

VILLAGE OF ORLAND PARK

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



Meeting Agenda

Tuesday, June 4, 2019

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Shussler, Vice Chairman

*Commissioners: John J. Paul, Laura Murphy, Patrick Zomparelli, Yousef Zaatar
and Daniel Sanchez*

Short Agenda Council Boiler

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

[2019-0427](#) Minutes of the April 16, 2019 Plan Commission Meeting

Attachments: [04-16-19 meeting minutes](#)

PUBLIC HEARINGS

OPEN PUBLIC HEARING

[2018-0832](#) Akkawi Residence - 10841 W. 143rd Street - Rezoning, subject to annexation

Attachments: [Comprehensive Plan Land Use Design and Character Map](#)
[Plat of Survey - 10841 W. 143rd Street](#)
[Topographic Survey - 10841 W. 143rd Street](#)
[Plat of Annexation - 10841 W. 143rd Street](#)
[Rezoning Evaluation Factors](#)
[Conceptual Site Plan - 10841 W. 143rd Street](#)
[Zoning Map - 10841 W. 143rd Street](#)
[FEMA National Flood Hazard Map](#)

CLOSE PUBLIC HEARING

NON-PUBLIC HEARINGS

OTHER BUSINESS

[2019-0428](#) Memo: New Petitions

Attachments: [6-4-19 Plan Commission Memo](#)

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

DATE: June 4, 2019

REQUEST FOR ACTION REPORT

File Number: **2019-0427**

Orig. Department:

File Name: **Minutes of the April 16, 2019 Plan Commission Meeting**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, April 16, 2019

7:00 PM

Village Hall

Plan Commission

*Nick Parisi, Chairman
Commissioners: Paul Aubin, John J. Paul,
Laura Murphy, Dave Shalabi
Edward Schussler and Patrick Zomparelli*

CALLED TO ORDER/ROLL CALL (Audio 04:00)

Present: 7 - Chairman Parisi; Member Aubin; Member Paul; Member Shalabi; Member Murphy; Vice Chairman Schussler, Member Zomparelli

APPROVAL OF MINUTES (Audio 04:09)**2019-0032 Minutes of the April 2, 2019 Plan Commission Meeting**

A motion was made by Member Paul, seconded by Member Aubin, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi, Member Murphy, Vice Chairman Schussler and Member Zomparelli

Nay: 0

PUBLIC HEARINGS**OPEN PUBLIC HEARING (Audio 04:36)**

Chairman Parisi motioned to open Public Hearing 2018-0619, seconded by Commissioner Aubin.

A motion was made by Chairman Parisi, seconded by Member Aubin, that this matter be APPROVED

Aye: 7 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi, Member Murphy, Vice Chairman Schussler and Member Zomparelli

Nay: 0

2018-0619 Tommy's Car Wash - Development Petition for Site Plan, Landscape Plan, Elevations, Special Use Permit Amendment with Modifications

Staff presented the project in accordance with written staff report dated April 16, 2019.

Chairman Parisi swore in attorney David Sosin, car wash consultant Zac Hamilton representing Tommy's Car Wash, and Andrew Uttan representing V3, who provided an overall of the proposed project, car wash operations, and samples of building materials.

Chairman Parisi swore in resident Carl Tallon, who lives in the subdivision to the north of Wolf Point Plaza. Mr. Tallon asked several questions about the proposed development and stated his concern about possible noise generated by the car wash. The Commissioners, staff, and representatives for the petitioner addressed Mr. Tallon's concerns and answered his specific questions. The property is not adjacent to residential properties and the car wash will be required to meet all Noise Control Regulations stated in the Village Code. The proposed hours of operation for the car wash will be 7am to 7pm. It was noted that the proposed car wash should generate less traffic and deliveries than for the CVS pharmacy

previously approved at the site.

Chairman Parisi polled the Commissioners for additional comments.

Regarding Case Number 2018-0619, also known as Tommy's Car Wash, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the staff report dated April 16, 2019.

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Preliminary Site Plan", prepared by V3 Companies, Sheet C1.0, dated August 31, 2018 and last revised April 1, 2019, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Provide a cross access easement from Ziegler Drive to the cross access drives on the east property line.
5. The photometric plan shall comply with all lighting requirements per Section 6-315.

And

I move to recommend to the Village Board approval of the Elevations titled "Exterior Elevations", Sheet A201, dated July 27, 2018, and "Building and Wall Sections", Sheet A305, dated September 20, 2018, prepared by Progressive Architecture Engineering, PC, subject to the following conditions:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Meet all final engineering and building code requirements.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan, titled "Landscape Plan", Sheet L.1-0, L-2.0, L-3.0, dated February 12, 2019, and "Wall Elevation", Sheet LSK-1, dated February 8, 2019, prepared by Daniel Weinbach & Partners, Ltd., with the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.

And

I move to recommend to the Village Board approval of a Special Use Permit Amendment for Wolf Point Plaza Planned Development to allow for the construction and operation of Tommy's Car Wash, a car wash in the BIZ General Business District, subject to the same conditions as outlined in the Preliminary Site Plan motion and the following conditions:

1. Meet all Noise Control Regulations set forth in the Title 6, Chapter 4 of the Village Code.

Modifications to the Special Use Permit include:

1. A modification to locate drive-through lanes in the setback areas between the building façade and the street (Section 6-207.F.4)
2. A modification to increase the number of drive-through lanes between the building façade and the street from one (1) lane with a maximum width of fourteen (14) feet to three (3) lanes with a combined width of thirty-six and one-half (36.5) feet (Section 6-207.F.4)
3. A modification to Section 6-306.B to increase the number of parking spaces from two (2) spaces to twenty-two (22) spaces (Section 6-306.B)

A motion was made by Member Aubin, seconded by Member Shalabi, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi, Member Murphy, Vice Chairman Schussler and Member Zomparelli

Nay: 0

CLOSE PUBLIC HEARING (Audio 58:55)

A motion was made by Chairman Parisi, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi, Member Murphy, Vice Chairman Schussler and Member Zomparelli

Nay: 0

NON-PUBLIC HEARINGS

OTHER BUSINESS

2019-0003 Solar Panel Installation - 88 Silo Ridge Road West

This item is withdrawn and no motion is required.

2019-0142 Memo: New Petitions & Appearance Review

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT (Audio 59:21)

Chairman Parisi motions and Commissioner Schussler seconds to adjourn the meeting at 7:56pm.

ADJOURNED

Respectfully submitted,
Janice Bodinet
Recording Secretary

REQUEST FOR ACTION REPORT

File Number:	2018-0832
Orig. Department:	Development Services Department
File Name:	Akkawi Residence - 10841 W. 143rd Street - Rezoning, subject to annexation

BACKGROUND:

Project

Akkawi Residence - 10841 W. 143rd Street - Rezoning, subject to annexation
2018-0832

Petitioner

Faisal Akkawi

Purpose

The petitioner seeks approval of a rezoning of a 4.0 acre property located at 10841 W. 143rd Street for the construction of a single-family home, subject to annexation into the Village.

Requested Actions: Rezoning, Annexation

Current Address: 10841 W. 143rd Street

Future Address: 10820 Oakland Drive (to be assigned upon annexation into the Village)

P.I.N.: 27-08-100-022-0000

Parcel Size: 4.0 acres (174,242 square feet)

Comprehensive Plan Planning District & Designation: Orland Grove Planning District with Single Family Residential Land Use Designation

Existing Zoning: Unincorporated Cook County

Proposed Zoning: R-2 Residential District

Existing Land Use: Vacant

Proposed Land Use: Single-family detached home

Surrounding Land Uses & Zoning:

North: R-2 Residential District - Single-family residential (Ashford Estates subdivision)

South: R-1 Residential District (across Oakland Drive) - Single-family residential (Rolling Oaks subdivision)

East: Unincorporated Cook County - Single-family residential

West: R-1 Residential District - Single-family residential (Rolling Oaks subdivision / Bobak subdivision), Government use

Preliminary Approvals: Preliminary engineering and landscape plan approvals have been granted by Village staff.

