

Bengston's Farm Planned Unit Development

- Neighborhood Meeting/Open House

Meeting Location:

Thursday, March 30th, 2017 7:00 pm

Homer Glen Village Hall

14240 West 151st, Homer Glen, IL

Future Planned
Entrance Locations



W 151st St

Meadowlark Ct

Sparrow Ct

Farm View St

Silo Ct

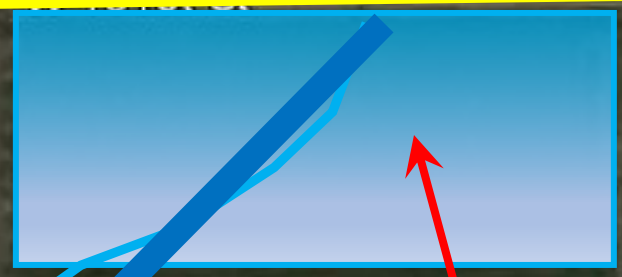
Colt Dr

Proposed
Building
Locations



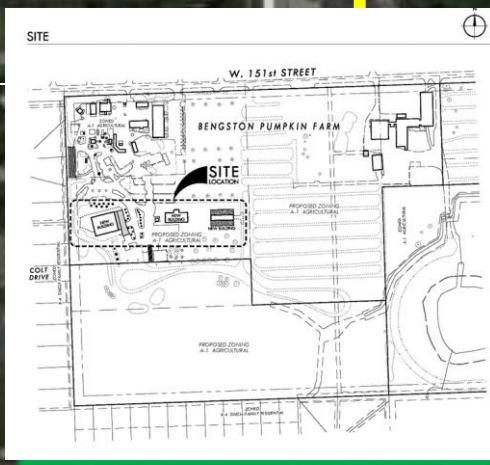
Proposed Master
Detention Facility

Proposed
Wetland Filled &
Channel Rerouting



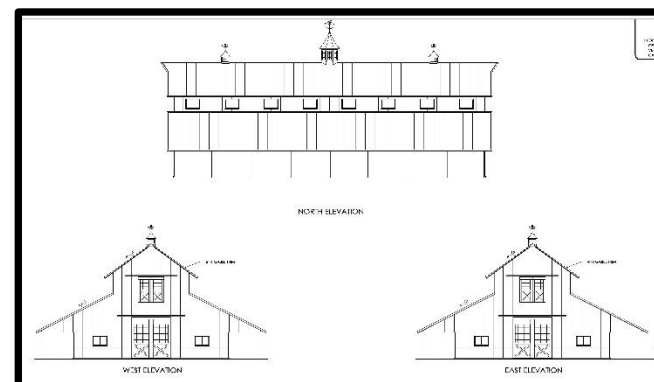
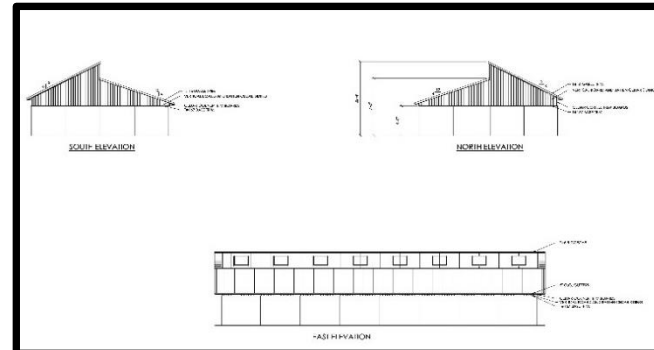
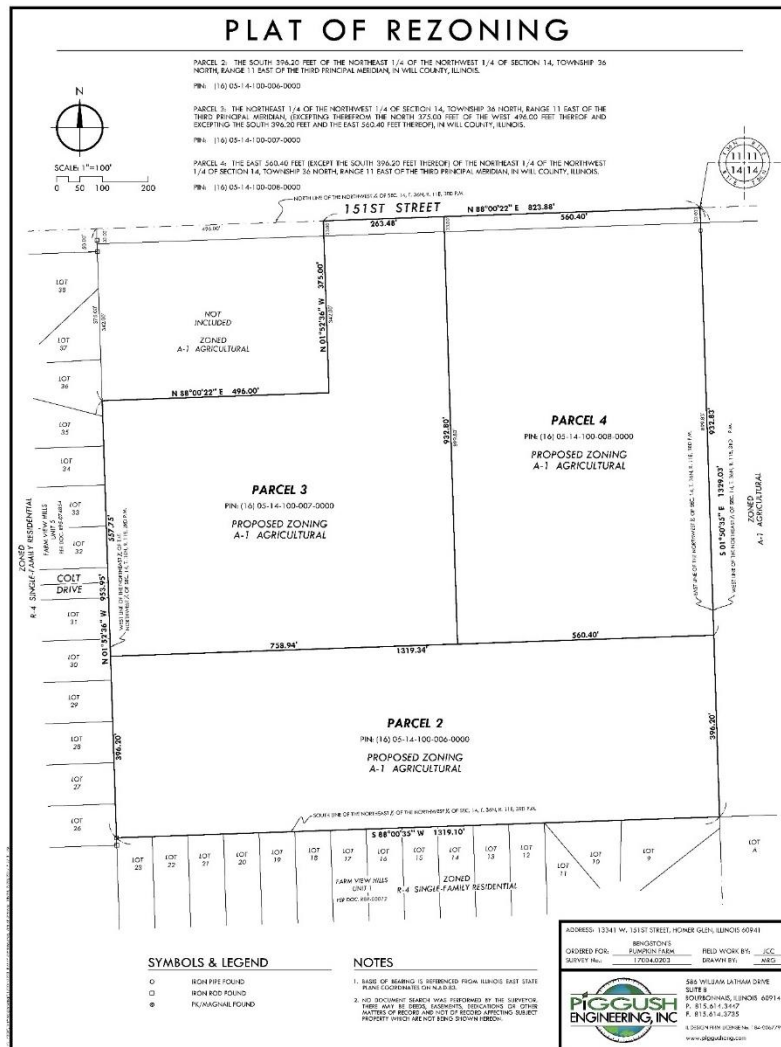
Existing Wetland
Enhancement

