



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org

Meeting Agenda

Plan Commission

Louis Stephens, Chairman

*Commissioners: Judith Jacobs, Paul Aubin, Nick Parisi, John J. Paul,
Laura Murphy and Dave Shalabi*

Tuesday, August 8, 2017

7:00 PM

Village Hall

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

[2017-0045](#) Minutes of the July 25, 2017 Plan Commission Meeting

Attachments: [July 11, 2017 PC Minutes](#)

PUBLIC HEARINGS

[2017-0454](#) Eco-Site Wireless Communication Facility- 15655 Ravinia Avenue

Continuance (AG)

[2017-0484](#) Dykas Lot Consolidation

Attachments: [Consolidated Plat](#)

[Lot 45 Plat](#)

[Lot 46 Plat](#)

[Petition](#)

(EV)

NON-PUBLIC HEARINGS

OTHER BUSINESS

[2017-0046](#) Memo: New Petitions & Appearance Review

Attachments: [8-8-17 Plan Commission Memo](#)

ADJOURNMENT

DATE: August 8, 2017

REQUEST FOR ACTION REPORT

File Number: **2017-0045**
Orig. Department: **Development Services Department**
File Name: **Minutes of the July 25, 2017 Plan Commission Meeting**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
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Meeting Minutes

Tuesday, July 11, 2017

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

*Commissioners: Judith Jacobs, Paul Aubin, Nick Parisi, John J. Paul,
Laura Murphy and Dave Shalabi*

CALLED TO ORDER/ROLL CALL

The meeting was called to order by the Plan Commission Chairman, Mr. Louis Stephens, at 7:00 p.m.

Present: 5 - Chairman Stephens; Member Aubin; Member Parisi; Member Paul, Member Shalabi

Absent: 2 - Member Jacobs, Member Murphy

APPROVAL OF MINUTES**2017-0045 Minutes of the July 11, 2017 Plan Commission Meeting**

A motion was made by Commissioner Paul, seconded by Commissioner Shalabi to approve the minutes of the June 27, 2017 Plan Commission.

APPROVED

Aye: 5 - Chairman Stephens, Member Aubin, Member Parisi, Member Paul and Member Shalabi

Nay: 0

Absent: 2 - Member Jacobs and Member Murphy

PUBLIC HEARINGS**2017-0431 Carz N More - Special Use Permit**

MAZZA: Staff presentation made in accordance with written staff report dated July 11, 2017.

AUBIN: Swore in the petitioner Ricardo Rodriguez of Orland Park, Illinois

RODRIGUEZ: The presentation was good in covering all the details.

STEPHENS: Are you in agreement with all the conditions?

RODRIGUEZ: Yes.

PAUL: Has there ever been an issue with the previous facility?

MAZZA: Yes, the Police Department provided information on some violations related to unregistered vehicles on the premises which have all been resolved. This was why the Police Department was eager to speak with Mr. Rodriguez for the Special Use Permit. A meeting took place where information was provided to Mr. Rodriguez that if he is not holding up his end of the bargain, the Special Use permit could be rescinded meaning he would lose the opportunity to run that motor vehicle services in that location.

PAUL: So it sounds like it has been resolved.

MAZZA: Yes.

SHALAB: Based on previous commercial leasing experiencing in that 70th Court corridor, I have found that some of the mechanical work ends up getting done outside. Oak Forest homes are very close by and have expressed frustration in the past in automotive work being done outside. Secondly, parking has also become an issue. In your presentation you can see that there are vehicles on 70th Court being parked and double-stacked on both sides, 70th Court is a fairly narrow street. We should be very cautious that mechanical work is not being done outside. I am aware that if that is the case, it may rescind their permit. We also need to ensure parking isn't being hindered, and we are not causing a disruption to the residential neighbors that are within 250 feet. How many feet is it?

MAZZA: Its about 600 feet by my measurement.

AUBIN: Mr. Maaza, do the conditions that are attached to this motion cover any reservations the Commission might have?

MAZZA: We believe so. In addition, the Police Department has given extra scrutiny to this area especially in terms of these conditions today. The Police Department is aware of this project and is planning on gearing up their visits to this area to ensure compliance.

STEPHENS: I have nothing at this moment. At this point, we'll recommend a motion.

STEPHENS:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated July 11, 2017,

And

I move to recommend to the Village Board approval of a Special Use Permit for Carz N More to locate a motor vehicle service facility at 15642 S. 70th Court, subject to the following conditions:

- 1) That no new or used automobile sales of any kind are allowed on premises;
- 2) That all work is conducted indoors;
- 3) That garage doors facing residential areas remain closed at all times except for the exchange of vehicles;
- 4) That vehicles parked outside for more than five (5) business days are considered outdoor storage and will require additional screening per Village requirements;
- 5) That no more than eight (8) vehicles are parked on premises at any time;

- 6) That no unlicensed an/or unregistered cars may be on the premises at any time;
- 7) That a triple basin is installed and inspected by the Village;
- 8) That the violation of any of these stated conditions or any Village of Orland Park statute may result in the revocation of the Special Use Permit associated with this project.

PARISI: Second.

RECOMMENDED FOR APPROVAL

Aye: 5 - Chairman Stephens, Member Aubin, Member Parisi, Member Paul and Member Shalabi

Nay: 0

Absent: 2 - Member Jacobs and Member Murphy

NON-PUBLIC HEARINGS

OTHER BUSINESS

2017-0046 Memo: New Petitions & Appearance Review

STEPHENS: I would like to make a comment regarding the hiring recommendation I made at the June 27th meeting regarding Nectarios Pittos. It was intended for the position for Planning Division Manager and not for Assistant Director of Development Services. I offer my apologies to our staff member Ed Lelo, who is currently serving as interim Assistant Director of Development Services and does an excellent job in that position.

