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Village of Orland Park
Development Services Dept.
14700 Ravinia Ave.
Orland Park, IL 60462

Re: Project Narrative in Support of Petition for Subdivision of Land
Address: 15500 73rd Avenue, Orland Park, Illinois
Petitioner: Kowal Builders, Inc.

On behalf of my client, Kowal Builders, Inc., we respectfully submit this project narrative to the Village of Orland Park to request approval for the subdivision of the property located at 15500 73rd Avenue, Orland Park, Illinois. My client is the contract purchaser of the property, and the purpose of this request is to divide the subject parcel into two distinct sections, allowing Kowal Builders to purchase the northern portion of the land in compliance with the Plat Act.

Ultimate Objective of Subdivision: The petitioner seeks the subdivision of the property as a necessary preliminary step to facilitate the purchase/acquisition of the subject property, in furtherance of the Petitioner's future development plans. Upon acquiring the northern portion of the land following subdivision approval, Kowal Builders intends to pursue petitions for zoning approval and site development approvals. The ultimate goal is to construct townhomes for resale¹ on the newly acquired northern section, thereby contributing to the Village's residential housing stock and aligning with its long-term planning objectives.

Development Intent: Kowal Builders envisions developing the northern portion of the property into a residential community featuring townhomes as delineated on the preliminary site development plan. This development will be thoughtfully designed to enhance the surrounding neighborhood's character and provide high-quality housing options to prospective residents. The exact nature of the development will be determined through the zoning and site plan review processes, ensuring alignment with the Village's comprehensive plan and community goals.

Community and Economic Benefits:

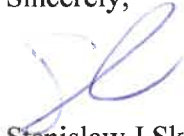
- **Enhanced Housing Options:** The proposed development will provide additional home ownership options to meet the growing demand for residential properties in Orland Park.
- **Economic Growth:** The project will create local construction jobs and increase the Village's tax base.
- **Neighborhood Improvement:** By transforming vacant land into a vibrant residential area, the development will contribute to the overall improvement of the community.

¹ The Petitioner/Purchaser is also exploring the potential for further subdivision of the acquired land for purposes of erecting single family homes for resale thereon, subject to future Petitions and Village approvals.

Conclusion: Kowal Builders is committed to working collaboratively with the Village of Orland Park to ensure that all required approvals and development standards are met. This subdivision request is the first step in achieving a mutually beneficial outcome for both the petitioner and the community. We respectfully request the Village's consideration and approval of this subdivision application.

Thank you for your attention to this matter. We look forward to engaging further with the Village of Orland Park to bring this project to fruition.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JS', is positioned above the typed name.

Stanislaw J Skupien, Esq.
Attorney for Kowal Builders, Inc.
The Petitioner