MAYOR
James Dodge

VILLAGE CLERK
Mary Ryan Norwell

14700 S. Ravinia Avenue
Orland Park, IL 60462
(708)403-6100
orlandpark.org

ORLAND PARK

DEVELOPMENT SERVICES

TRUSTEES
William R. Healy
Cynthia Nelson Katsenes
Michael R. Milani
Dina M. Lawrence
John Lawler
Joanna M. Liotine Leafblad

Staff Report to the Board of Trustees

14336 Jefferson Multifamily Building
Prepared: 11/18/2025
Prepared by: Hailey Gorman, Associate Planner

Project: 14336 Jefferson Multifamily Building
Case Numbers: 2025-0192, 2025-0945 (Plat of Consolidation) | DP-25-00541
Petitioner: Michalina Stoch, Property Owner
Address: 14336 Jefferson Avenue, Orland Park, IL
P.I.N.s: 27-09-214-015-0000, 27-09-214-043-0000

REQUESTED ACTIONS

The Petitioner is requesting the approvals below to construct a 6-unit multifamily building located at 14336 Jefferson Avenue:

- Plat of Consolidation (2025-0945)
- Special Use Permit for Dwellings, Attached with three modifications from the Land Development Code (2025-0192):
    - Reduction in the minimum width required for a double row drive aisle from 24' to 23.51' (Figure 6-306.C(A)).
    - Reduction in the number of shade and ornamental trees required in a typical landscape corridor (Section 6-305.D.3).
    - Reduction in the minimum width required for the foundation landscape area along the east and south building facades (Section 6-305.D.5).
- Site Plan
- Landscape Plan
- Building Elevations

The Petitioner is also requesting to be approved as a rental development through the development approval process, which would exempt their building from the current rental ordinance and allow their development to be entirely rentals. The neighborhood in which the subject site is in an area of predominantly rental buildings, including the areas to the east and west of Ravinia Avenue between 143rd Street and 144th Place, and the areas to the east and west of Jefferson Avenue between 143rd Street and just north of 145th Place.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 7 commissioners, members of staff, members of the public, and the petitioners. Following the staff presentation, the commissioners discussed that they were supportive of the project and, other than a couple of questions for clarification, did not have many items of discussion.

Commissioners discussed the garbage enclosure and concurred that they appreciated that a garbage truck could access the rear of the site. They also discussed the petitioner's cross-access agreement with the condominium property to the south and agreed that it added mutual benefits to both sites. They briefly discussed the design of the building to ensure that the materials met the Village's masonry requirement, which it will as the structure utilizes brick on all four sides.

Overall, the project was unanimously recommended for approval by the Plan Commission 7-0 with the Staff Recommended Action. This item is now before the Board for consideration.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2025-0192, also known as the 14336 Jefferson Multifamily Building, 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 MOTION

I move to approve the Plan Commission Recommended Action regarding Case Number 2025-0192, also known as the 14336 Jefferson Multifamily Building;

And

I move to adopt an Ordinance entitled: AN ORDINANCE GRANTING A SPECIAL USE FOR DWELLINGS ATTACHED WITH MODIFICATIONS (14336 JEFFERSON MULTIFAMILY BUILDING – 14336 JEFFERSON AVENUE)