ADJOURNMENT

STEPHENS: This meeting is adjourned at 7:12 p.m.

DATE: August 8, 2017

REQUEST FOR ACTION REPORT

File Number: **2017-0454**
Orig. Department: **Development Services Department**
File Name: **Eco-Site Wireless Communication Facility- 15655 Ravinia Avenue**

BACKGROUND:

PROJECT:
Eco-Site Wireless Communication Facility, Special Use

PETITIONER:
Raymond Beer

LOCATION:
15655 Ravinia Avenue

REQUESTED ACTION:
Continuance

BUDGET IMPACT:

REQUESTED ACTION:

I move to continue file number 2017-0454, Eco-Site Wireless Communication Facility, Special Use to the August 22, 2017 Plan Commission meeting.

DATE:

REQUEST FOR ACTION REPORT

File Number: **2017-0484**
Orig. Department: **Development Services Department**
File Name: **Dykas Lot Consolidation**

BACKGROUND:

QUICKFACTS

Project

Dykas Lot Consolidation - 2017-0484

Petitioner

James and Renee Dykas

Purpose

To consolidate Lot 45 and Lot 46 located in the R-3 Residential District in the Olde Mill Phase III subdivision into a single lot.

Requested Actions: Subdivision

Project Attributes

Address: 17430 Deer Trail Court

P.I.N.(s): 27-29-424-016 (Lot 45) and 27-29-424-017 (Lot 46)

Size: Lot 45:13,000 square feet

Lot 46: 13,000 square feet (Consolidated Total = 26,000 sf)

Comprehensive Plan Planning District: Grasslands Planning District

Comprehensive Land Designation: Single Family Residential

Existing Zoning: R-3 Residential Zoning

Existing Land Use: Lot 45: Single Family Home

Lot 46: Vacant

Proposed Land Use: Single Family Home

Surrounding Land Use:

North: R-3 Residential District - Open Space (Detention)

South: R-3 Residential District - Single Family Home

East: R-3 Residential District - Open Space (Detention)

West: R-3 Residential District - Vacant

Preliminary Engineering: N/A.

OVERVIEW AND BACKGROUND

The Olde Mill Subdivision and Olde Mill Phase III were approved as single family residential subdivisions near 108th Avenue and Deer Point Road. In 1999, the Olde Mill Subdivision was approved for 42 single family lots. In 2002, the Village Board approved the site plan for Olde Mill Phase III for 17 lots to 22 lots on 9.51 acres. Overall, a revised site plan was approved for 64 lots in 2006. This is the second proposed lot consolidation in Olde Mill Phase III. In 2015, the Village Board approved a lot consolidation for Lots 52 & 53 (Legistar #2015-0519).

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to consolidate Lots 45 and 46 in Olde Mill Phase III subdivision into a single lot measuring 26,000 square feet. Both lots are owned by the petitioner, and are currently two separate parcels. Lot 45 contains a house, and Lot 46 is currently vacant. Once consolidated, the petitioner plans to construct a number of permitted accessory structures, such as a basketball court and putting green on the empty lot. Approval of this or any other structure is not a part of this petition and is generally handled via building permit reviews. Accessory structures are not allowed without a principal structure. The consolidation will result in both lots containing the house as a single principal structure.

The recommendation motion includes the following conditions:

- 1) Submit a Mylar Plat of Consolidation to the Village for recording.
- 2) Install a sidewalk and two (2) parkway trees along the frontage of Lot 46.
- 3) Meet all building and engineering code related items.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

SITE PLAN

PLAT OF SURVEY

A plat of survey titled "Dykas Consolidation" drawn by Lincolnway Engineering and Land Surveying Ltd. and dated June 29th, 2017, shows both parcels bounded by the same property line. A dotted line down the middle of the property area divides these two lots, which are labeled "Lot 45" (north lot) and "Lot 46" (south lot). 7.5 foot easements currently run along both the north and south property lines of Lot 45 and Lot 46. 10 foot easements run along the west property line. These easements will remain upon consolidation, as shown on the plat.

Lot 45 measures 13,000 square feet. This lot is occupied by a 3,320 square foot house and a 1,969 in ground swimming pool area. Lot 45 has a 110 foot frontage on Deer Trail Court. Current lot coverage is 48%. The base lot coverage allowed in the R-3 Residential Zoning District is 35%. However, Section 6-204.F of the Land Development Code allows for an additional 5% lot coverage for accessory structures, an additional 3% lot coverage for side loaded garages, and an additional 5% if pervious pavers are used. Lot 45 has a driveway paved with pervious pavers, a side loaded garage, and a swimming pool which qualifies as an accessory structure. These measurements comply with current R-3 Residential Zoning District requirements, but the lot is currently at full capacity for lot coverage.

Lot 46 measures 13,000 square feet, with a 100 foot frontage on Deer Trail Court. Current lot coverage is 0%.

PLAT OF CONSOLIDATION

If consolidated, Lot 45 and Lot 46 would have a total area of 26,000, and a 210 foot frontage on Deer Trail Court as measured on the 2017 Plat of Survey. The current easements on both properties will remain, resulting in a 15 foot easement through the middle of the consolidated lot,

a 10 foot easement along the west property line, a 7.5 foot easement along the south property line, and a 7.5 easement along the north property line. The easements may affect the location of any proposed accessory structures. The proposed lot coverage of the consolidated lot will meet code requirements.

MOBILITY

The single family home is accessible from Deer Trail Court, a local street.

Pedestrian:

There is currently no sidewalk running along Lot 46. Lot 45 and the neighboring lot to the south, Lot 47, both have sidewalks. The petitioner has agreed to install and pay for a sidewalk and two (2) parkway trees along the frontage of Lot 46, per the standards of the Village's Land Development Code. This will create better sidewalk connectivity along Deer Trail Court.