All approvals are subject to annexation into the Village.

PROJECT DESCRIPTION

The petitioner is requesting to annex and rezone a 4.0 acre property located at 10841 W. 143rd Street to the R-2 Residential District in order to construct a single-family detached home connected to Village water and sewer.

The subject property is currently located in unincorporated Cook County. The site was previously utilized as a large estate lot with one single-family home, which has since been demolished.

The surrounding area is generally comprised of a mix of single family homes in the R-1 Residential District and R-2 Residential District. Single-family homes in the Ashford Estates subdivision are located to the north of the subject property across 143rd Street in the R-2 District. Single-family homes in the Rolling Oaks subdivision to the south in the Bobak subdivision and west of the site are located in the R-1 Residential District. One of the properties directly to the west of the site is used as a governmental use by the South Cook County Mosquito Abatement District. The adjacent parcel directly to the east is located in unincorporated Cook County and is occupied by a single-family home.

This petition is strictly a review of the proposed rezoning of the parcel and does not imply approval or denial of the proposed site plan. Approval from the Building Division will be required as part of the building permit review process. A summary of the proposed site plan is provided within this report for reference only. A revised plan showing proposed grading changes, accessory structures, lot coverage calculations and relevant dimensions would need to be submitted to the Building Division for review and approval upon rezoning approval.

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

SITE PLAN

The existing site is heavily wooded and has considerable changes in topography. The topographic survey submitted by the petitioner illustrates the existing conditions on site. The majority of the north portion of the property is located in a floodplain and floodway, which limits future development in this area.

The proposed single-family home will be located on the southern portion of the property with access from Oakland Drive. A conceptual site plan has been submitted showing the proposed location of the home. The summary of the proposed changes provided within this report are for reference only. A detailed site plan in compliance with all of the bulk requirements for the R-2 Residential District, Land Development Code, and all other Village codes must be submitted for review and approval by the Development Services Department prior to issuance of building permits for the property, subject to approval of the rezoning and annexation. The site plan must include the proposed grading changes, setbacks, relevant dimensions, floodplain reference line, lot coverage calculations, accessory structures, and utility connections for Building Division review and approval. As a condition of approval, the single-family home on this property must conform to all Village codes and ordinances.

MOBILITY

Vehicular/Traffic

Access to the site is currently provided by an existing gravel driveway connecting to 143rd Street, a minor arterial street under IDOT jurisdiction. With the construction of the new single

family home, access to the site will be relocated to Oakland Drive, a local street that terminates with a cul-de-sac. Oakland Drive currently serves eight (8) single family lots and connects to 108th Avenue, a major collector street under Cook County jurisdiction. Due to the change in access to the site, the property will be assigned a new address - 10820 Oakland Drive - following annexation into the Village.

To meet code requirements, the existing gravel driveway providing access to the site from 143rd Street must be removed to allow for the construction of the new driveway access from Oakland Drive. Per Land Development Code Section 6-406.B.5, single family residences are permitted to have only one (1) driveway per lot except if the lot has a minimum lot frontage of ninety (90) feet, then a circular driveway consisting of two (2) drives may be allowed. Additionally, per Section 6-406.B.10, for lots fronting a local street and an arterial street, driveways shall be installed along the property line which fronts the local street and not the arterial street. As a result, access to the site is not allowed from 143rd Street, a minor arterial street.

As a condition of approval, the existing gravel driveway connecting to 143rd Street shall not provide access to the proposed house. Pavement of the existing gravel driveway will be prohibited. The existing curb cut onto 143rd Street will be allowed to remain at this time.

Access via Oakland Drive will be compatible with the surrounding neighborhood. The existing single-family homes located in the Rolling Oaks and Bobak subdivision are currently accessible via driveways along Oakland Drive.

Additionally, the petitioner has agreed to dedicate seventeen (17) feet of the property south of the existing 143rd Street right-of-way to the Village of Orland Park in order to accommodate the future widening of 143rd Street. The seventeen (17) foot dedication to the Village will result in a fifty (50) foot right-of-way measured to the street centerline. Nearby properties have previously provided the fifty (50) foot right-of-way from the 143rd Street center, including the office building located to the east at the southwest corner of 108th Avenue and 143rd Street (10811 143rd Street) and the Deerhaven subdivision further to the west at 143rd Street and Deer Haven Lane. A plat of dedication must be submitted for the Village to review and approval.

Pedestrian

There are currently no sidewalks along Oakland Drive or near the intersection of 108th Avenue and Oakland Drive. A sidewalk will not be required along Oakland Drive. Additionally, a sidewalk will not be required along 143rd Street because the future widening and roadway improvement plans will include sidewalks as part of the project.

BUILDING ELEVATIONS

Elevations for single-family homes are approved as part of the building permit review process and must meet all Land Development Code and Building Code requirements, including masonry. In the R-2 Residential District, a maximum building height of thirty-five (35) feet is allowed, as measured from the average grade plan to the mean height of the highest roof. Due to a significant difference in the grading between the walkout basement and finished first floor, the height as shown on the conceptual plan may exceed this limit and must be revised to comply with height restrictions.

LANDSCAPING/TREE MITIGATION

All new single-family detached dwellings on an individual lot are required to provide parkway trees in accordance with Land Development Code Section G-305.D.2. In this case, the petitioner will be required to provide four (4) parkway trees in the right-of-way along Oakland

Drive.

Additionally, the petitioner will be required to submit a tree removal permit to the Village for review prior to the removal of any trees on site per Section 6-305.F.3. Tree mitigation may be required if any existing trees are removed on site.

DETAILED PLANNING DISCUSSION

Preliminary Engineering

Preliminary engineering was reviewed and approved for this project by Village Staff. A review of the final engineering will be completed as part of the building permit review and approval process.

Development of certain areas of this property may be limited due to significant changes in topography and because the more than half of the north portion of the property appears to be located in a floodplain. The petitioner will be required to confirm the location of the floodplain on the site plan submitted as part of the building permit.

Additionally, all future retaining walls constructed on site must meet the requirements of Section 6-302.C.31. Retaining walls must be located at least three (3) feet inside the lot lines, shall be limited to a maximum of three (3) feet in height, and may not obstruct storm water flow. Any retaining wall in a side yard associated with a side loading garage or driveway cannot exceed two (2) feet in height, nor be closer than three (3) feet to the nearest side property line. When the consequence of grading land results in the necessity for a total retaining wall height greater than three (3) feet, the retaining wall must be tiered and each wall on the tiered retaining wall system shall be limited to three (3) feet in height. The formula for determining the tiered wall setback shall be two (2) times the lower wall height. A structural permit is required if the retaining wall system exceeds three (3) feet (triggering the need for a second wall or more) in total height.

Utilities

Nearby tie-ins are existing and available along Oakland Drive. Water and sewer will be extended to the site from Oakland Drive at the cost of the petitioner. Additionally, the home must utilize a wet well and grinder pump to connect a force service to the main, subject to Public Works Department approval.

The petitioner will need to demonstrate how utility connections would be achieved for this site. If there is an existing well on the property, it must be capped and abandoned per Cook County and Illinois Environmental Protection Agency requirements.

Comprehensive Plan

The Village's Comprehensive Plan designates this area for future R-2 zoning. The subject property is located in the Orland Grove Planning District and is designated as Single Family Residential, which supports the annexation and proposed single-family detached residential use in the R-2 Residential District for this location.

Land Use/Compatibility

The proposed single-family home is compatible with the R-2 Residential District, the surrounding existing land uses and zoning districts, and the Comprehensive Plan designation for this area.

