunity to speak, and all members of the Planning and Zoning Commission were in favor of the proposed development as presented in the pre-application conference.

Public Comment

Alderman Michael McGrogan who resides in the Misty Meadows subdivision approached the podium to discuss the need for open space and whether the open space is in compliance with City code. Alderman Michael McGrogan further stated he can discuss this in more detail at the Planning & Zoning Committee meeting to be held Tuesday, January 24, 2023 at 7:00 p.m.

OLD BUSINESS**Adjourn**

There being no further business, Commissioner Scully moved to adjourn the meeting, seconded by Commissioner Cronin. All in favor, motion carried.

Meeting adjourned at 7:18 pm.

Respectfully submitted,

Ashley Pala
Recording Secretary

October 23, 2025

Aimee Ingalls
City of Palos Heights
7607 W College Drive
Palos Heights, IL 60463

Dear Ms. Ingalls,

The following is submitted together with the plans for City staff, Mayor, Planning & Zoning Commission, and City Council's consideration for a PUD at 11850 S Harlem Avenue, Palos Heights, IL 60463.

Introduction:

Following the presentation of the proposed Redevelopment at the City Council meeting on October 7th, we formally submit the following proposed Planned Unit Development located at the northwest corner of IL Route 43 (Harlem Avenue) and IL Route 83 (119th Street), specifically at 11850 S Harlem Avenue, Palos Heights, IL 60463 (Parcel ID: 23-24-406-016-0000). This site, approximately 2.39 acres in size, is currently occupied by a bank with a drive-through and associated parking.

We are proposing to redevelop the site through the City's Planned Unit Development (PUD) process to construct a Culver's restaurant. The redevelopment would involve razing the existing bank structures and parking lot while maintaining the current access points: a right-in only from IL Route 43 and a full access drive shared with the adjacent shopping center from IL Route 83.

The current property owner is CIBC BANK USA FAC DP with our point of contact as follows:

Beth Murphy
11850 S Harlem Ave
Palos Heights, IL 60463
708-448-6500
beth.murphy@cibc.com

Project Description:

The existing lot is zoned B-1 and is located within the Harlem Overlay District Boundary. Per § 153.150 (C) (7) of the City of Palos Heights Code of Ordinances, "Restaurants, including restaurants with a drive-up window" is a permitted use in the B Business District.

The proposed Culver's restaurant redevelopment would utilize approximately 1.58 acres and include the following improvements:

1. Access Improvements

- a. The existing access to IL 43 will remain a right-in only
 - b. The IL 83 access will remain, however improvements are made to the circulation within the access drive shared with the adjacent shopping center by increasing the distance between the site driveway and the right-of-way.
 - c. We are providing a proposed cross access easement to the City to aid in facilitating cross-access to Lake Katherine Drive.
2. Off-Street Parking
 - a. The proposed parking lot includes 63 parking spaces.
 - i. Required spaces = 50% of facility capacity plus one per employee
 - ii. Provided spaces = 50% of 86 seats (including to-go) + 15 employees = $43 + 15 = 58$ required parking spaces
 - b. The proposed Culver's also has a drive-thru. Food is made fresh when ordered and therefore queuing before and after the point of order and window are important. The site features 9 queue spaces before the order board and 12 queue spaces after the point of sales window.
3. Signs
 - a. There are two existing signs on the property.
 - i. There is an existing Tiffany Square sign located at the northeast corner of the property. We are proposing to leave the sign remaining in its current condition.
 - ii. The bank currently has a sign at the southwest corner of the property. That sign would be removed and replaced.
 - b. The included sign packet shows the proposed Culver's signage which includes monument sign with changeable copy video board, Culver's logo, and a panel for a future development at the north end of the property.
 - c. The City sign along IL-43 would not be affected by the redevelopment.
4. Building Design
 - a. The proposed development would remove the existing bank, drive-thru and related appurtenances. Additionally, the previous drive-thru lanes at the north end of the site will be removed.
 - b. A new building of approximately 4,100 square feet featuring high-quality architectural materials including manufactured stone, EIFS, and canvas awnings is proposed.
5. Lighting
 - a. Exterior lighting shall be designed to comply with City requirements. The photometric plan is forthcoming.
6. Landscaping
 - a. The site features proposed landscape enhancements including integrated landscaping into the existing City sign located along IL Rte 43.
7. Stormwater Management
 - a. We acknowledge that the site will be required to meet the MWRD requirements. We plan to meet the MWRD volume control requirements by utilizing an underground system, such as ADS StormTech.

8. Future Growth

- a. While not currently proposed, the development is designed to facilitate a possible future development to the north. The remaining 0.81 acres of the site are proposed to be maintained as lawn space in the interim, allowing for future development opportunities. A subdivision is not proposed to occur at this time.

9. Impact on City Services

- a. As the existing site is fully developed commercial business which is proposed to be replaced by the Culver's Restaurant, there are minimal impacts anticipated due to the proposed development. There will likely be an increase in water usage and waste water production compared to the existing use. However, the amounts are consistent with a typical business with the sanitary flows being under 1,500 gallons per day, thus not requiring a permit through the IEPA.

