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Staff Report to the Plan Commission
8801 143rd Street – Plat of Subdivision
Prepared: 5/28/2026

Project: 2026-0503 – 8801 143rd Street – Plat of Subdivision
Petitioner: George Koczwara, Village of Orland Park
Address: 8801-8831 143rd Street (“8801 143rd Street”)
P.I.N.: 27-10-201-023-0000

Requested Action: The petitioner seeks approval to subdivide the subject property into 2 lots to be located within the “8801 W. 143rd Street Plat of Resubdivision”.

BACKGROUND

The subject property is located at the southwest corner of 143rd Street and 88th Avenue and is commonly associated with the former Riviera Country Club property, which was closed in July of 2021. The country club portion of the property is currently vacant, while restaurant and banquet hall operations exist on the property.

On April 6, 2026, the Village Board approved a Purchase and Sale Contract for a portion of the property. The Village Board history notes that the entire property is approximately 8.6 acres and the Village negotiated the purchase of approximately 5 acres on the east side of the site. The eastern portion is intended to be separated from the remaining banquet hall parcel to the west.

The Purchase and Sale Contract requires the preparation of a plat of subdivision by an Illinois Professional Land Surveyor to divide PIN 27-10-201-023-0000 into two lots. The contract states that the western portion, identified as Lot 2, is to be retained by the seller, while the eastern portion, identified as Lot 1, is to be conveyed to the Village. The contract also requires an ingress/egress easement along the northern boundary between Lots 1 and 2, with the plat to be recorded with the Cook County Recorder of Deeds following closing.

The attached plat also reflects the prior subdivision context in the area, including Riviera Estates Subdivision – Phases I, II, and III; plus, the Orland Fire Protection District Fire Station No. 5 Subdivision and TOD Subdivision Phase 1.¹

¹ Riviera Estates Subdivision – Phase I, recorded April 6, 1982 as Document No. 26193745; Riviera Estates Subdivision – Phase II, recorded November 12, 1986 as Document No. 86533383; and Riviera Estates Subdivision – Phase III, recorded November 24, 1987 as Document No. 87629327. The plat additionally references the Orland Fire Protection District Fire Station No. 5 Subdivision recorded December 13, 1988 as Document No. 88574976 and the TOD Subdivision Phase 1 recorded January 27, 1998 as Document No. 98069299.

COMPREHENSIVE PLAN

Planning District

Silver Lake North

Planning Land Use Designation

Riviera Sports Center & Health Club

ZONING DISTRICT

Existing (no change)

BIZ – General Business

ADJACENT PROPERTIES

| | Zoning District | Land Use |
|--------------|-----------------------------------|---|
| North | R-3 Residential & R-4 Residential | Single Family Attached Residential & Single Family Detached Residential |
| East | R-3 Residential | Single Family Detached Residential |
| South | R-4 Residential | Single Family Attached Residential |
| West | R-4 Residential | Single Family Attached Residential & Government (Fire Station) |

PLAT OF SUBDIVISION

The applicant seeks approval for a subdivision of the existing 8801 143rd Street property to create two lots. Proposed Lot 1, which is the eastern lot to be conveyed to the Village of Orland Park, contains 216,129 square feet (4.962 acres). Proposed Lot 2, which is the western lot to be retained by 8801 W. 143rd Holdings, LLC, contains 156,706 square feet (3.597 acres). The plat also identifies right-of-way dedications totaling 35,880 square feet (0.824 acres) and 3,360 square feet (0.077 acres), for a total plat area of 412,075 square feet (9.460 acres).

The plat includes a perpetual non-exclusive ingress/egress easement for the benefit of Lots 1 and 2. The easement is intended to provide vehicular and pedestrian access over the area labeled "Ingress/Egress Easement" to and from 143rd Street. This access provision is consistent with the Purchase and Sale Contract requirement that an ingress/egress easement is to be provided along the northern boundary between the two lots.