Rezoning

When considering an application for rezoning, the decision making body shall consider the Rezoning Evaluation Standards listed in Section 5-108 of the Land Development Code. The

petitioner has provided responses to the rezoning standards, which are included in this packet for review.

Per the petitioner, the proposed rezoning (upon annexation) will continue the trend of single-family detached uses and zoning districts in the immediate vicinity, conforms to the Comprehensive Plan vision for this property in the R-2 Residential District, allow the homeowner to construct a single-family home connected to Village utilities, resulting in higher property values for the subject property and surrounding single-family homeowners.

The petitioner seeks to annex the petitioned property into the Village of Orland Park, and rezone the property from E-1 Estate Residential District to the R-2 Residential Zoning District, conforming to the Comprehensive Plan. The default zoning when a property is annexed into the Village is E-1 Estate Residential District, which is less dense than the recommended zoning in the Comprehensive Plan. The nearby residential lots are zoned either R-1 Residential District or R-2 Residential District.

The unique physical constraints of this property including the significant changes in topography and location of the floodplain will limit development on over half of the north portion of the property. Additionally, the petitioner has agreed to dedicate 17 feet south of the existing 143rd Street right-of-way to the Village to accommodate the future widening of 143rd Street. The R-2 zoning will allow for reasonable setbacks based on the limitations of the property.

Variance(s)

No variances are supported for this project.

Exactions

All exaction fees, including but not limited to transportation, parks and schools, are to be paid to the Village per Code requirements, and will be established at the time of the Annexation Agreement and Building Permits.

Bulk Requirements

As noted above, this petition is strictly a review of the proposed rezoning of the parcel and does not imply approval or denial of the proposed site plan. A summary of the proposed changes have been provided for reference only. Future development plans must comply with the bulk requirements of the R-2 Residential District, in addition to all other Land Development Code, Building Code, and Village codes requirements. Approval from the Building Division will be required as part of the building permit review process, subject to approval of the rezoning and annexation. The bulk requirements for the R-2 Residential District are included below for reference. Setbacks, lot coverage, building height, and other bulk requirements for a single family residential development on a single-lot are not reviewed by the Plan Commission and will be considered via the building permit review of any single family home that is proposed.

Lot Size

Minimum: 15,000 square feet

Proposed: 174, 242 square feet (4.0 acres)

Lot Width

Minimum: 100 feet

Proposed: 175.73 feet

Lot Coverage

For the base grade permitted by right, up to 30% lot coverage is allowed for the principal structures and pavement, plus an additional 5% for an accessory structure (A minimum of 65% of the lot shall be green space). An additional 3% lot coverage allowance is provided for single family homes with side-loaded garages (38% by right/ 62% green space). Additional lot coverage up to 45% (55% greenspace) may be granted on top of the base grade stormwater best management practices or other allowed improvements per Section 6-203.F.

Required Setbacks

Front Setback (Oakland Drive): 30 feet required

Side Setbacks (East and West Yards): 17.5 feet required - Not less than 10% of the width of the lot on each side of the principal building to the side lot line. Side yards with side loading garages shall be a minimum of 20 feet and the driveway must be a minimum of three (3) feet from the nearest side property line.

Rear Setback (North Yard): 45 feet required

Building Height

Maximum of 35 feet to the mean height of the roof

Annexation

Overall, the proposal conforms with the Land Development Code, general intent of the Comprehensive Plan, character of the surrounding area, and Village policies for the area. The property is currently in unincorporated Cook County, so approval of the rezoning request will be subject to annexation, which will be addressed separately at the Board level. The Annexation public hearing will be held at the Village Board of Trustees level at a future date.

Approval of this petition is subject to annexation into the Village of Orland Park.

This case is now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

Regarding Case Number 2018-0832, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the staff report dated June 4, 2019.

And

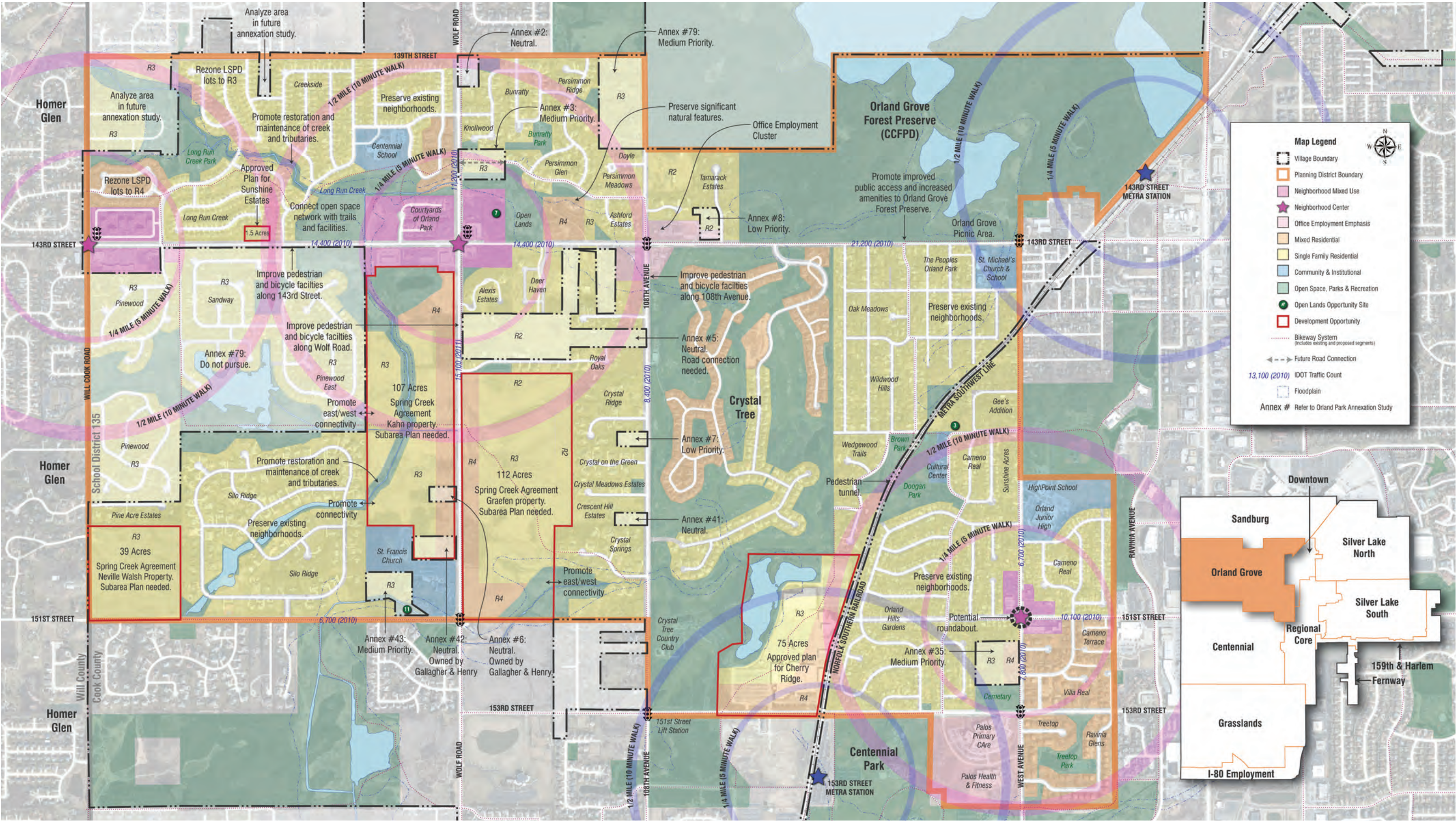
I move to recommend to the Village Board approval (upon annexation) of the **Rezoning** of the property located at 10841 W. 143rd Street from E-1 Estate Residential District to R-2 Residential District, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
 2. The proposed development of a single-family home on this property must conform to all Village codes and ordinances, including the bulk requirements of the R-2 Residential District per
-

Section 6-203 of the Land Development Code and the Building Code.