Parking:

Parking Required - 2 per dwelling unit
Parking Provided - more than 2 spaces

DETAILED PLANNING DISCUSSION

It should be noted that if the consolidation is given approval, any additional proposed work would require a separate development review. Furthermore, if the intended accessory structures are built, any future re-subdivision of the lots back to two lots would be considered non-conforming due to the lack of a principal structure on Lot 46. The accessory structures must be removed or a house constructed.

The petitioner will need to submit a Mylar copy of a Plat of Consolidation to the Village for recording. According to Section 5-112 of the Land Development Code Section "The purpose of the record plat of subdivision review is to determine whether the record plat, and required subsequent plats as a result of the subdivision, are in substantial conformance with the approved final plan. This procedure shall include but not be limited to plats of vacation, dedication, easement, abrogation and consolidation".

Land Use/Compatibility

The proposed land use, single family home, is compatible with the immediately surrounding area.

Lot Coverage

Maximum: 35% (48% permitted with pervious pavers, accessory structures, and side loaded garage).
Proposed (without intended accessory structures): 23%

Lot Size

Minimum: 10,000 square feet
Proposed (consolidated): 26,000 square feet

Setbacks

The consolidation of Lots 45 and 46 will create a new lot width of 200 feet. The required side setback for lots in the R-3 district is no less than 10% of the lot width. Though the north side yard setback currently meets code, upon consolidation the setback will be 10 feet shorter than required. However, the petitioners own both lots and must consolidate in order to build any accessory structures on Lot 46 as Lot 45 already has a house on it. Absent consolidation, even

minor improvements to the vacant property would be prohibited without a principal structure. The existing north side yard setback will remain the same and the house will meet the standard setback requirement based on the original lot. It will not be different from other properties in the Olde Mill Phase III subdivision as the building pattern is retained.

The north property line borders a detention area. Additionally, if the property is re-subdivided in the future, its side setbacks will resume their retained dimensions. Future improvements or construction must comply with the setback requirements stated in the section 6-204 (R-3 Residential District) in the Land Development Code.

Deer Trail Court (Front):

Required: 25 feet

Existing (Lot 45 House): 25.79 feet

North Side Yard:

Required: not less than 10% of lot width = 20 feet

Existing: 10.69 feet at its smallest (will become legal non-conforming upon consolidation)

South Side Yard:

Required: not less than 10% of lot width = 20 feet

Proposed: 115.45 feet

Driveway Distances from Side Yard:

Required: no less than 20 feet

Proposed: 71.86 feet

Rear Yard:

Required: 30 feet

Existing: 45.69 feet

Density

The Olde Mill Phase III subdivision was originally approved for 17 to 22 lots depending on final stormwater detention size. The approval indicated a density of 2.17 dwelling units per acre. The end result was 22 lots with a density of 2.3 dwelling units per acre. After the consolidation of Lots 52 & 53 in 2015, the density was further reduced to 2.2 dwelling units per acre. The proposed lot consolidation would reduce the number of lots to 20, and the density to 2.17 dwelling units per acre. This adheres to what was initially approved, and does not significantly alter the density of the subdivision.

Accessory Structures

No accessory structures have been proposed as part of this lot consolidation petition. Any future accessory structures proposed must meet the requirements stated in Section 6-204 (R-3 Residential District) and 6-302 (Accessory Structures and Uses).

This is now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated August 8th, 2017.

And

I move to recommend to the Village Board of Trustees to approve the lot consolidation of Lot 45 and Lot 46 in the Olde Mill Phase III subdivision as depicted on the "Dykas Consolidation" plat dated June 29th, 2017, subject to the following conditions:

The recommendation motion includes the following conditions:

- 1) Submit a Mylar Plat of Consolidation to the Village for recording.
- 2) Install a sidewalk and two (2) parkway trees along the frontage of Lot 46.
- 3) Meet all building and engineering code related items.

DYKAS CONSOLIDATION

OWNERS STATEMENT AND DEDICATION

STATE OF ILLINOIS)
)ss
 COUNTY OF COOK)

JAMES M. DYKAS AND RENEE S. DYKAS, DO HEREBY CERTIFY THAT WE ARE THE HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AND THAT WE HAVE CAUSED SAID PROPERTY TO BE CONSOLIDATED (SUBDIVIDED) AS SHOWN ON THIS PLAT AS OUR FREE ACT AND DEED. THE PROPERTY IS CONSOLIDATED BY THIS PLAT INTO THE SINGLE RESIDENTIAL LOT. OTHER LETTERED PUBLIC USE AREAS AND DEDICATED STREET RIGHT-OF-WAYS AS SHOWN ON THE ACCOMPANYING DEPICTION ARE PREVIOUSLY DIVIDED IN THE PLAT OF OLDE MILL PHASE III RECORDED AUGUST 28, 2012, AS DOCUMENT NUMBER 1224129022 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 14, 2012 AS DOCUMENT NUMBER 1225818050, IN COOK COUNTY, ILLINOIS.

