


MEMORANDUM

DATE: March 5, 2009

TO: Dave Maher, Village Clerk
Village Manager's Office
Pete Casey, Public Works Director
Chief McCarthy, Police Department
Burke Engineering

FROM: Dani Madon, Technical Support Assistant 

RE: BOARD APPROVED PLANS AND CITATION
WITH DRAFT CONDITIONS

PROJECT: Fat Sam's
LOCATION: 15852 S. La Grange Road
BOARD APPROVED DATE: February 2, 2009
LEGISLATIVE FILE NUMBER: 2008-0727

I move to approve the rezoning of the property located at 15882 S La Grange Road, the northwest corner of 159th Street and La Grange Road, from E-1 Estate Residential to COR Mixed Use Core District subject to the following conditions:

1. That the petitioner consolidates the two subject lots (PIN's 27-16-403-004 and -005) into a single lot to conform the property to COR Mixed Use Core District lot size and area requirements within six (6) months of a Village Board decision;
2. That the petitioner work with the Village to install a new gateway sign at the northwest corner of 159th Street and La Grange Road;
3. That the petitioner work with the owners of Lakeview Plaza to the west at the appropriate time to establish a cross-access connection between the sites;

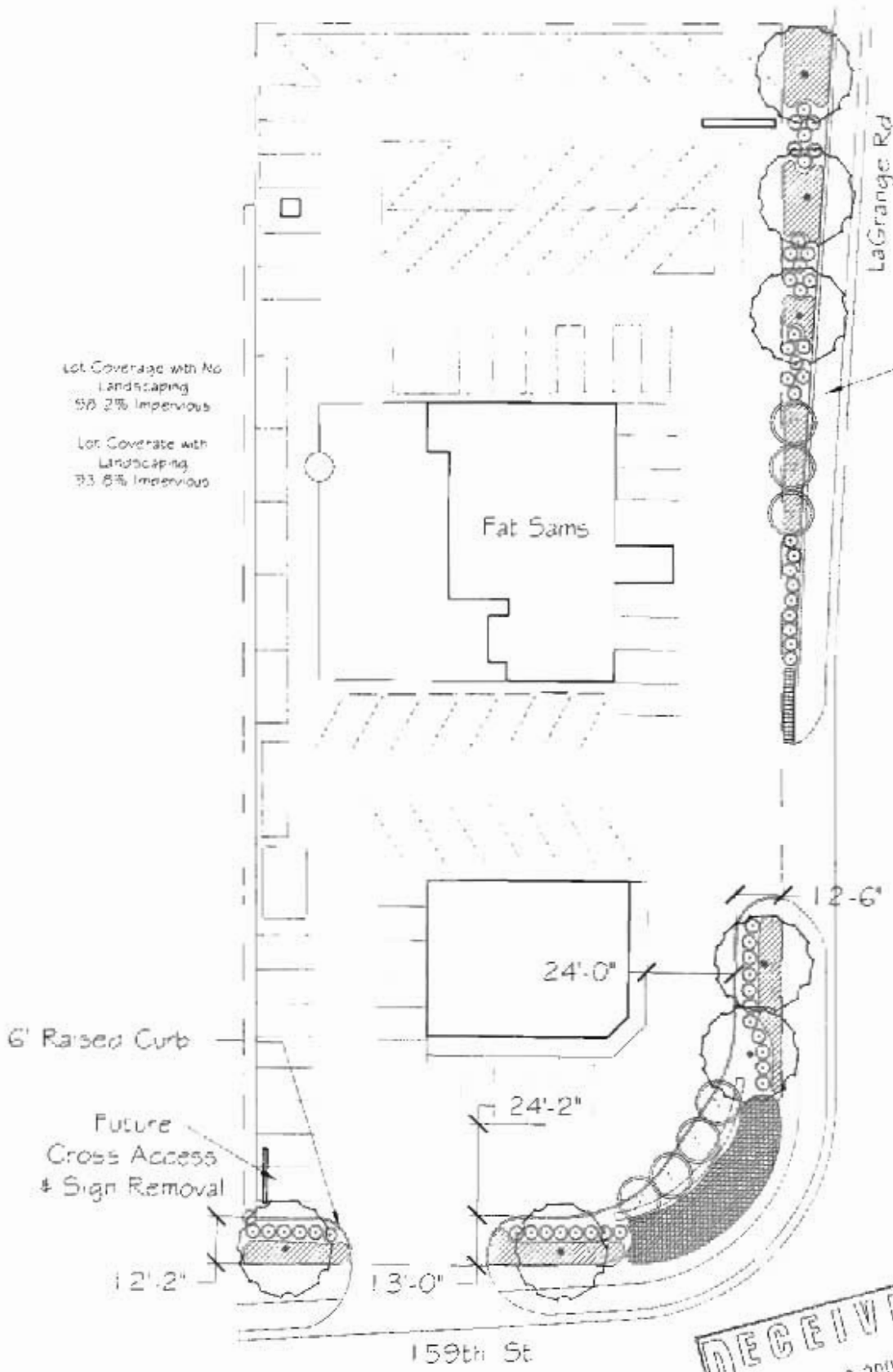
And

I move to approve as part of the rezoning the landscape plan titled "Fat Sam's Orland Park, IL Landscape Plan for Rezoning", prepared by the Village of Orland Park Development Services Department and the petitioner, date-stamped January 13, 2009.

DM/sa
Attachment

c: Ken Friker, Klein, Thorpe, and Jenkins
Petitioner
File

BOARD APPROVED
 AGENT: 2008-07-27
 DATE: 1/2/09
 COMMENTS: [unclear]
 [unclear]



Plantings Subject to concrete swale removal

Plant Palette

- Ginkgo
- American Hornbeam
- Jack Pear
- Japanese Tree Lilac
- Juniper
- Grid, low Shrub
- Sedum
- Daylily
- Buxus
- Coneflower
- Ornamental Grasses