3. Submit a Plat of Dedication dedicating seventeen (17) feet south of the existing right-of-way on 143rd Street to the Village, resulting in a total fifty (50) foot right-of-way as measured to the street centerline, for execution and recording.
4. Driveway access to the site shall be provided from Oakland Drive. The existing gravel driveway connecting to 143rd Street shall not provide access to the future house on the property. Pavement of the existing gravel driveway shall be prohibited.
5. Provide four (4) parkway trees along Oakland Drive in accordance with Section 6-305.D.2 of the Land Development Code.
6. Submit a tree removal permit to the Village for review prior to the removal of any trees on site per Section 6-305.F.3 of the Land Development Code. Tree mitigation may be required if any existing trees are removed on site.

Approval of this petition is subject to annexation into the Village of Orland Park.



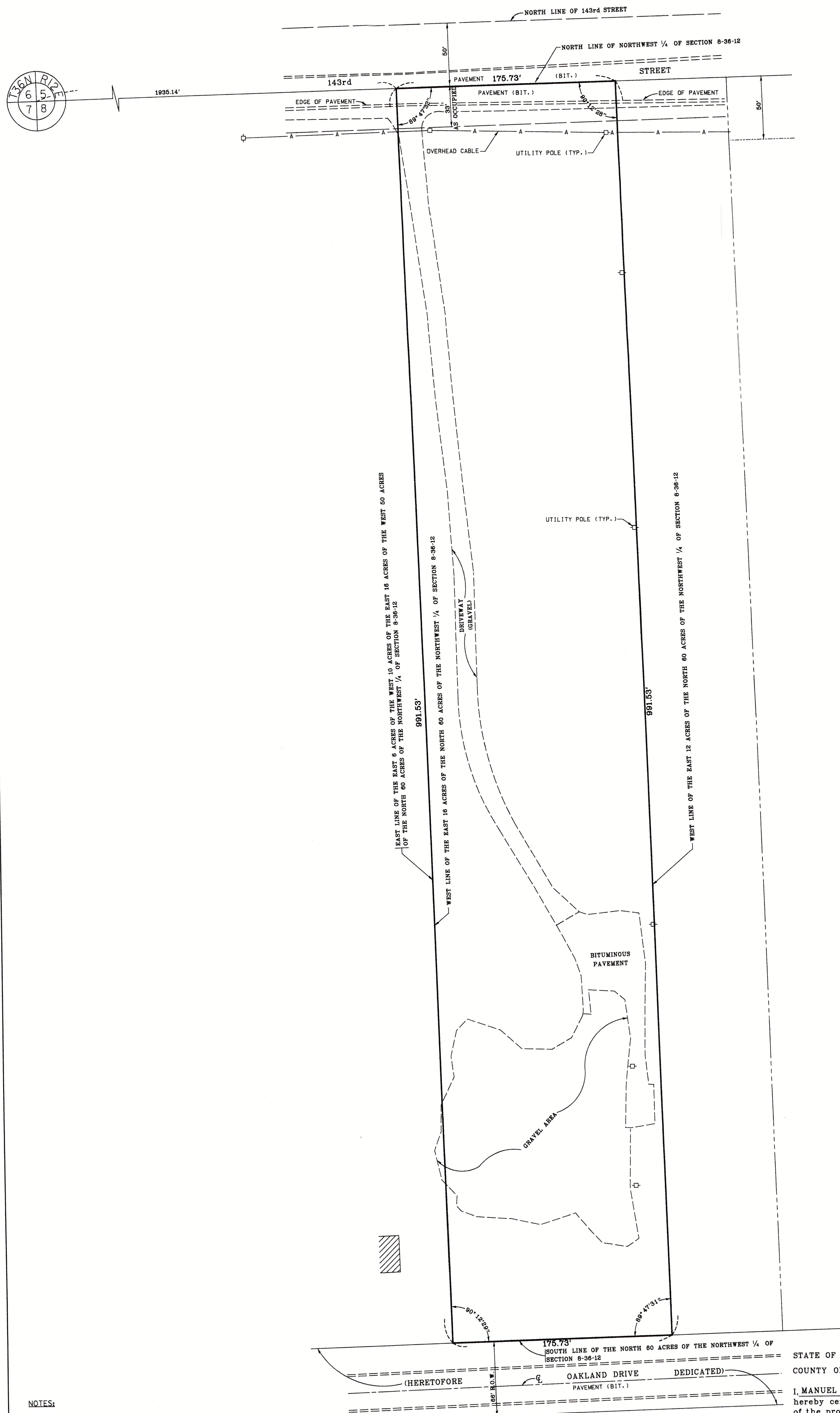
THE WEST 4 ACRES OF THE EAST 6 ACRES OF THE WEST 50 ACRES OF THE NORTH 60 ACRES
OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL NET AREA: 174,242 SQ.FT. OR 4.00 ACRES

COMMONLY KNOWN AS: 10841 WEST 143rd STREET, ORLAND PARK, IL 60467

PIN: 27-08-100-022-0000

Scale: 1 Inch = 40' Feet
Distances are marked in feet and decimals.
 MANUEL E. PALMA, PE, PLS
 234 BROOKHAVEN DRIVE
 ELK GROVE VILLAGE, IL. 60007
 (773) 294-8758 OFFICE
 (630) 541-2382 FAX



NOTES:

- a.) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.
- b.) Compare all plints before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.

Ordered By: Falsal Akkawi

Field work done: 05/16/2018

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, MANUEL E. PALMA, a Illinois Professional Land Surveyor,
hereby certify that a survey has been made, at and under my direction,
of the property described above, and that the survey hereon drawn
is a correct representation of said survey and conforms to the current
Illinois minimum standards for a boundary survey.
Chicago, Illinois, January 07, A.D. 2019

Illinois Professional Land Surveyor
Certificate No. 2135

Expiration date: 11-30-2020

TOPOGRAPHIC SURVEY

of

THE WEST 4 ACRES OF THE EAST 6 ACRES OF THE WEST 50 ACRES OF THE NORTH 60 ACRES OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