SCHOOL DISTRICT DECLARATION: THE OWNERS HEREBY UNDERSTAND AND CERTIFY THAT THIS PROPERTY LIES WITHIN THE FOLLOWING SCHOOL DISTRICTS:

SCHOOL DISTRICT 135
 CONSOLIDATED HIGH SCHOOL DISTRICT 230
 MORAIN VALLEY COMMUNITY COLLEGE DISTRICT 524

JAMES M. DYKAS AND RENEE S. DYKAS HAVE CAUSED THEIR SIGNATURES TO BE HERETO AFFIXED AND HAVE SIGNED THEIR NAMES TO THIS DOCUMENT THIS 29th DAY OF June, 2017

BY: J. M. Dykas AND: Renee S. Dykas
 JAMES M. DYKAS OWNER OF THE ABOVE LOTS 45 AND 46
 RENEE S. DYKAS OWNER OF THE ABOVE LOTS 45 AND 46

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
)ss
 COUNTY OF COOK)

I THE UNDERSIGNED, A NOTARY PUBLIC IN THE STATE OF ILLINOIS DO HEREBY CERTIFY THAT JAMES M. DYKAS AND RENEE S. DYKAS OF 17430 DEER TRAIL, ORLAND PARK, IL 60462 ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY BOTH SIGNED, AND DELIVERED THE SAID INSTRUMENT, AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL AND NOTORIAL SEAL THIS 29th DAY OF June, 2017

Coleen D. Lynch
 NOTARY PUBLIC



APPROVED BY THE VILLAGE OF ORLAND PARK

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
)ss
 COUNTY OF COOK)

I THE TREASURER FOR THE VILLAGE OF ORLAND PARK, DOES HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OF FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXATION PLAT.

DATE: _____ VILLAGE TREASURER _____

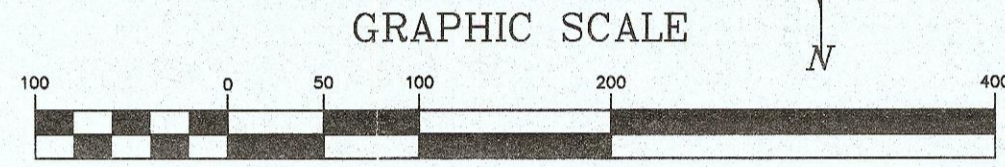
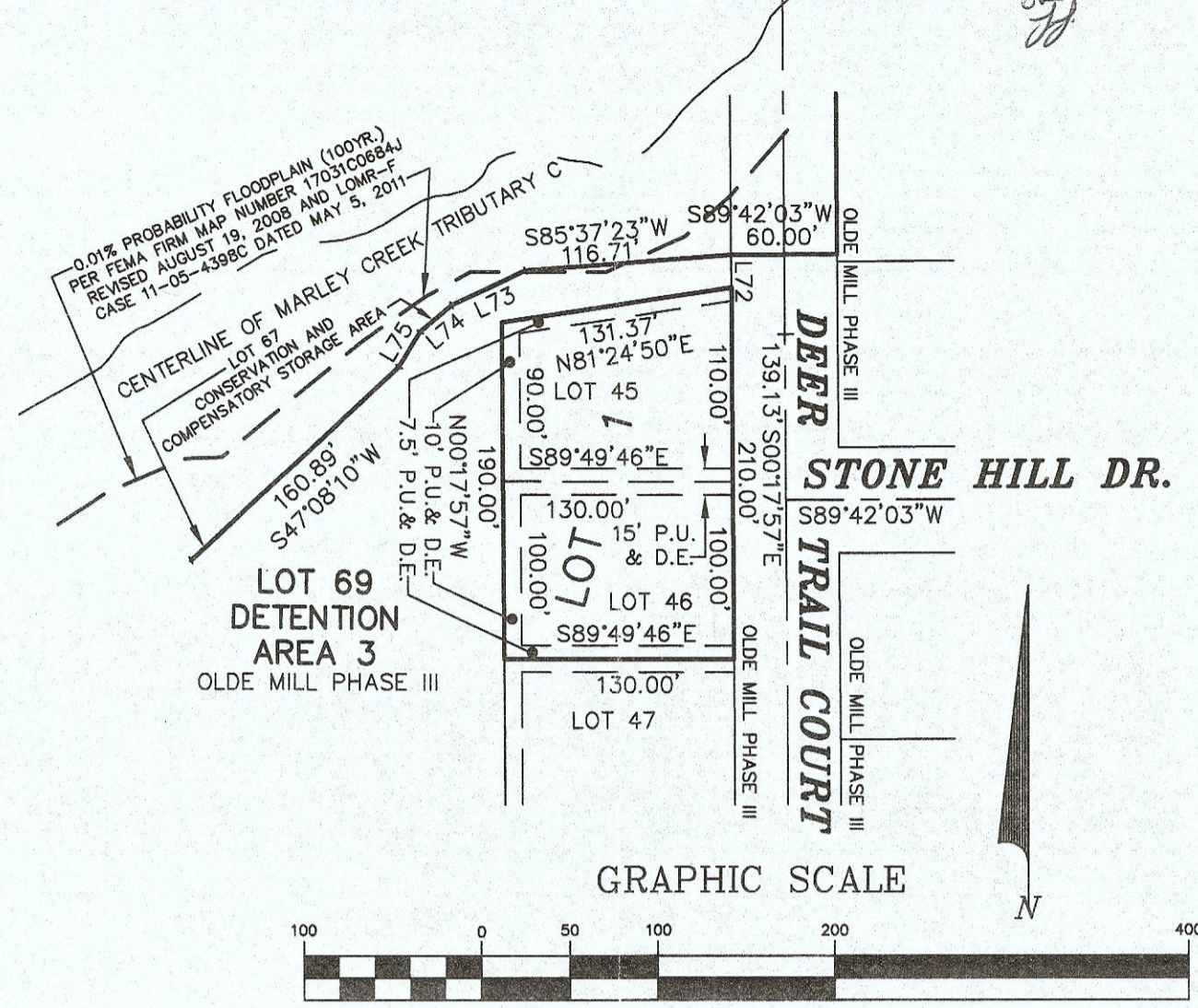
BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
)ss
 COUNTY OF COOK)

APPROVED AT A MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK THIS _____ DAY OF _____ 2015.