- Liriodendron

* May substitute with other plants or IDOT's list for the 159th/Orange Road project

RECEIVED
 JAN 13 2009
 BY: [unclear]



1" = 30'

January 2009

Fat Sams Oriand Park, IL

Landscape Plan for Rezoning

VILLAGE OF ORLAND PARK, DEVELOPMENT SERVICES DEPARTMENT

REZONING EVALUATION FACTORS

For all petitions requesting rezoning, the petitioner must address in writing the following factors and submit to the Planning Division of the Development Services Department.

When evaluating an application for rezoning, the decision making body may consider:

1. The existing uses and zoning of nearby property.

The property is located at the southwest corner of 159th Street and LaGrange Road. All surrounding property, according to the Village Zoning Map, is zoned "cor mixed use" which is the rezoning sought by Petitioner. Petitioner's property is now zoned E-1 Estate Residential which is outdated and not appropriate for the surrounding area which is a shopping mall type area.

2. The extent to which property values are diminished by a particular zoning classification or restriction.

Petitioner does not believe the requested change will affect property values of surrounding properties which have the same zoning Petitioner seeks.

3. The extent to which the destruction of property value of a complaining property owner promotes the health, safety, morals or general welfare of the public.

See #2

4. The relative gain to the public as opposed to the hardship imposed on a complaining property owner.

See #2

5. The suitability of the subject property for its zoned purposes.

The property is more properly zoned as Petitioner seeks than its current zoning of Estate Residential. The Village previously sought the zoning change Petitioner now seeks.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area.