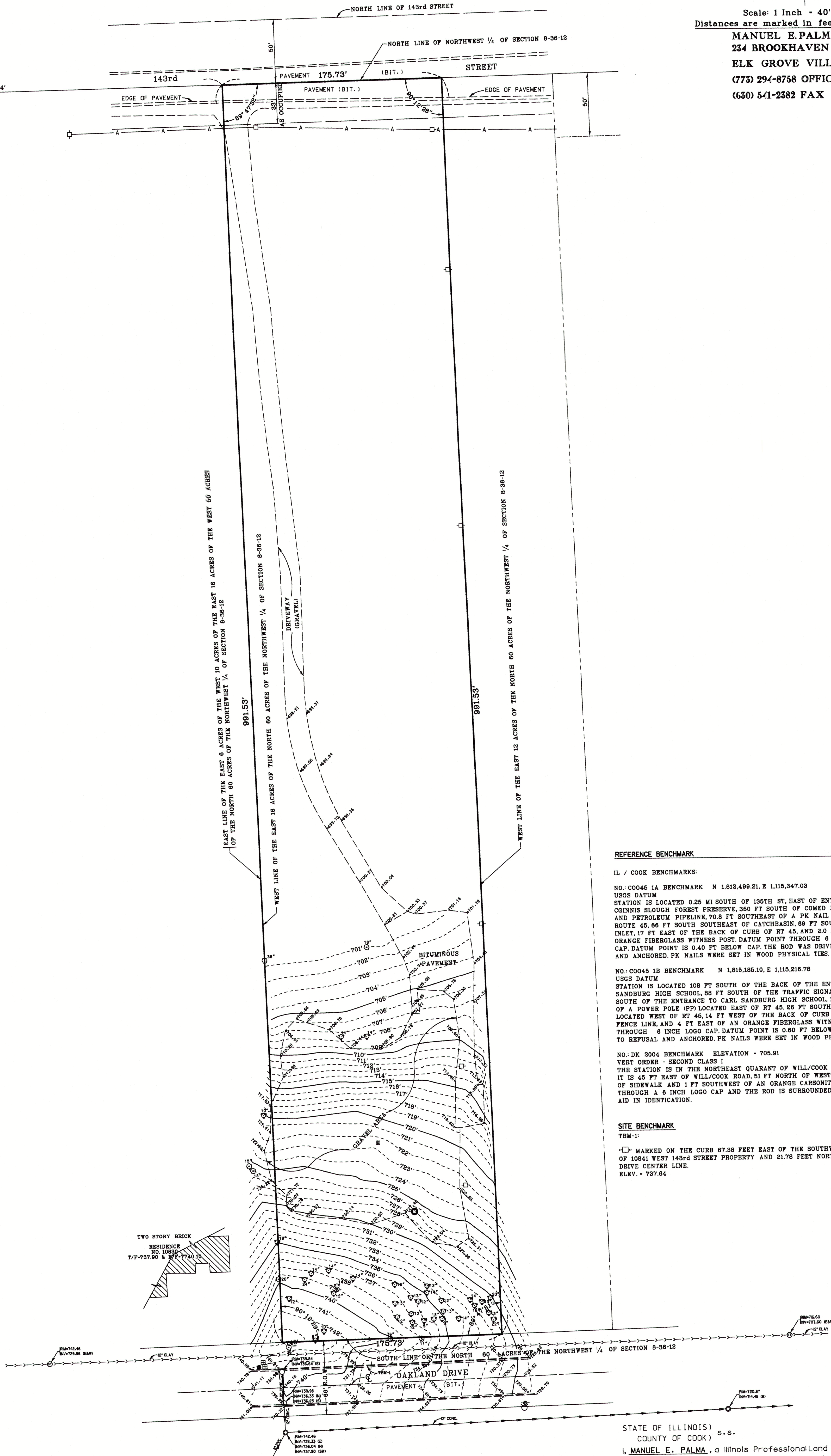
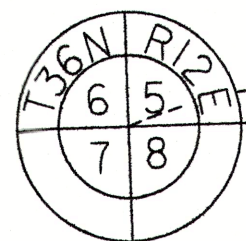
TOTAL NET AREA: 174,242 SQ. FT. OR 4.00 ACRES

COMMONLY KNOWN AS: 10841 WEST 143rd STREET, ORLAND PARK, IL 60467

PN: 27-08-100-022-0000

Scale: 1 Inch = 40' Feet
Distances are marked in feet and decimals.

MANUEL E. PALMA, PE, PLS
234 BROOKHAVEN DRIVE
ELK GROVE VILLAGE, IL 60007
(773) 294-8758 OFFICE
(630) 541-2382 FAX



REFERENCE BENCHMARK

IL / COOK BENCHMARKS:

NO: C0045 1A BENCHMARK N 1,812,499.21, E 1,115,347.03
USGS DATUM
STATION IS LOCATED 0.25 MI SOUTH OF 135TH ST, EAST OF ENTRANCE TO
GINNIS SLOUGH FOREST PRESERVE, 350 FT SOUTH OF COMED RIGHT-OF-WAY
AND PETROLEUM PIPELINE, 70.8 FT SOUTHEAST OF A PK NAIL IN THE CENTER OF
ROUTE 45, 66 FT SOUTH SOUTHEAST OF CATCHBASIN, 69 FT SOUTHEAST OF AN
INLET, 17 FT EAST OF THE BACK OF CURB OF RT 45, AND 2.0 FT WEST OF AN
ORANGE FIBERGLASS WITNESS POST. DATUM POINT THROUGH 6 INCH LOGO
CAP. DATUM POINT IS 0.40 FT BELOW CAP. THE ROD WAS DRIVEN TO REFUSAL
AND ANCHORED. PK NAILS WERE SET IN WOOD PHYSICAL TIES.

NO: C0045 1B BENCHMARK N 1,815,185.10, E 1,115,216.78
USGS DATUM
STATION IS LOCATED 108 FT SOUTH OF THE BACK OF THE ENTRANCE TO CARL
SANDBURG HIGH SCHOOL, 88 FT SOUTH OF THE TRAFFIC SIGNAL POLE LOCATED
SOUTH OF THE ENTRANCE TO CARL SANDBURG HIGH SCHOOL, 140 FT SOUTHWEST
OF A POWER POLE (PP) LOCATED EAST OF RT 45, 26 FT SOUTHWEST OF A LIGHT POLE
LOCATED WEST OF RT 45, 14 FT WEST OF THE BACK OF CURB OF RT 45, 4 FT EAST OF A
FENCE LINE, AND 4 FT EAST OF AN ORANGE FIBERGLASS WITNESS POST. DATUM POINT
THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.60 FT BELOW CAP. THE ROD WAS DRIVEN
TO REFUSAL AND ANCHORED. PK NAILS WERE SET IN WOOD PHYSICAL TIES.

NO: DK 2004 BENCHMARK ELEVATION - 705.91
VERT ORDER - SECOND CLASS 1
THE STATION IS IN THE NORTHEAST QUARTER OF WILL/COOK ROAD AND WEST 143RD STREET.
IT IS 45 FT EAST OF WILL/COOK ROAD, 51 FT NORTH OF WEST 143RD STREET, 1 FT EAST OF BACK
OF SIDEWALK AND 1 FT SOUTHWEST OF AN ORANGE CARBONITE MARK. THE DATUM POINT IS
THROUGH A 6 INCH LOGO CAP AND THE ROD IS SURROUNDED BY A FLOATING BRONZE DISK TO
AID IN IDENTIFICATION.

SITE BENCHMARK

TBM-1:

"□" MARKED ON THE CURB 67.36 FEET EAST OF THE SOUTHWEST CORNER
OF 10841 WEST 143rd STREET PROPERTY AND 21.78 FEET NORTH OF OAKLAND
DRIVE CENTER LINE.
ELEV. - 737.84

LEGEND

- POWER POLE
- GAS METER
- A- OVER HEAD CABLE LINE
- EXISTING WATER WALL
- FIRE HYDRANT
- SATIATARY MANHOLE
- CATCH BASIN
- ELKC BOX
- TELEPHONE BOX
- > EXISTING STORM SEWER
- > EXISTING SANITARY SEWER
- TREE
- EVERGREEN TREE
- - - EXISTING CONTOUR

TWO STORY BRICK
RESIDENCE
NO. 10830
T/P-737.90 & 737.77-737.10

NOTES:

- Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.
- Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.

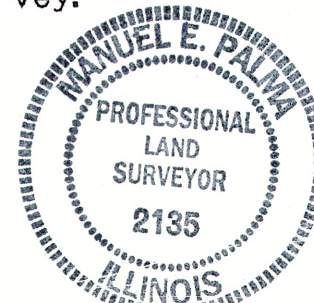
Ordered By: Faisal Akkawl

Field work done: 05/28/2018

STATE OF ILLINOIS) s.s.
COUNTY OF COOK)

I, MANUEL E. PALMA, a Illinois Professional Land Surveyor,
hereby certify that a survey has been made, at and under my direction,
of the property described above, and that the survey hereon drawn
is a correct representation of said survey and conforms to the current
Illinois minimum standards for a topographic survey.
Elk Grove Village, Illinois, January 0728, A.D. 2019

Illinois Professional Land Surveyor
Certificate No. 2135
Expiration date: 11-30-2020



PLAT OF ANNEXATION

TO THE
VILLAGE OF ORLAND PARK
COOK COUNTY, ILLINOIS

THE WEST 4 ACRES OF THE EAST 6 ACRES OF THE WEST 50 ACRES OF THE NORTH 60 ACRES
OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL NET AREA: + 174,242 SQ.FT. OR 4.00 ACRES

COMMONLY KNOWN AS: 10841 WEST 143rd STREET, ORLAND PARK, IL 60467

PIN: 27-08-100-022-0000

Scale: 1 inch = 50' Feet
Distances are marked in feet and decimals.