DATE: _____ VILLAGE PRESIDENT _____ DATE: _____ VILLAGE CLERK _____

A RESUBDIVISION OF LOTS 45 AND 46 IN OLDE MILL PHASE III, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36, NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 2012, AS DOCUMENT NUMBER 1224129022 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 14, 2012 AS DOCUMENT NUMBER 1225818050, IN COOK COUNTY, ILLINOIS.



LINE	LENGTH	BEARING
L72	18.64	S00°17'57"E
L73	46.04	S64°51'15"W
L74	23.27	S49°39'41"W
L75	23.01	S31°13'32"W

SURVEYORS/ENGINEERS CERTIFICATE

LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD., PROFESSIONAL DESIGN FIRM NO. 184.006823, OF 846 REGENT STREET, NEW LENOX, ILL. HEREBY CERTIFIES THAT THE PROPERTY DESCRIBED AS:

LOTS 45 AND 46 IN OLDE MILL PHASE III, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36, NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 2012, AS DOCUMENT NUMBER 1224129022 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 14, 2012 AS DOCUMENT NUMBER 1225818050, IN COOK COUNTY, ILLINOIS.

WAS SURVEYED ON THE GROUND AND THAT THE RESULTS OF SAID SURVEY ARE SHOWN CORRECTLY ON THIS PLAT OF SURVEY. DIMENSIONS ARE IN U.S. STANDARD FEET AND SEXIGESIMAL BEARINGS.

THIS DESIGN FIRM CERTIFIES THAT THE LAND HEREBY SUBDIVIDED IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK, ILLINOIS, WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

BASED UPON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL/MAP NUMBER 17031C0684 J (COOK COUNTY) WITH EFFECTIVE DATE OF AUGUST 19, 2008, AND THE SUBSEQUENTLY ISSUED LETTER OF MAP REVISION CASE NUMBER 11-05-4398C DATED MAY 5TH 2011, NO PART OF THE DEVELOPED LOTS 43 THRU 64 CREATED BY THIS PLAT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

NOTES:

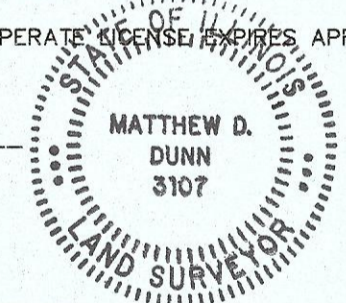
- STEEL REINFORCING RODS, UNLESS OTHERWISE NOTED, WILL BE SET AT ALL LOT CORNERS, POINTS OF CURVATURE, POINTS OF TANGENCY, AND BLOCK CORNERS, TWO OF WHICH WILL BE IN CONCRETE, AS DIRECTED IN THE ILLINOIS STATUTES, IN CHAPTER 109, PARAGRAPH 12 AND ALSO IN THE ILLINOIS COMPILED STATUTES UNDER 765ILCS 205/1.
- FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT, REFER TO THE TITLE ABSTRACT, DEED, CONTRACT, AND VILLAGE OF ORLAND PARK ZONING REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES TO THE DEVELOPER OR SURVEYOR.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENTS.
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- ALL DRAWN EASEMENTS ARE FOR PUBLIC UTILITIES, UNDERGROUND AND SURFACE WATER DRAINAGE UNLESS OTHERWISE SHOWN.
- ALL EASEMENTS SHALL REMAIN AS ORIGINALLY RECORDED AND DEPICTED ON THIS PLAT. ORIGINAL LOTS HAVE THE FOLLOWING PUBLIC UTILITY AND DRAINAGE EASEMENTS UNLESS OTHERWISE SHOWN:

REAR: 10'
 SIDE: 7.5' (AS WELL AS 7.5' FROM THE SIDES OF THE ORIGINAL SITES)

BY THIS CERTIFICATE, BOTH LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD. AND MATTHEW DUNN, ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY AUTHORIZE THE VILLAGE OF ORLAND PARK OR THEIR DESIGNATED AGENT TO RECORD THIS PLAT WITH THE RECORDER OF DEEDS IN THE COUNTY OF COOK.

BY IT'S SURVEYOR, MATTHEW D. DUNN, P.E., P.L.S., IT'S CORPORATE LICENSE EXPIRES APRIL 30, 2019.

Matthew D. Dunn
 MATTHEW D. DUNN P.L.S. # 62-003107
 MY LICENSE EXPIRES NOVEMBER 30, 2018
 LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD.

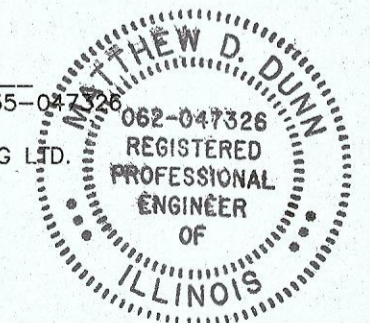


SURFACE WATER DRAINAGE STATEMENT

I HEREBY DECLARE, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH IMPROVEMENTS OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE DEVELOPER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE DEVELOPMENT.

OWNER OR ATTORNEY IN FACT
 (TRUST BENEFICIARY)

Matthew D. Dunn
 DESIGN ENGINEER MATTHEW D. DUNN P.E. # 35-062-047326
 MY LICENSE EXPIRES NOVEMBER, 30TH 2017
 LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD.



