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## **Staff Report to the Board of Trustees**

### **11300 151<sup>st</sup> Street Zoning Map Amendment**

Prepared: 01/13/2025

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**Project:** 11300 151<sup>st</sup> Street Zoning Map Amendment

**Petitioner:** John Lorenz (Homeowner)

**Project Representative:** John Lorenz (Homeowner)

**Location:** 11300 151<sup>st</sup> Street

**P.I.N.s:** 27-07-401-014-0000

**Parcel Size:** 1.2 acres

**Requested Actions:** The petitioner seeks approval of a zoning map amendment to rezone their property from E-1 Estate Residential to R-3 Residential in accordance with the provisions set forth in the Land Development Code (LDC) §5-108. Please see attached Staff Report to the Plan Commission for full scope of the project.

### **PLAN COMMISSION DISCUSSION**

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Present at the Plan Commission were 7 Commissioners, the project representative, and members of staff. No members of the public attended the meeting.

Staff relayed the property currently meets all the requirements of the R-3 Residential District and how the proposed zoning would eliminate the property's current variance for a reduced west side yard setback. Staff highlighted how the property is in close proximity to other R-3 Residential Developments and would promote consistency and a sense-of-place throughout the Orland Grove Planning District.

The homeowner spoke about the couple's aspirations to make the property their forever-home and seek to re-zone the property in preparation of building a small addition onto their home. The re-zoning would allow them 10 extra feet with their side setback.

The Plan Commission unanimously recommended approval of this case 7-0.

### **PLAN COMMISSION MOTION**

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Regarding Case Number 2024-0835, also known as 11300 151<sup>st</sup> Street Zoning Map Amendment, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

### **BOARD OF TRUSTEES RECOMMENDED ACTION**

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The Plan Commission recommends the Board of Trustees **Approve** the zoning map amendment for 11300 151<sup>st</sup> Street from E-1 Estate Residential to R-3 Residential District.

### **BOARD OF TRUSTEES RECOMMENDED MOTION**

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Regarding Case Number 2024-0835, also known as 11300 151<sup>st</sup> Street Zoning Map Amendment, I move to approve the Plan Commission Recommended Action for this case.