

MAYOR
Keith Pekau

VILLAGE CLERK
Patrick R. O'Sullivan

14700 S. Ravinia Avenue
Orland Park, IL 60462
708.403.6100
orlandpark.org



DEVELOPMENT SERVICES

TRUSTEES

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Cynthia Nelson Katsenes
Michael R. Milani
Sean Kampas
Brian J. Riordan
Joni J. Radaszewski

Staff Report to the Plan Commission

02/20/24 14340 108th Ave Rezoning

Prepared: 02/12/24

TITLE & SUMMARY

Project: 2023-1009 – 14340 108th Avenue – Rezoning

Petitioner: Warren Tessari

Purpose: The petitioner is seeking approval of a rezoning in accordance with the provisions set forth in the Land Development Code Section 5-108.

Location: 14340 108th Avenue, Orland Park, IL 60464

P.I.N.: 27-08-100-064-0000

SUMMARY & BACKGROUND

The petitioner seeks approval of a zoning map amendment (“rezoning”) of a 2.3-acre parcel located at 14340 108th Avenue. The petitioner intends to rezone the subject site from BIZ General Business District to R-2 Residential District. There is a sizable wetland and floodplain on the site that will limit the future development of a single family residential home; however, development plans are not being reviewed as part of this petition.

Comprehensive Plan

The Village of Orland Park places a high value on open spaces, parks, and recreational opportunities, recognizing them as essential contributors to the well-being of our community. The Comprehensive Plan emphasizes the Orland Grove Planning District as primarily residential with housing sizes ranging from moderately-sized homes to very large mansions. The rezoning of the parcel located at 14340 108th Avenue will continue to enhance and preserve largely low-density residential land use.

COMPREHENSIVE PLAN

<u>Planning District</u>	<u>Orland Grove</u>
<u>Planning Land Use Designation</u>	<u>Single Family Residential</u>

ZONING DISTRICT

<u>Existing</u>	<u>BIZ General Business District</u>
<u>Proposed</u>	<u>R-2 Residential District</u>

LAND USE

Existing	Vacant
Proposed	Single Family Residential

DETAILED PLANNING DISCUSSION

The petitioner seeks approval of a zoning map amendment from BIZ General Business District to R-2 Residential District for the parcel located at 14340 108th Avenue.

Land Use Intensity

The lot area is approximately 105,082 SF (2.41 acres), including a conservation easement along the west and south property boundaries, and a lot width of 270'. Per Section 6-203.D, the minimum required lot size is 15,000 SF and minimum required lot width is 100'.

Wetlands / Waterbodies

To ensure maximum protection of nontidal wetlands, the Village discourages development activities in nontidal wetlands and those activities at adjacent upland sites that may adversely affect nontidal wetlands, and encourages restoration of already degraded or destroyed systems. All wetlands are subject to Section 6-413 of the Land Development Code (LDC).

ENGINEERING PLAN

Preliminary engineering has been recommended for approval for this project. Development on this lot is within Zone A floodplain, per FEMA FIRM 17031C0594J. Compensatory storage calculations must be provided meeting LDC Section 6-409. Storm Sewers and Storm Water Retention.

LANDSCAPING PLAN

Preliminary wetland and landscaping has been recommended for approval for this project. Development of a single family detached dwelling requires a landscape plan and a tree preservation and mitigation plan. In addition, the development must comply with Landscape Parkway requirements.

STAFF RECOMMENDED ACTION

Regarding Case Number 2023-1009, also known as 14340 108th Avenue - Rezoning, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated February 12, 2024;

And

Staff recommends that the Plan Commission approve zoning map amendment.

Recommended Motion

Regarding Case Number 2023-1009, also known as 14340 108th Avenue - Rezoning, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.