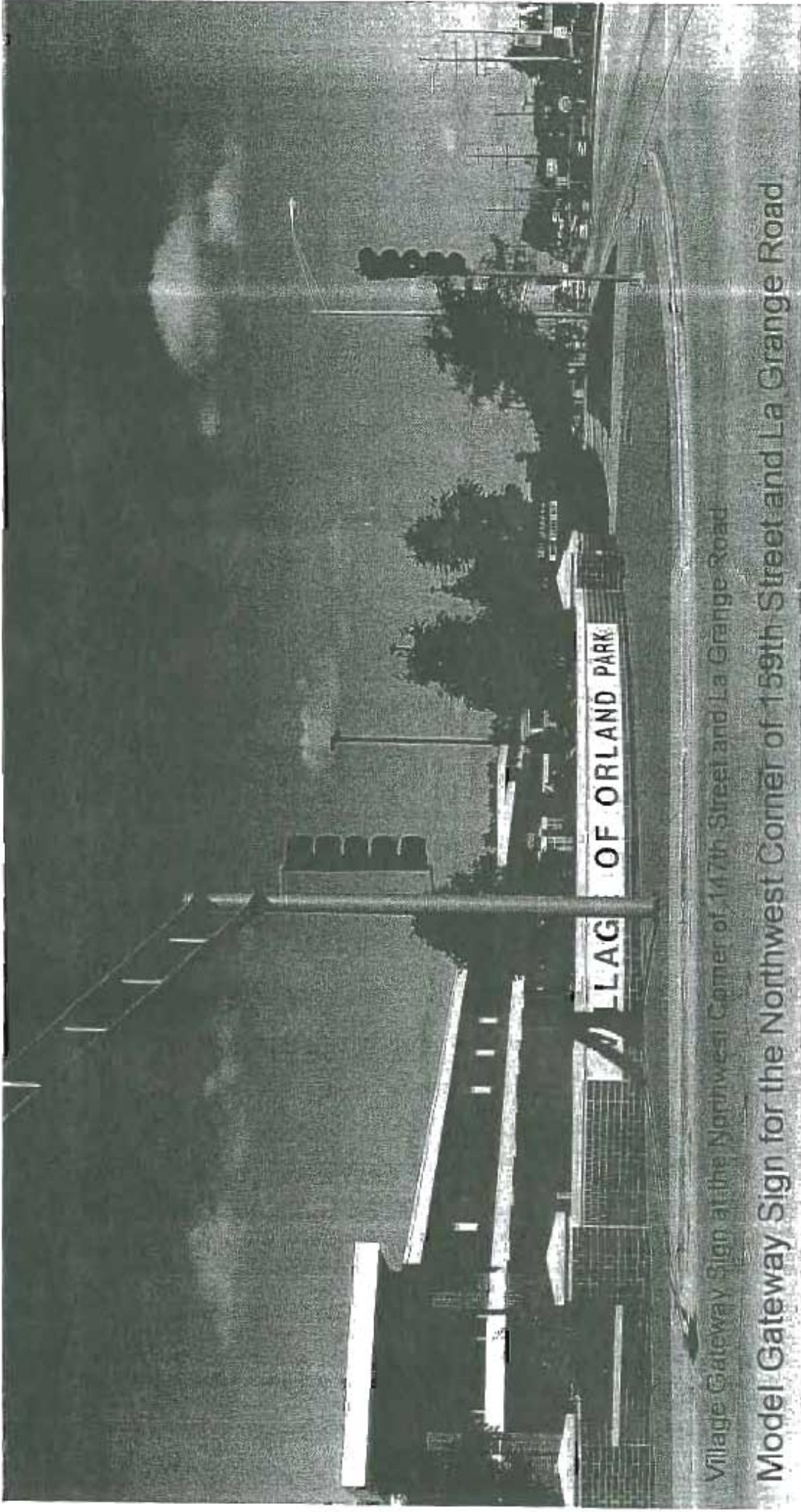
The property has been vacant as zoned for 27 months.

7. The care with which the community has undertaken to plan its land use development

The community has taken great care to plan its land use development and this change will bring Petitioner's property into conformance with surrounding property.

8. The evidence, or lack of evidence, of community need for the use proposed.

As the village had previously sought the proposed change, the change will bring the property into compliance with the Village plans.



Village Gateway Sign at the Northwest Corner of 147th Street and La Grange Road

Model Gateway Sign for the Northwest Corner of 159th Street and La Grange Road