Variances:

Due to the size and shape of the lot as a redevelopment integrated with other existing businesses, there are several variations requested as part of this submittal:

- Landscaping
- 153.55.D.2 Variance to allow drive aisles within 20' of a front or corner side lot line with decorative plant materials only. Therefore, a variance to allow the omission of a masonry wall or wrought iron fence.
- 153.57.3.C Variance to a reduced landscape distance from 5' to 2.5' from the edge of the sign foundation to allow for increased visibility near the intersection.
- 153.57.3.C Variance to allow a maximum monument sign height of 10', which exceeds the 8' allowed by ordinance.
- 153.57.3.C Variance to allow the Tiffany Square sign to remain, which appears to violate requirements in size, height, and sign type.
- 153.57.3.A Variance to allow signage on non-street frontage (north building frontage/main entrance)
- 153.57.3.A Variance to allow a wall sign over 5%, wall on east frontage is approximately 5.8% of total wall area
- 153.57.3.A Variance to allow letter height to exceed 2' for the signage on the north east and south sides of the building to allow the sign sizes as shown.
- 153.57.3.A Variance to allow a total of 5 wall signs as shown in the sign packet (SL-30 on the north elevation, SL-30 on the south elevation, SL-45 on the east elevation, BB-1 on the south elevation, and SPT-1 on the south elevation).
- 153.57.3A Variance to the height requirement of wall signs to allow wall signs SL-30 on the north elevation, SL-30 on the south elevation, SL-45 on the east elevation, and SPT-1 on the south elevation to be at a height greater than 9' as shown in the sign packet.

Required Findings:

- Comprehensive Plan
 - Figure 3 of the City's comprehensive plan indicates mixed use. Given the size and shape of the lot and that it is bound by two state highways and a shopping center, we find that commercial use is consistent with the ability of this lot to develop.
- Public Welfare
 - The site features an existing development. The proposed redevelopment would not result in a significant change in the supply of light or air to adjacent properties nor would it substantially increase the danger of fire or otherwise endanger the public health, safety and welfare.
- Impact on Other Property
 - The proposed development will not be injurious to the enjoyment of other property nor does it impede the normal and orderly development or improvement of the surrounding properties. The proposed Culver's restaurant is consistent with the community character of the neighborhood and does not alter the character of the neighborhood. It does not diminish or impair property values within the neighborhood.
- Impact on Public Facilities and Resources
 - The proposed development has adequate access to utilities, road access, drainage and any necessary facilities to develop.
- Archaeological, Historical, or Cultural Impact
 - The existing site has been developed since the 1960s and is fully developed today. There are no Archaeological, Historical or Cultural impacts anticipated.
 - A copy of the EcoCAT termination letter is provided.
 - We have submitted to the Will/South Cook SWCD for a Natural Resource Inventory Report
- Parking and Traffic
 - The development will utilize existing accesses to minimize any impact to local roads.
 - A traffic memorandum is provided with this submittal.
 - The proposed site meets City ordinances for parking requirements.
- Adequate Buffering
 - The development provides as much landscaping as possible to provide necessary buffering. Some variances are requested due to limitations of the redevelopment which prevent full compliance with City Ordinances.
- Signage
 - The proposed signage is consistent with Culver's branding. It features wall signs, directional signs and one monument sign. Variances are requested for signage due to the existing Tiffany Square sign remaining, the accommodation of a panel for a future development to the north, and to allow signage to be consistent with Culver's branding.

Modification Standards:

- Integrated Design
 - The proposed design is harmonious with the adjacent development and integrated into its existing design and infrastructure.
- Beneficial Common Open Space
 - While the proposed development does not provide common open space, it facilitates City access to Lake Katherine Drive.
 - The site is designed efficiently and without unusable areas. The design utilizes as much existing infrastructure as possible and is intended to facilitate future development to the north.
- Functional and mechanical features
 - The site is designed to be as unobtrusive as possible.
- Visual and acoustical privacy
 - Landscaping is provided around the site to provide adequate buffering.
- Drives, parking and circulation
 - The proposed drives and vehicle circulation is an improvement upon the existing configuration. It utilizes as much of the existing facilities as possible while reducing possible conflicts by relocating the access to the shared driveway further from the IL Route 83 (119th Street) right-of-way.
 - The site features bicycle parking and pedestrian access from the adjacent sidewalk.
- Surface water drainage
 - The existing site is fully developed and does not have any water volume controls. The proposed development will comply with MWRD requirements based on initial discussions with the MWRD's review of the redevelopment.

Preliminary Schedule:

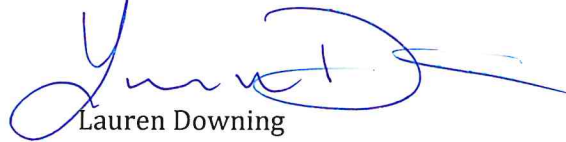
- Permitting and PUD Process: through January 2026
- Start Construction: February 2026
- End Construction/Opening: July 2026

We believe this redevelopment will bring a high-quality dining option to the community, improve site functionality, and contribute positively to the local economy. We look forward to working collaboratively with the City of Palos Heights throughout the PUD process.

The development team for this project includes Matt Herrmann as the Franchisee, Arc Design Resources serving as the civil engineer, landscape architect, and surveyor, Ollmann Ernest Martin Architects as the architectural firm, and Campbell Construction as the general contractor. This experienced team has successfully developed Culver's restaurants across the Chicagoland area and throughout the Midwest, bringing a wealth of expertise and proven results to this redevelopment effort.

We appreciate your consideration and look forward to the finalization of the meeting schedule.

Sincerely,



Lauren Downing
Project Manager / Arc Design Resources

Enclosed

ALTA Survey
Site Plan
PUD Plan
Landscape Plan
Building Elevations and Renderings
Sign Packet
EcoCAT Letter
Easement Exhibits (Cross access, Stormwater & Drainage, Water)
Economic Analysis
Owner Authorization Letter
Traffic Memorandum