


MEMORANDUM

DATE: February 25, 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

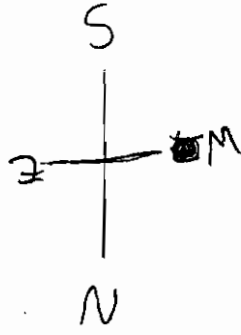
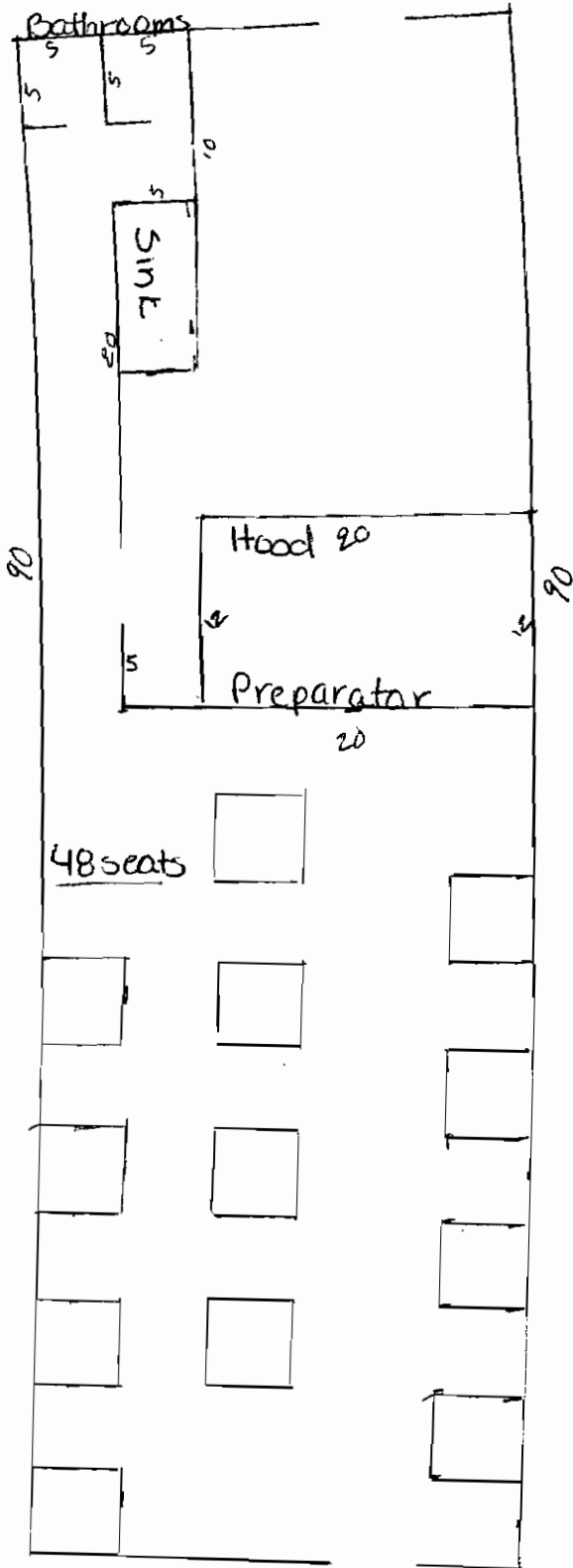
PROJECT: El Pueblito Restaurant – Special Use
LOCATION: 9532 W. 159th Street
BOARD APPROVED DATE: December 15, 2008
LEGISLATIVE FILE NUMBER: 2008-0521.1

I move to approve the special use for El Pueblito Mexican Restaurant per the submitted sketch floor plan titled "El Pueblito Inc.", prepared by the petitioner, received 11-4-08, and per the submitted sketch building layout plan titled "Orland Park Square Plaza 9105/9111 W 151st Street, Orland Park", prepared by Charilaos Balaskas, dated 11-3-08, received 12-3-08, as a 2,600 square foot restaurant with 48 seats, 20 parking spaces, and to be within 330 feet from residential properties in the Village Square of Orland subdivision, subject to the following conditions:

1. That El Pueblito Restaurant have its own dumpsters;
2. That the petitioner installs a new garbage enclosure made of wood to screen three sides of the enclosure;
3. That the fourth side of the garbage enclosure be a gate to secure the enclosure and screen it from view;
4. That all utility conduits and mechanical equipment are screened from the public rights-of-way and from any neighboring residential properties;
5. That any new signage is submitted for approval and permits;
6. That the petitioner and the property owner mitigate the impacts of the restaurant's proximity to the residences by planting 1 Callery Pear tree (*Pyrus calleryana*) in the strip of pervious surface area at the rear of the plaza building behind the proposed use;
7. That all building code related items are met;
8. That all health code related items are met;
9. That the proposed restaurant have the same operating hours as the connected retail business in the event 9111 W 151st Street is connected to the neighboring retail unit inside the building.

