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ORDINANCE GRANTING VARIANCE (RIVARD LOT CONSOLIDATION – 14335 OAK PLACE)

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

WHEREAS, the Plan Commission of this Village held a public hearing on November 19, 2024, on whether the requested variance should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, 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 hearing in The Daily Southtown, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the said Plan Commission has filed with this President and Board of Trustees its report of findings and its statement that it has recommended approval of the request, and this Board of Trustees has duly considered said reports and findings and record of approval.

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 of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length. Also, all exhibits submitted at the public hearing are hereby incorporated by reference as fully as if attached hereto. This Board of Trustees further finds that the proposed variance is 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 Land Development Code of the Village of Orland Park as set forth in Section 1-102 thereof.

SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds in relation to the proposed variance as follows:

a. The Subject Property is located at 14335 Oak Place, Orland Park, Illinois. The Subject Property is zoned OOH—Old Orland Historic District under the Village's Land Development Code (the "Code").

b. The Subject Property is being developed by Petitioner for a single-family residential lot by consolidating three (3) existing lots.

- c. Petitioner seeks approval to exceed the maximum allowed lot width, to a width of seventy-five (75') feet where the maximum corner lot width is fifty (50') feet (Village of Orland Park Land Development Code Section 6-209.C.1).
- d. No one spoke in opposition to Petitioners' request at the public hearing. It does not appear that this variance would adversely affect the development or the surrounding neighborhood.
- e. The plight of the owner is due to the unique circumstances of the site.
- f. The variance, if granted, will not alter the essential character of the locality. That the essential character of the locality will not change was also demonstrated by the fact that no neighbors spoke in opposition to the variance requested.
- g. The denial of the requested variance would be a hardship to the Petitioner and the public because the intent of the petitioner is to create one lot from three (3) existing undersized lots for the development and use of a single-family home.
- h. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The location of the building and increase of lot width as proposed will not interfere with the Village-approved plan for the development on the Subject Property, nor have any neighbors objected.
- i. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire or endanger the public safety or impair property values within the neighborhood.

SECTION 3

Variance to Section 6-209.C.1 of the Land Development Code of the Village of Orland Park, as above described, is hereby approved and granted for the following described property:

LOTS 19, 20, 21 IN BLOCK 8 IN SEDGWICK SUBDIVISION OF THE VILLAGE OF ORLAND FORMERLY SEDGWICK SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 27-09-207-006-0000; 27-09-207-007-0000; 27-09-207-008-0000

and commonly known as: 14335 Oak Place in Orland Park, Illinois.

SECTION 4

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

SECTION 5

The Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, said pamphlet to be deposited in the office of the Village Clerk for general distribution.