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Staff Report to the Plan Commission

Rivard Residence Lot Consolidation

Prepared: 11/14/2024

Project: Rivard Residence Lot Consolidation

Case Numbers: 2024-0717 | DP-24-00482

Petitioner: Kurt Rivard (Property Owner)

Developer: John Lawler (2nd Avenue Development)

Purpose: The Applicant is requesting approval to combine three parcels into one to construct a new single-family home.

Address: 14335 Oak Place, Orland Park, IL 60462

P.I.N.s: 27-207-006-0000, 27-09-207-007-0000, 27-09-207-008-0000

BACKGROUND

The subject property is located within the Old Orland Historic District. As such, the current configuration of the three lots do not allow for new construction, as new development is not permitted over property lines. The petitioner is seeking to combine the three parcels to create one buildable lot for a new single-family residence. They are also seeking approval of a variance from the Land Development Code, to allow for a lot width of 75 feet whereas the maximum lot width for a corner lot in the Old Orland Historic District is 50 feet.

COMPREHENSIVE PLAN

Planning District	Downtown Planning District
Planning Land Use Designation	Mixed Residential

ZONING DISTRICT

Existing	OOH – Old Orland Historic District
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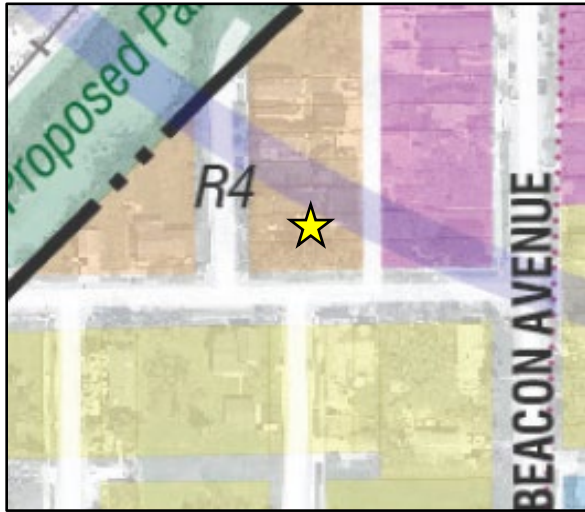
LAND USE

Existing	Vacant
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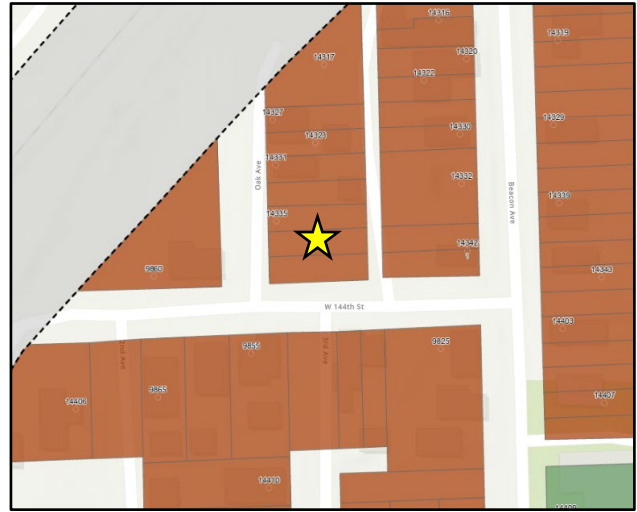
ADJACENT PROPERTIES

	Zoning District	Land Use
North	OOH – Old Orland Historic District	Single-Family Detached Residential
East	OOH – Old Orland Historic District	Single-Family Detached Residential
South	OOH – Old Orland Historic District	Single-Family Detached Residential
West	OOH – Old Orland Historic District	Single-Family Detached Residential

Comprehensive Plan Land Use Map



Zoning District Map



DETAILED PLANNING DISCUSSION

The Applicant seeks approval for a lot consolidation to combine three lots into one at 14335 Oak Place. The tables below demonstrate the minimum/maximum lot requirements for the Old Orland Historic District in comparison to the existing and proposed lot configurations.

LOT SIZE AND WIDTH REQUIREMENTS

	Lot Area (SF)	Lot Width (FT)
Required		
OOH Zoning District	Minimum of 2,500 SF	Minimum of 25 FT for an interior lot, 35 FT for a corner lot. Maximum of 50 FT.
Existing		
Lot 19, 20, & 21	2,500 SF each	25 FT each
Proposed		
Lot 1	7,500 SF	75 FT

The proposed 7,500sf lot meets the minimum 2,500sf lot size required for residential properties in the OOH Zoning District. The proposed 75ft lot width exceeds the maximum lot width permitted and does not comply with code requirements. The petitioner is requesting a variance to increase the maximum lot width from 50ft to 75ft.

Staff is in support of the variance request to increase the maximum lot width because it is consistent with the character for the OOH District. Exhibit A, attached to this report, provides an analysis of the lot widths of other residential corner lots in the District. Currently, 8 of the 24 (~33%) residential corner lots in OOH have lot widths that exceed the maximum 50' lot width.

Staff concurs with the petitioner's responses to the variance standards. The petitioner notes that the property will continue to be used as a single-family detached residential use, which is consistent with the surrounding properties and the Comprehensive Plan. They also discuss their reasoning for consolidating all three lots, in that only consolidating the two northern lots would create one lot that is not buildable and non-conforming. Therefore, while the proposed lot requires a variance due to the lot width, it is the minimum variance required for reasonable use of the land.

The petitioner plans to construct a new single-family home on the lot. A building permit application and a petition for a Certificate of Appropriateness have already been submitted for review.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2024-0717, also known as Rivard Residence Lot Consolidation, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated November 14th, 2024;

And

Staff recommends that the Plan Commission approve a variance from Section 6-209.C.1 to increase the maximum lot width from 50' to 75';

And

Staff recommends that the Plan Commission approve a Plat of Consolidation.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2024-0717, also known as Rivard Residence Lot Consolidation, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.