Proposed Berm and Landscape
Screening
(Existing Drainageways shall be
maintained and/or enhanced)



- Any questions or comments regarding the PUD should be directed to:
Neil Piggush
Piggush Engineering, Inc.
586 William Latham Drive, Suite 8
Bourbonnais, IL 60914
P: 815.614.3447
Email: npiggush@piggusheng.com

* Written Comments may be submitted through mail, email or fax submitted for inclusion at the meeting.



Zoning Approvals Requested

Requesting a rezoning of 3 parcels from R-4 to A-1 and then requesting a special use on the entire 80 acres for a Planned Unit Development. The proposed PUD will contain 4 lots.

Traffic Management

Bengston's Pumpkin Farm will implement a long-term development plan that will eventually involve shifting of the main entrance further to the east as well as strategically adding in additional access points along the length of the property in order to lessen the queue lengths/times and load of traffic coming in at the top of the hill in front of the main building and park area during peak season. This will also increase visibility and traffic/pedestrian safety coming into the facility. The ultimate plan will eliminate pedestrians crossing traffic on 151st street as well as centralize the traffic entering and exiting the facility into one or two single access points.

Storm Water Management

The applicant is committed developing the property to further accommodate the needs of the growing park as well as being responsible with the management of its storm water runoff in accordance with the Village of Homer Glen's Storm Water Management Ordinance and all other Local, State and Federal regulations as they pertain to discharges, water quality and wetland preservation/mitigation. The proposed 5-year plan includes creation of onsite master detention plan to accommodate the existing and future development as well as some wetland mitigation and enhancement of some of the existing onsite drainage improvements.

Reasons for Proposed Zoning Changes?

The total 80 acres that is now owned by the applicant is broken up into 3 different zoning classifications which has made issuance of building permits difficult. These are: A-1 Agricultural PUD, A-1 Agriculture & R-4 Residential. Also, the existing private park has had difficulty due to the existing building codes related to the R-4 zoning classification as well as the setback requirements associated with the A-1 zoning classification. Therefore, the proposed planned unit development will allow the Village and Bengston's to generate a consolidated and compiled list of development standards that will accommodate the needs of the park, both current and future, as well as comply with the development requests and desires of the Village.

What is Changing on this Property?

Short-term physical changes to the property as a result of this application will be minimal in nature and will be in line with what has transpired from a development standpoint over the last 10 years. The Park will be constructing 3 new themed buildings on the property at the south end of the existing park area but just to the north of the existing detention facility. Due to the location of existing wetland areas, further development to the south and west will likely not be able to occur. There are also plans for construction of a proposed landscaping berm along the south and possibly western property lines. This will allow for visual landscaping screening and audio abatement of sound coming from the park during peak season hours.