MANUEL E. PALMA, PE, PLS
234 BROOKHAVEN DRIVE
ELK GROVE VILLAGE, IL 60007
(773) 294-8758 OFFICE
(630) 541-2382 FAX

LOT 2

LOT 3

LOT 19

LOT 9

LOT 10

CRISTINA'S

SUBDIVISION

ASHFORD

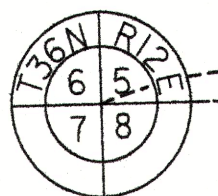
ESTATES

SUBDIVISION

(RECORDED AUGUST 04, 1995 AS DOC. NO. 95516626)
ZONING: E-1

(RECORDED NOVEMBER 30, 1993 AS DOC. NO. 93873836)
ZONING: R-2

NORTH LINE OF 143rd STREET



143rd

1995.14'

175.73'

NORTH LINE OF NORTHWEST 1/4 OF SECTION 8-36-12
STREET

EXISTING RIGHT OF WAY LINE

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

THIS IS TO CERTIFY THAT FAISAL AKKAWIS THE OWNER OF THE LAND DESCRIBED IN
THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE ANNEXED AS SHOWN BY THE PLAT
FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND
ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. FURTHERMORE,
PURSUANT TO SECTION 1005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE
AS THE SCHOOL DISTRICT STATEMENT AND TO THE BEST OF THE OWNER'S KNOWLEDGE, THE
TRACT OF LAND LEGALLY DESCRIBED HEREON LIES WITHIN THE FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY DISTRICT: 135 HIGH SCHOOL DISTRICT: 230

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D.,
20 _____

OWNER _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE
AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS (ARE) PERSONALLY
KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE
FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT HE (SHE) (THEY) SIGNED AND DELIVERED THE SAID INSTRUMENTS AS HIS
(HER) (THEIR) OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____,
A.D., 20 _____

NOTARY PUBLIC _____ COMMISSION EXPIRES _____

CERTIFICATE OF PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, CHAIRMAN OF THE VILLAGE OF ORLAND PARK PLANNING AND
ZONING
COMMISSION, CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 20 _____, THIS
PLAT OF ANNEXATION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

CHAIRMAN _____ ATTEST: _____
SECRETARY

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT
THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES
AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL
STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT CHICAGO, COOK COUNTY, ILLINOIS
THIS _____ DAY OF _____, A.D., 20 _____.

COUNTY CLERK _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF) SS

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

DATED AT ORLAND PARK, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20 _____.

VILLAGE TREASURER _____

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, VILLAGE CLERK OF THE VILLAGE OF ORLAND PARK, ILLINOIS,
DO HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED
BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____,
A.D., 20 _____ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS
BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF
SAID VILLAGE.
IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF ORLAND PARK,
ILLINOIS, THIS _____ DAY OF _____, A.D., 20 _____.

VILLAGE CLERK _____

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE COOK COUNTY, ILLINOIS, ON THE
_____ DAY OF _____, A.D., 20 _____, AT _____ O'CLOCK _____ M. AS
DOCUMENT NUMBER _____

COUNTY RECORDER _____

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF) SS

I, MANUEL E. PALMA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 2135, HEREBY GRANTS
PERMISSION TO A REPRESENTATIVE OF THE VILLAGE OF ORLAND PARK TO RECORD THIS PLAT. SAID
REPRESENTATIVE SHALL SHOW PROPER IDENTIFICATION AND PROVIDE THIS SURVEYOR WITH A RECORDED
COPY OF SAID PLAT.

DATED THIS _____ DAY OF _____, A.D., 20 _____.

ILLINOIS PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 2135
EXPIRATION DATE: 11-30-2020



EXISTING CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK

HEREBY ANNEXED
TO THE
VILLAGE OF ORLAND PARK, ILLINOIS

(UNINCORPORATED COOK COUNTY)
ZONING: R-1

(UNINCORPORATED COOK COUNTY)
EXISTING CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK

LOT 1

LOT 2

BOBAK

SUBDIVISION

(RECORDED DECEMBER 27, 2002 AS DOC. NO. 0021442951)

ZONING: R-1

PUBLIC UTILITY AND DRAINAGE EASEMENT

40' PUBLIC UTILITY AND DRAINAGE EASEMENT

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

10' PUBLIC UTILITY AND DRAINAGE EASEMENT

10' PUBLIC UTILITY AND DRAINAGE EASEMENT

10' PUBLIC UTILITY AND DRAINAGE EASEMENT

10' PUBLIC UTILITY AND DRAINAGE EASEMENT

SOUTH LINE OF THE NORTH 60 ACRES OF THE NORTHWEST 1/4 OF SECTION 8-36-12

OAKLAND

(HEREINAFTER DEDICATED)

DRIVE

LOT 5

LOT 4

LOT 3

LOT 2

ROLLING

OAKS

SUBDIVISION

(RECORDED OCTOBER 21, 1993 AS DOC. NO. 93849589)
ZONING: R-1

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I, MANUEL E. PALMA, a Illinois Professional Land Surveyor,
hereby certify that a survey has been made, at and under my direction,
of the property described above, and that the survey hereon drawn
is a correct representation of said survey and conforms to the current
Illinois minimum standards for the plat of annexation survey.
Chicago, Illinois, January 07, A.D. 2019

Illinois Professional Land Surveyor
Certificate No. 2135

Expiration date: 11-30-2020



VILLAGE OF ORLAND PARK, DEVELOPMENT SERVICES DEPARTMENT

REZONING EVALUATION FACTORS

FOR ALL PETITIONS REQUESTING **REZONING**, THE PETITIONER MUST ADDRESS IN WRITING THE FOLLOWING FACTORS AND SUBMIT TO THE PLANNING DIVISION OF THE DEVELOPMENT SERVICES DEPARTMENT.

When evaluating an application for rezoning, the decision making body may consider:

1. The existing uses and zoning of nearby property;

North Zoned R-1 and R-2 : single family residential

East Zoned R-1 and E-1: single family residential

South Zoned R-1: single family residential

West Zoned R-1 and R-2: single family residential

2. The extent to which property values are diminished by a particular zoning classification or restriction;

The rezoning and development of the subject property to R-2 will increase the value of the property and guarantees compliance with the adjacent lots and it is consistent with approved plans that the Village of Orland Park has. In 2013.

3. The extent to which the destruction of property value of a complaining property owner promotes the health, safety, morals, or general welfare of the public;

The extent can be summarized as follows:

- a. There will be no negative effect on community facilities as a result of this zoning condition change.*
- b. There will be no environmental impact due to the zoning change nor the development of the subject property. There are no wetlands, jurisdictional waters, or any other protected buffers and/or environmental restrictions or regulations on the subject site.*
- c. The adjoining properties will not have a negative effect on their property values.*

4. The relative gain to the public as opposed to the hardship imposed on a complaining property owner;

There will be no gain to the public for the subject property to remain zoned E-1. There is no benefit for the property to remain under its' current zoning. The gain to the public, regarding the approval of the rezone, is that of aesthetic development and that will also aid in increasing the tax base revenue.

