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Staff Report to the Board of Trustees

8801 143rd Street – Plat of Subdivision

Prepared: 6/5/2026

Prepared by: Rob Fischer, Associate Planner

Project: 8801 143rd Street – Plat of Subdivision**Case Number:** 2026-0503**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 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.

PLAN COMMISSION SUMMARY

In attendance were the Plan Commission Chair, five commissioners and staff, along with a small number of members of the public. Following an abbreviated staff presentation, no questions were asked by the commissioners.

Overall, the Commissioners were supportive of the subdivision and unanimously approved the motion 6 ayes, 0 nays, and 1 absent. This item is now before the Board of Trustees for consideration.

PLAN COMMISSION ACTION

The Plan Commission recommends that the Village Board of Trustees approve a Plat of Subdivision for the 8801 143rd Street – Plat of Subdivision, 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.

PLAN COMMISSION RECOMMENDED MOTION

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