DM/sa
Attachment

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



ORLAND PARK PLAN COMMISSION
 CASE NO. 2008-0521
 APPROVED
 NOT APPROVED _____
 DATE 11/25/08
 W/CONDITIONS
 W/O CONDITIONS _____
 RESUBMITTAL REQUIRED NO

BOARD APPROVED
 CASE NO. 2008-0521
 DATE 12-15-08
 W/CONDITIONS
 W/O CONDITIONS _____

NOV 0 : 2008

EL Pueblito Inc.
 151st St.

PLAT OF SURVEY

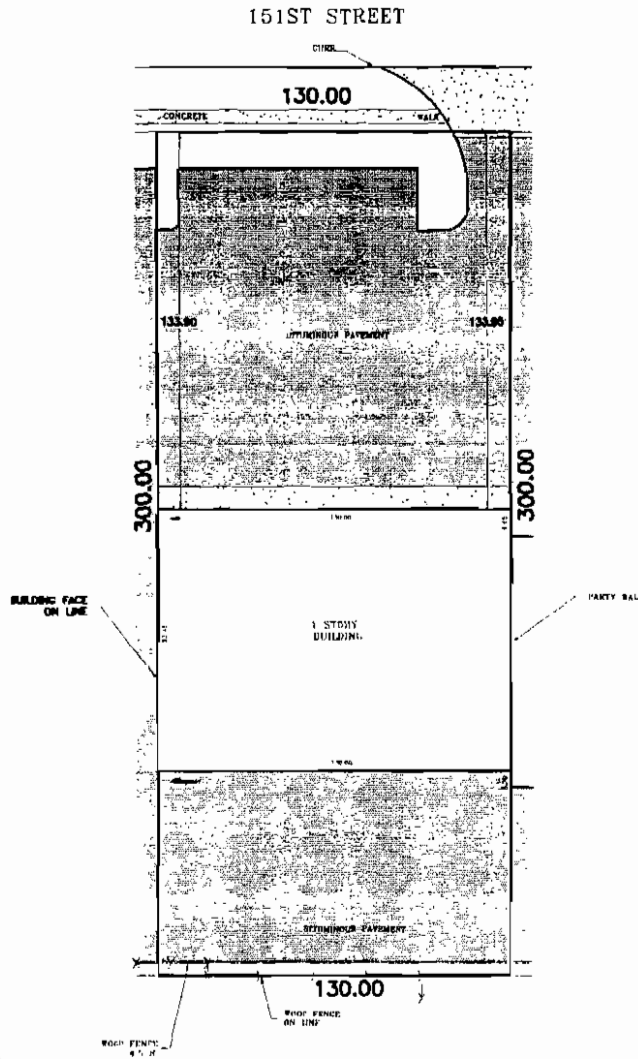
PARCEL 1: LOT 4 IN ORLAND SQUARE VILLAGE UNIT II, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS *OR BAC*

PARCEL 2: EASEMENT APPURTENANT FOR INGRESS AND EGRESS OVER CERTAIN LOTS IN ORLAND SQUARE VILLAGE UNIT II AFORESAID AS SHOWN IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 24094256, AS DECLARED BY DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 24003455, AND AS CREATED BY DEED RECORDED AS DOCUMENT NUMBER 2400266.

ADDRESS: 9105-11 W 151ST STREET, ORLAND PARK, ILLINOIS.



SCALE: 1"=40'



TO: JAMES J. NICHOLAS

THIS IS TO CERTIFY THAT WE, PREFERRED SURVEY, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 HAVE SURVEYED THE PROPERTY DESCRIBED HEREIN AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