5. The suitability of the subject property for its zone purposes;

The subject site is suitable for the proposed use relative to the village of Orland Park

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area;

The property is zoned E-1 and is currently being vacant. Most of the properties in the area that are zoned R-1. The intent of the rezone is to make sure that this property is in compliance with Orland Park rules and regulations that all the adjacent properties are following.

7. The care with which the community has undertaken to plan its land use development; and

The rezoning of this property to R-2 is consistent with approved plans that the Village of Orland Park has. In 2013, the Village passed a comprehensive plan that delineates future uses of this property in the Village.

8. The evidence, or lack of evidence, of community need for the use proposed

It is the opinion of the applicant that the proposed use and rezoning is in conformance with and consistent with the intent of the Orland Park zoning district as it is defined in the Development Code of the village. The intent of the proposed use as R-2 is concurrent with the community/neighbors requirements, since we will follow the same code for the intended house.

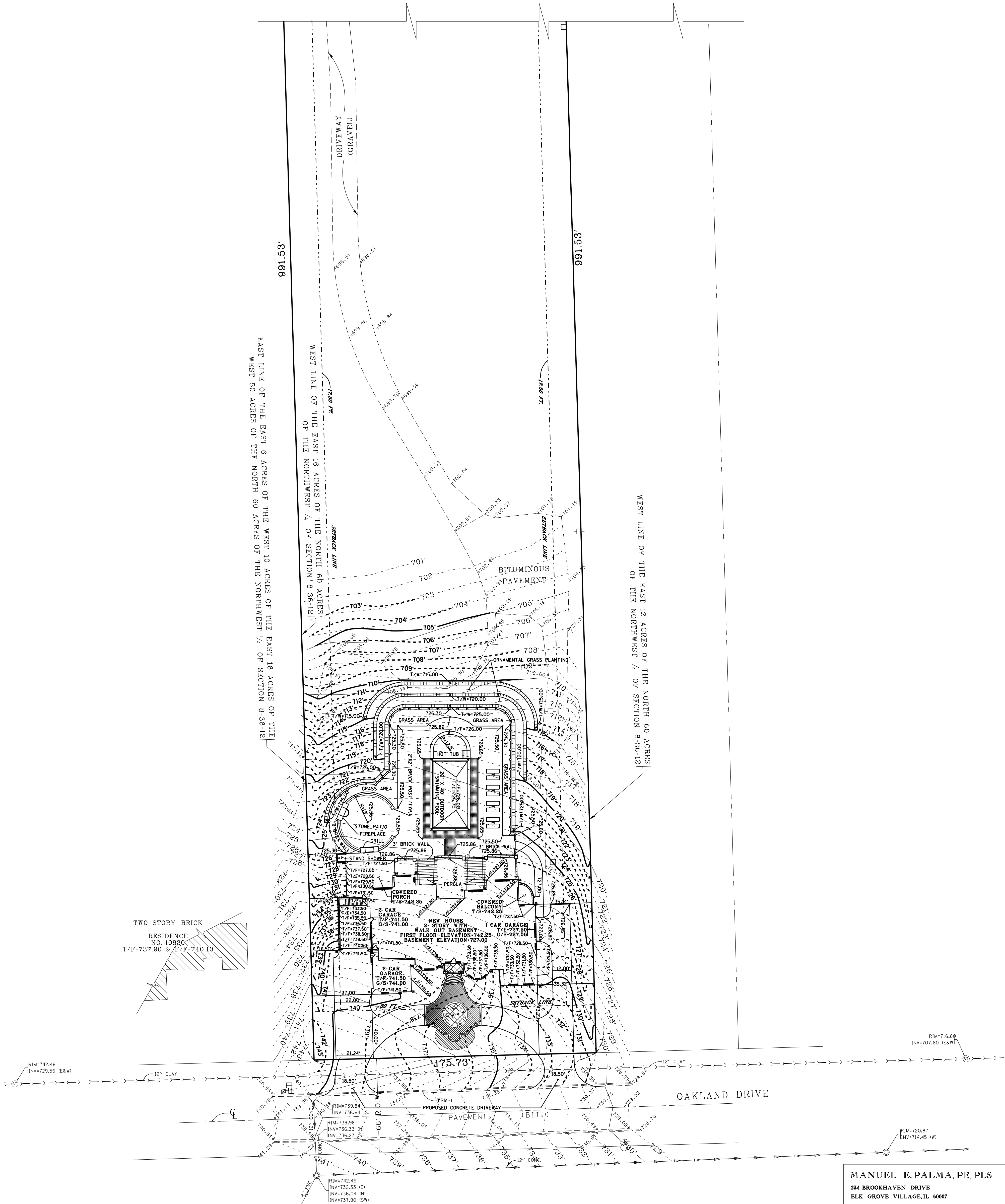


LEGEND

- POWER POLE
- GAS METER
- OVER HEAD CABLE LINE
- EXISTING WATER WALL
- FIRE HYDRANT
- SANITARY MANHOLE
- CATCH BASIN
- ELEC. BOX
- TELEPHONE BOX
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EVERGREEN TREE
- TREE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- SILT FENCE
- PROPOSED FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEMP. FENCE
- PORTABLE WASHROOM
- DUMPSTER
- TOP ELEVATION (PROPOSED)
- BOTTOM ELEVATION (PROPOSED)
- TOP ELEVATION (EXISTING)
- BOTTOM ELEVATION (EXISTING)
- SPOT ELEVATION
- LANDING
- GROUND ELEVATION
- TOP OF BLOCK RETAINING WALL

NOTES:

- a) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.
- b) Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.



PROJECT NO:	REVISIONS	
	DATE	NO.
SCALE: 1"=30'	-	-
	-	-
SHEET NO. OF -	-	-
	-	-

PROPOSED NEW SINGLE FAMILY HOUSE		
10841 W. 143rd STREET		
ORLAND PARK, ILLINOIS 60467		
SHEET DESCRIPTION:		
GRADING PLAN		
NAMES		DATE
DRAWN: AH		2/21/2019
CHECKED: MP		2/21/2019

ARCHITECT:

W K ALSON ARCHITECTS INC.