NOTE: PLEASE RETURN ONE RECORD COPY OF THIS PLAT TO:

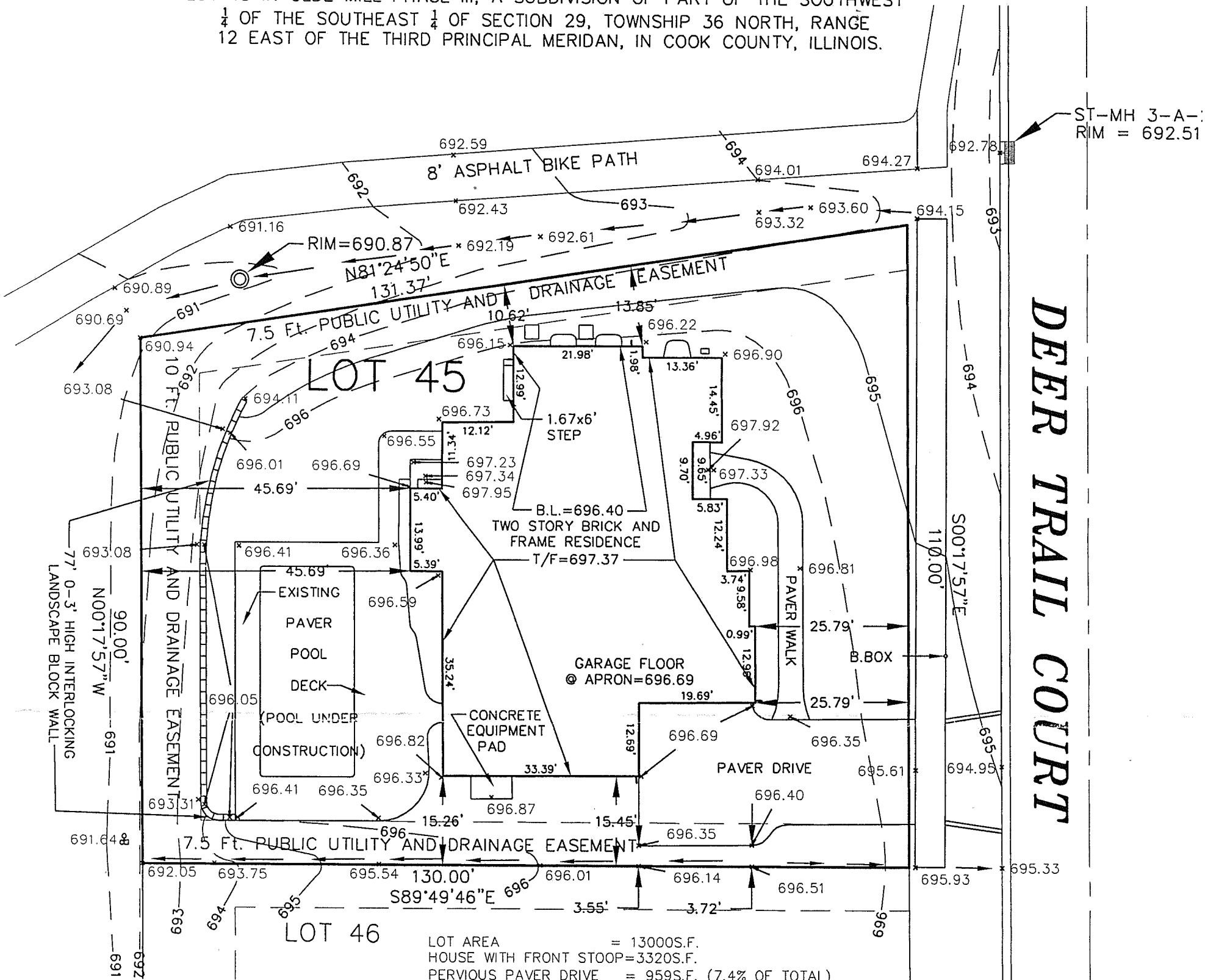
MATTHEW DUNN P.E., P.L.S.
 LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD.
 846 REGENT ST.
 NEW LENOX, ILLINOIS 60451

PREPARED BY: LWE&LSL#170622
LINCOLNWAY
 ENGINEERING AND LAND SURVEYING LTD.
 846 REGENT STREET, NEW LENOX, IL. 60451
 PHONE (630)301-1325

PLAT OF SURVEY

FINAL GRADE SURVEY

LOT 45 IN OLDE MILL PHASE III, A SUBDIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.



LOT AREA = 13000S.F.
 HOUSE WITH FRONT STOOP = 3320S.F.
 PERVIOUS PAVER DRIVE = 959S.F. (7.4% OF TOTAL)
 PAVER FRONT WALK = 224S.F.
 POOL, WALLS AND PATIO = 1694S.F.
 POOL EQUIPMENT PAD = 27S.F.
 DINING ROOM STEP 6x1.67' = 11S.F.
 TOTAL HARD SURFACE = 6235S.F./13000S.F.(100)=48.0%

BASE COVERAGE ALLOWED = 35%
 ACCESSORY POOL = 5%
 SIDE LOAD DRIVE = 3%
 5% PERVIOUS PAVER USE = 5%
 TOTAL = 48%



SCALE: 1" = 20'

BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORDS AND/OR THE LEGAL DESCRIPTION. LEGAL DESCRIPTION ABOVE HAS BEEN PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENTS ON THIS DOCUMENT.

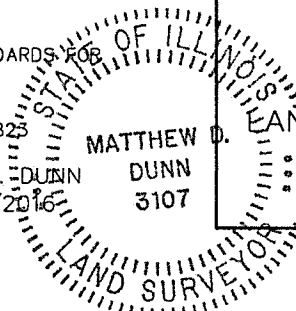
DISCREPANCIES FOUND BETWEEN FIELD CONDITIONS AND DIMENSIONS SHOWN ON THIS DOCUMENT SHALL BE REPORTED TO THIS OFFICE IMMEDIATELY. LIABILITY OF LINCOLNWAY ENGINEERING AND LAND SURVEYING ASSOCIATED WITH THIS DOCUMENT AND THE WORK IT REPRESENTS IS LIMITED TO THE COST OF PRODUCING IT.

LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD. AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYING AND PROFESSIONAL ENGINEERING CORP. # 184.006823 HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN MEASURED IN THE FIELD AND THAT THIS DOCUMENT IS A TRUE AND CORRECT REPRESENTATION OF SAID FIELD WORK. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. LINCOLNWAY ENGINEERING AND LAND SURVEYING CORPORATE LICENSURE EXPIRES APRIL 30, 2017

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 23RD DAY OF JULY, 2015 CORP. LIC. # 184.006823

BY ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, MATTHEW D. DUNN
 ILLINOIS SURVEYORS LICENSE # 3107, MY LICENSE EXPIRES 11/30/2016



JOB NUMBER 150701

PREPARED FOR SPYGLASS BUILDERS

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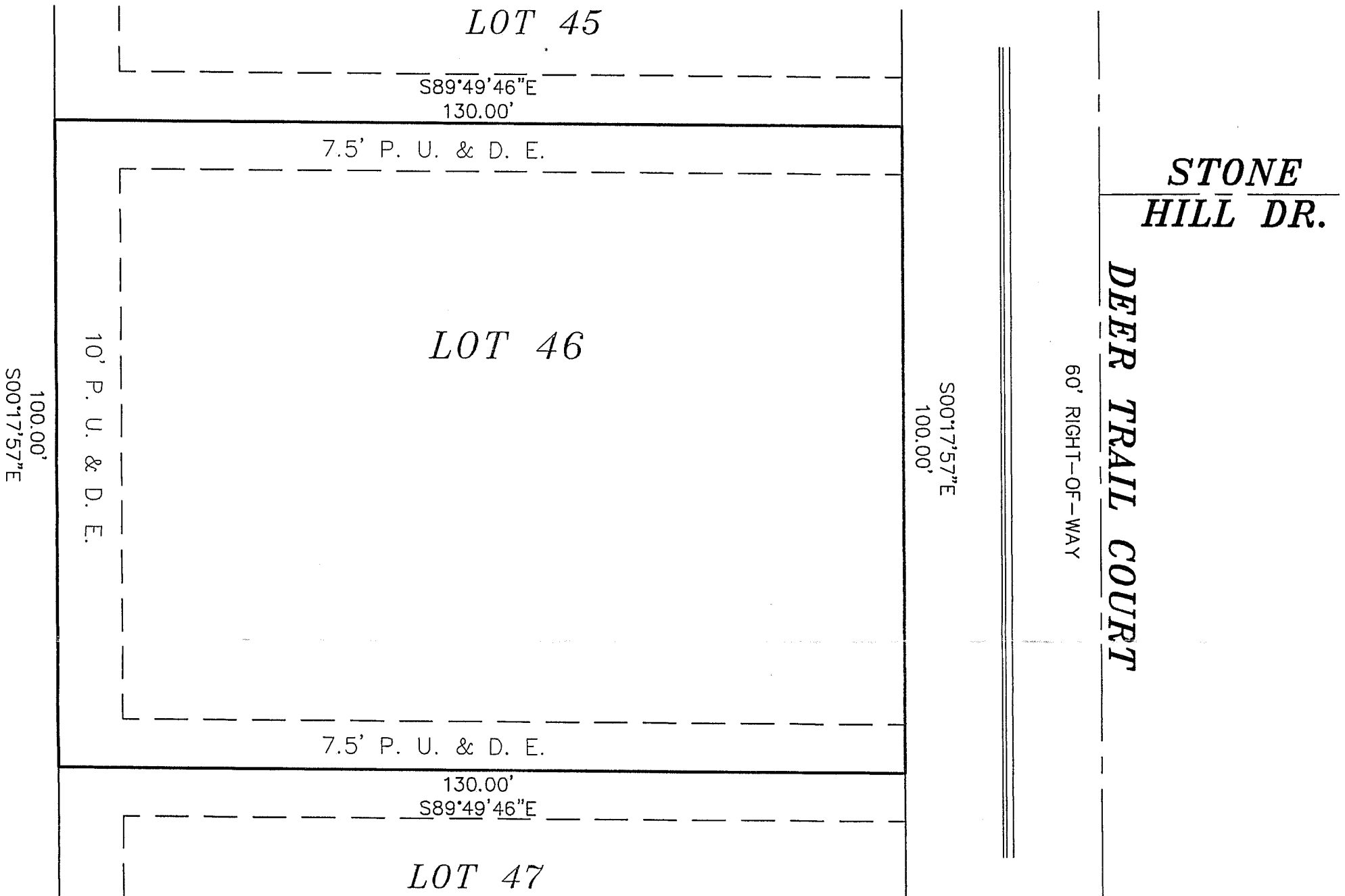
LINCOLNWAY
 ENGINEERING AND LAND SURVEYING LTD.

LAND SURVEYING • PLANNING
 ENGINEERING • PERMITS
 LAND DEVELOPMENT SCIENCES AND CONSULTING
 846 REGENT STREET, NEW LENOX, IL. 60451
 PHONE (630)301-1325

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 46 IN OLDE MILL PHASE III, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 2012, AS DOCUMENT NUMBER 1224129022 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 14, 2012 AS DOCUMENT NUMBER 12258050, IN COOK COUNTY, ILLINOIS.



P.U. & D. E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

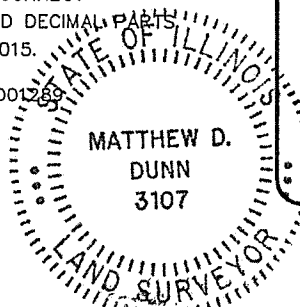
BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORDS AND/OR THE LEGAL DESCRIPTION. LEGAL DESCRIPTION ABOVE HAS BEEN PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENTS ON THIS DOCUMENT.

