



Legislation Text

File #: 2016-0132, **Version:** 2

Title/Name/Summary

Plata Consolidation - Plat of Subdivision

History

QUICKFACTS

Project

Plata Consolidation - 2016-0132

Petitioner

Marcin Plata, Property Owner

Purpose

To consolidate two lots located in the R-2 Residential District in the Laguna Woods subdivision into a single lot.

Requested Actions: Subdivision

Project Attributes

Address: 7820 W. 139th Street (same for both properties)

P.I.N.(s): 27-01-106-009 (Lot 2) and 27-01-106-010 (Lot 1)

Size: 20,000 sf (Lot 2) and 20,098 sf (Lot 1) (Consolidated Total = 40,098 sf)

Comprehensive Plan Planning District: Silver Lakes North Planning District

Comprehensive Land Designation: Single Family Residential

Existing Zoning: R-2 Residential Zoning

Existing Land Use: Single Family Home

Proposed Land Use: Single Family Home

Surrounding Land Use:

North: R-2 Residential District - Single Family Home

South: NOP Not Orland Park - ComEd Easement

East: NOP Not Orland Park - Forest Preserve (Turtlehead Lake)

West: R-2 Residential District - Single Family Home

Preliminary Engineering: N/A.

OVERVIEW AND BACKGROUND

The petitioner is proposing to consolidate two (2) adjacent lots, both of which are owned by the petitioner. Once consolidated, the petitioner plans to construct a new 665 square foot detached garage and driveway to the east of the principle building, a two-story brick and frame residence. Approval of this or any other structure is not a part of this petition.

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to consolidate two lots into a single lot. The subject property is currently two separate parcels.

The recommendation motion includes the following conditions:

- 1) Submit a Plat of Subdivision to the Village for recording.
- 2) Meet all building code related items.

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

Plan Commission Motion

On March 22, 2016, the Plan Commission, by a vote of 6-0, moved to recommend to the Village to approve the consolidation of the parcels owned by Marcin Plata, as fully referenced below.

Plan Commission Discussion

On March 22, 2016, a public hearing was held before the Plan Commission, the only discussion outside of the Commissioners' conversation was a clarification made by Marcin Plata, the petitioner and land owner. Mr. Plata clarified that while his occupation is that of a contractor, he would in no way be using a proposed garage, (unrelated to this review) for the purpose of running a home business. The issue was quickly laid to rest and the Commissioners expressed their approval of the consolidation. The motion was then put to a vote, and passed unanimously 6-0.

Development Services and Planning Committee Motion

On April 18th, 2016, this item was recieved by the Development Services Planning and Engineering Committee, recommended for approval, and referred to the Village Board of Trustees for consideration.

This case is now before the Village Board of Trustees for consideration.

Recommended Action/Motion

I move to approve the consolidation of the two parcels located at 7820 West 139th Street to the Village Board as recommended at the March 22, 2016 Plan Commission meeting and as fully referenced below.

(THIS SECTION FOR REFERENCE ONLY (NOT NECESSARILY TO BE READ))

I move to recommend to the Village Board of Trustees to approve the lot consolidation of the two (2) parcels addressed 7820 West 139th Street subject to the following condition:

1. Submit a Record Plat of Subdivision to the Village for recording.