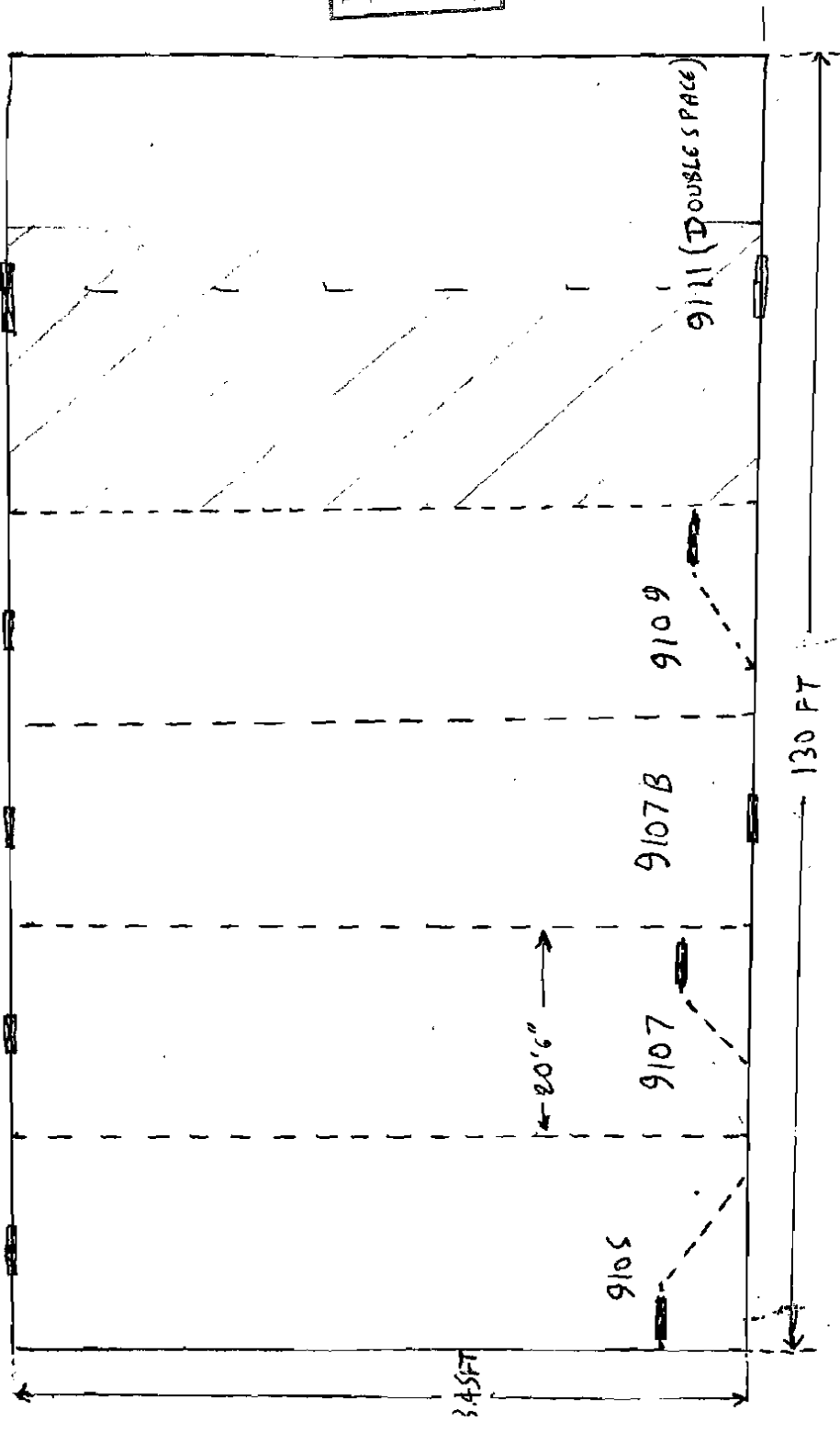
GIVEN UNDER OUR HAND AND SEAL AT GLEN ELLYN, ILLINOIS, THIS 5TH DAY OF MARCH, A.D. 2006

[Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116

P S I NO 001796

PREFERRED SURVEY, INC.
799 W. Roosevelt Road/Building #4 Suite 205/Glen Ellyn, IL 60127
Phone: 630-290-5451 Fax: 630-650-0219

ORLAND PARK SQUARE PLAZA
9105/9111 W. 151st Street,
Orland Park



RECORDED
DEC - 8 2008
BUILDING DEPT.

SIX SPACES OF APPROX. THE SAME WIDTH. 9111 OCCUPIES TWO SPACES.

11-3-08

C. Balaskos

EL PUEBLITO RESTAURANT
9109-11 W. 151st Street
Response to Special Use Standards

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations; *(List factors that demonstrate how your proposal meets this standard.)*

The proposed special use is for a restaurant in the BIZ District, which is consistent with the Village of Orland Park's Comprehensive Plan.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; *(List factors that demonstrate how your proposal meets this standard.)*

Because the proposed special use is for a commercial/retail use (restaurant), the use will be consistent with the character of the immediate vicinity (commercial/retail center).

3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; *(List factors that demonstrate how your proposal meets this standard.)*

The proposed restaurant is located within an existing retail center, with no changes being made to the building. Therefore, the proposed use will not have an adverse effect on the adjacent properties.

4. The proposed use will not have an adverse effect on the value of the adjacent property; *(Insert explanation. If necessary, the petitioner should be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties.)*

The proposed use will only increase the value of the property as it will be filling an otherwise vacant space in an existing retail center.

5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service; *(Insert explanation)*

Not Applicable

6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; *(Insert explanation)*

Not Applicable

7. The development will not adversely affect a known archaeological, historical or cultural resource;

Not Applicable

8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

The proposed use will comply with any and all regulations, requirements and ordinances of the Village of Orland Park.