E-mail

14334 Town Center Dr.,
Homer, Glen, Illinois 60439

Tel: (708) 301-6111
Fax: (708) 301-2503
wkolson@rc@aol.com

MANUEL E. PALMA, PE, PLS

234 BROOKHAVEN DRIVE
ELK GROVE VILLAGE, IL 60007

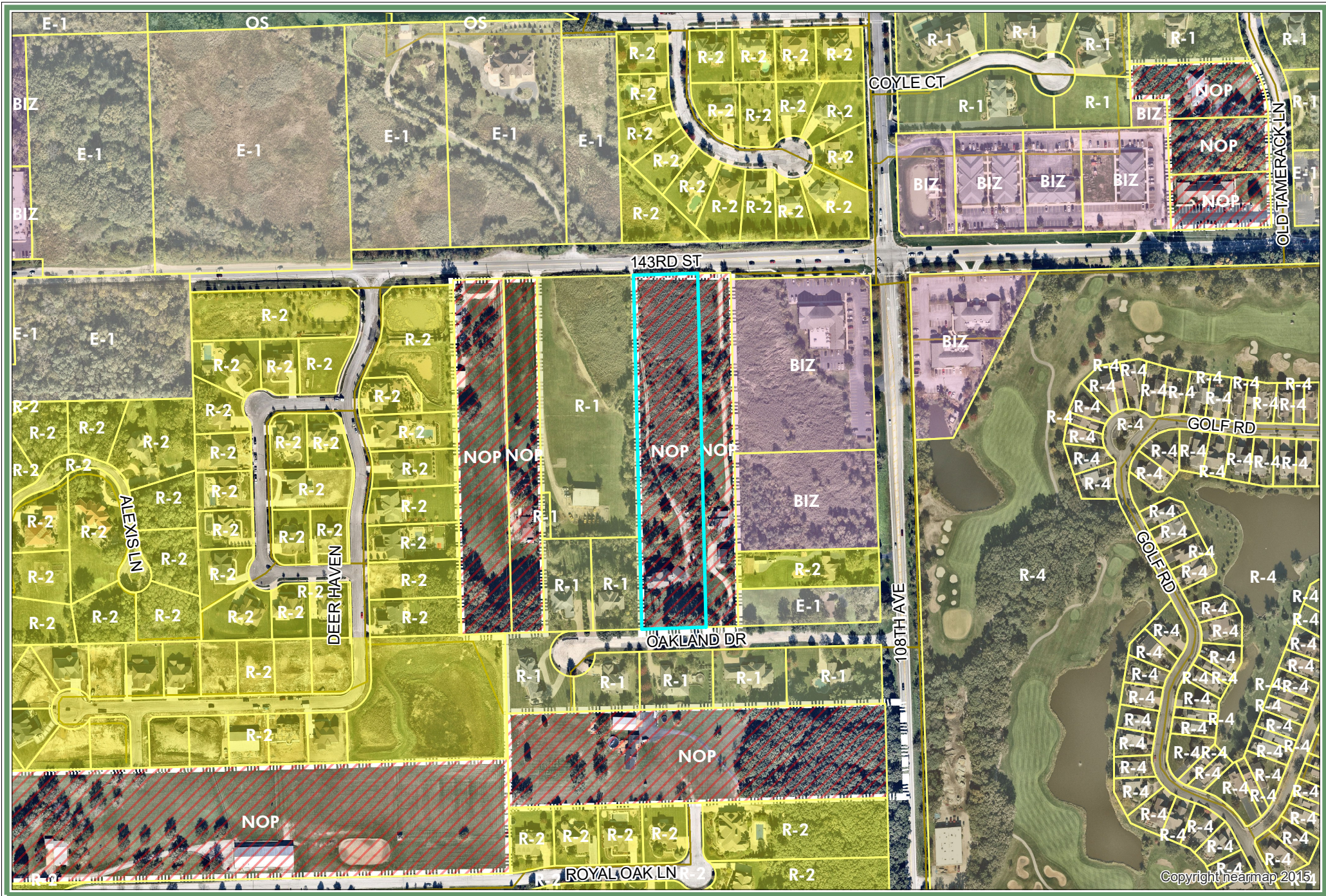
(773) 935-8447 OFFICE
(847) 675-0525 FAX

VILLAGE OF ORLAND PARK

14700 RAVINIA AVENUE
ORLAND PARK, IL 60462

(630) 789-7000 OFFICE

10841 W. 143rd Street



0 110 220 440 660 880 Feet



National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



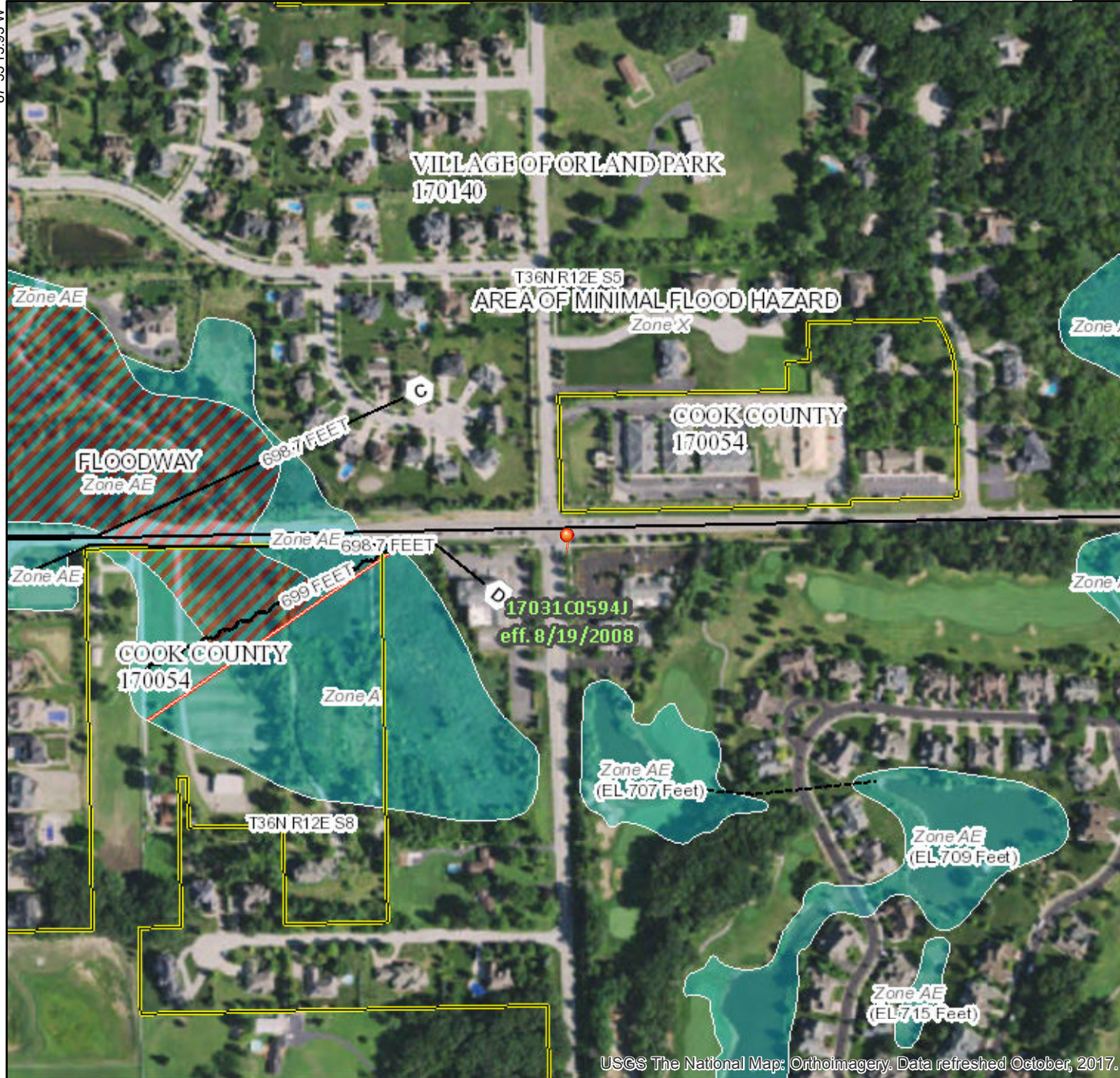
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/13/2019 at 1:14:59 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

41°38'0.83"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

41°37'33.94"N

87°52'38.47"W



DATE: June 4, 2019

REQUEST FOR ACTION REPORT

File Number: **2019-0428**

Orig. Department:

File Name: **Memo: New Petitions**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:



Memorandum

To: Plan Commission

From: Jane Turley, Planning Manager of Development Services

Date: June 4th 2019

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 and Certificates of Appropriateness are reviewed and approved administratively. The below list does not include cell tower or solar panel projects. Please contact me with any questions regarding the below projects.

Appearance Review Petitions

Coyne Midwest - Animal Play Yard Expansion – 11205 183rd Place
Residence of Orland Park - Dog Park and Community Garden – 9510 140th Street
KFC – Rebranding – Replace Awnings, Canopy and Sign – 9441 159th Street
Orland Center LLC – Updating Building Façade – 9003-9025 151st Street

Development Petitions

Bluff Pointe – Townhomes on lots 18 through 36 – 17000 Wolf Road

Certificate of Appropriateness Petition

Wilson Residence – Replacing Windows – 9952 144th Street

Board Approved Petitions

Seritage – AMC Theatre – 2 Orland Square Drive
Tommy's Car Wash – 15819 Wolf Road