

ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE  
RESIDENTIAL DISTRICT TO R-4 RESIDENTIAL DISTRICT AND GRANTING  
CERTAIN VARIANCES (PARKSIDE SQUARE -15160 WEST AVENUE)

WHEREAS, a petition for rezoning of certain real estate, as set forth below, has been filed with the Village Clerk of this Village and said petition has been referred to the Plan Commission of this Village and has been processed in accordance with the Land Development Code of the Village of Orland Park as amended; and

WHEREAS, said Plan Commission of this Village held a public hearing on March 24, 2015 on whether the requested rezoning and variances should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law, was given of said public hearing by publication not more than 30 days nor less than 15 days prior to said meeting in the Orland Park Prairie, a newspaper published in the Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the requested rezoning be granted with this President and Board of Trustees, and this Board of Trustees have duly considered said report and findings and recommendations;

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1

The report and findings and recommendations of the Plan Commission of this Village regarding the proposed rezoning is herein incorporated by reference as the findings of this President and Board of Trustees, as completely as if fully recited herein at length. All exhibits submitted at the aforesaid public hearing are also hereby incorporated by reference as fully as if attached hereto. This President and Board of Trustees further finds that the proposed rezoning and variances are in the public good and in the best interests of the Village and its residents and is consistent with and fosters the purposes and spirit of the Orland Park Land Development Code as set forth in Section 1-102 thereof. Said rezoning is also in accordance with the provisions of the Comprehensive Land Use Plan of the Village.

SECTION 2

The Orland Park Land Development Code, as amended, be further amended by reclassifying and rezoning the following described real estate:

15160 WEST AVENUE

THE NORTH 203 FEET OF THE SOUTH 990 FEET OF THE EAST 644 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

15200 WEST AVENUE

THE NORTH 203 FEET OF THE SOUTH 787 FEET OF THE EAST 644 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

15220 WEST AVENUE

THE NORTH 203 FEET OF THE SOUTH 584 FEET OF THE EAST 644 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Tax Identification Numbers for the Subject Property is 27-16-101-004, -005 and -010 (the "Subject Property"),

from E-1 Estate Residential District to R-4 Residential District under the Orland Park Land Development Code, as amended.

SECTION 3

The following variances are hereby granted:

- 1) The detention pond perimeter maintenance access area is reduced from 15 feet to 5 feet;
- 2) The detention pond setback is reduced from 25 feet to 5 feet; and
- 3) Bufferyard B (10 feet) requirement is substituted with a 6 foot tall ornamental powder coated fence for those residential lots along the south perimeter of the Subject Property and along the West Avenue perimeter of the Subject Property.

SECTION 4

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with the rezoning as aforesaid.

SECTION 5

This Ordinance shall be in full force and effect from and after its adoption and approval as required by law.