DISCREPANCIES FOUND BETWEEN FIELD CONDITIONS AND DIMENSIONS SHOWN ON THIS DOCUMENT SHALL BE REPORTED TO THIS OFFICE IMMEDIATELY. LIABILITY OF LANDTECH CONSULTANTS ASSOCIATED WITH THIS DOCUMENT AND THE WORK IT REPRESENTS IS LIMITED TO THE COST OF PRODUCING IT.

LANDTECH CONSULTANTS LTD. AN ILLINOIS PROFESSIONAL DESIGN FIRM, SURVEY AND PROFESSIONAL ENGINEERING CORP. # 184-001289 HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN MEASURED IN THE FIELD AND THAT THIS DOCUMENT IS A TRUE AND CORRECT REPRESENTATION OF SAID FIELD WORK. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. LANTECH CONSULTANTS CORPORATE LICENSURE EXPIRES APRIL 30, 2015.

DATED THIS 18TH DAY OF MAY, 2013 CORP. LIC. # 184-001289

BY ITS SURVEYOR: MATTHEW D. DUNN IL. SURVEYOR # 3107
MY LICENSE EXPIRES NOVEMBER 30, 2014




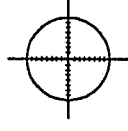
JOB NUMBER 120906-46

PREPARED FOR CELTIC DEV.

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SCALE: 1" = 20'



Landtech
Consultants LTD.

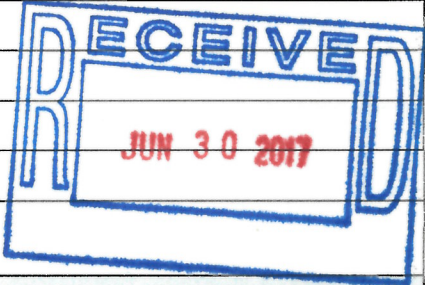
ENGINEERING • SURVEYING • LAND PLANNING

13711 W. 159th STREET LOCKPORT, IL. 60441
PHONE (708)301-6200 FAX (708)301-6204

PETITION FOR PLAN REVIEW AND APPROVAL

All information requested on this form **MUST** be provided. A petition will be considered incomplete if any information is missing and therefore will not be accepted. Following planning approval, a building permit is required.

PROJECT NAME DYKAS LOT CONSOLIDATION					
PETITIONER INFORMATION (person responsible for payment of Village fee)					
NAME JAMES and RENÉE DYKAS			TITLE		
ADDRESS 17424 DEER TRAIL COURT			CITY/STATE/ZIP ORLAND PARK, IL 60467		
PHONE (708) 478-6251		FAX		EMAIL jimdykas@gmail.com	
RELATIONSHIP TO OWNER OWNER					
PETITIONER'S CONTACT INFORMATION					
NAME (SAME AS ABOVE)			TITLE		
ADDRESS			CITY/STATE/ZIP		
PHONE		FAX		EMAIL	
RELATIONSHIP TO PETITIONER					
PROPERTY OWNER'S INFORMATION					
NAME (SAME AS ABOVE)			PHONE		
ADDRESS			CITY/STATE/ZIP		
PROJECT INFORMATION					
PROPERTY ADDRESS (OR GENERAL LOCATION) 17430 DEER TRAIL COURT, ORLAND PARK, IL 60467					
P.I.N. NUMBER 27-29-424-017-0000			SIZE OF PARCEL 100' x 130' sf acres		
EXISTING USE ON SITE EMPTY LOT			PROPOSED USE ON SITE		
EXISTING ZONING			REQUESTED ZONING		
PROJECT TEAM		NAME	PHONE		EMAIL
DEVELOPER					
ATTORNEY					
ENGINEER					
ARCHITECT					
LANDSCAPE ARCHITECT					
REQUESTED APPROVALS (CHECK ALL THAT APPLY)					
<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL USE (AMENDMENT)	<input type="checkbox"/> LANDSCAPE PLAN WITH DETENTION	<input type="checkbox"/> LANDSCAPE PLAN WITHOUT DETENTION	<input type="checkbox"/> REZONING	<input type="checkbox"/> ELEVATIONS (Non-Residential)
<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> ANNEXATION	<input checked="" type="checkbox"/> RECORD PLAT OF SUBDIVISION		<input type="checkbox"/> VARIANCE	<input type="checkbox"/> MINOR ZONING VARIANCE



I certify that the above is true and accurate and agree to pay the required fees as stated on the fee worksheet (pg 6).

Signature of Petitioner *J. Dykas* Date 6/29/17
 Notary Signature *Coleen D. Lynch* Date 6/29/17



For Village Use Only	PROJECT NO. 2017-0484/DP-17-00441	ASSIGNED TO Elyse Vukelich
	DATE PETITION COMPLETED	Assistant Development Services Director Approval to Proceed NP/HOS

DATE: August 8, 2017

REQUEST FOR ACTION REPORT

File Number: **2017-0046**
Orig. Department: **Development Services Department**
File Name: **Memo: New Petitions & Appearance Review**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:



Memorandum

To: Plan Commission
From: Nectarios Pittos, Interim Planning Division Manager
Date: August 8, 2017
Subject: New Petitions & Appearance Reviews

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance reviews are reviewed and approved administratively. The below list also does not include cell tower co-location or expansion projects. Please contact me with any questions regarding the below projects.

Appearance Review Petitions

Heartis Senior Living Site Changes & Temporary Trailer – 7420 159th Street
Changes to dumpster enclosure location, landscaping plan and adding a temporary trailer for sales purposes

Certificate of Appropriateness Petitions

Development Petitions

Whisper Pines – 8030 143rd Street
Development of 35 duplex and triplex residential homes