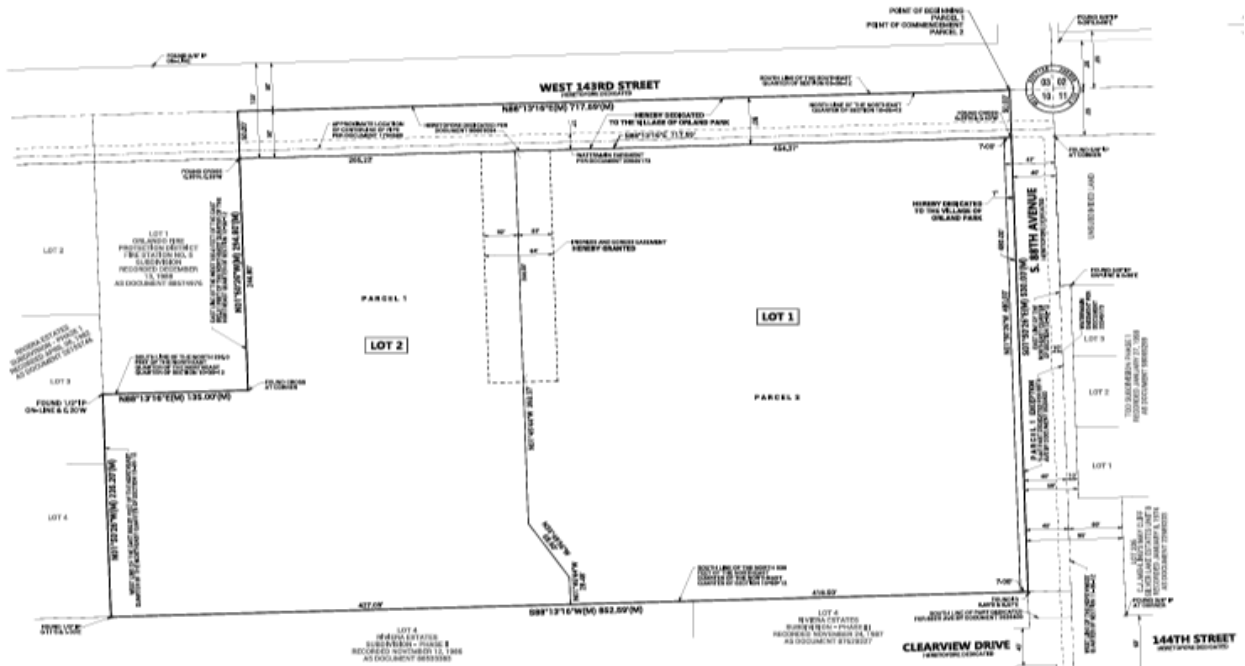
The subject property is located in the BIZ General Business District. Section 6-207.E of the Land Development Code requires a minimum lot area of 10,000 SF and a minimum lot width of 80' for each business establishment. Both proposed lots substantially exceed the minimum requirements.

No new building, parking lot, building addition, or site plan is proposed as part of this plat of subdivision; therefore, detailed compliance with future building placement, parking, loading, landscaping, stormwater, lighting, and access requirements will be reviewed at the time a future site plan, development petition, or building permit is submitted.

CURRENT SITE DEVELOPMENT



PROPOSED PLAT



STAFF RECOMMENDED ACTION

Regarding Case Number 2026-0503, also known as 8801 143rd Street – Plat of Subdivision, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 28, 2026;

And

Staff recommends that the Plan Commission approve the “8801 W. 143rd Street Plat of Resubdivision”, subject to the condition that the final copy of the plat is printed on mylar and submitted to the Village with all non-Village related signatures ready for recording at the Cook County Recorder of Deeds Office.

STAFF RECOMMENDED MOTION

Regarding Case Number 2026-0503, also known as 8801 143rd Street – Plat of Subdivision, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.