

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
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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.
