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Staff Report to the Plan Commission

11300 151st Street Zoning Map Amendment

Prepared: 12/13/2024

Project: 11300 151st Street Zoning Map Amendment

Case Numbers: 2024-0835

Petitioner: John Lorenz (Homeowner)

Developer: John Lorenz (Homeowner)

Purpose: 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

Address: 11300 151st Street, Orland Park, IL

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

Parcel Size: 1.2 acres

BACKGROUND

The subject property was approved by the Board of Trustees for annexation. The 1.2-acre property is an irregularly shaped lot with Spring Creek running along its eastern half. As referenced in the Annexation Agreement (1998-0121), the property was granted a variance to reduce the western side yard setback from 25 ft to 17 ft.

COMPREHENSIVE PLAN

Planning District	Orland Grove Planning District
Planning Land Use Designation	Open Space/ Single Family Residential

The subject property is in the Orland Grove Planning District, which is characterized throughout its western portion by wide lots, winding roads and cul-de-sacs that contribute to a rural sense of place.

ZONING DISTRICT

Existing	E-1 Estate Residential
Proposed	R-3 Residential District

LAND USE

Existing	Single-family residential (no-change)
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ADJACENT PROPERTIES

	Zoning District	Land Use
North	Single-family Residence District (R-4)	Residential (Annexation of property on Board Agenda 11/18/24)
East	E-1: Estate Residential	Place of Worship (St. Francis of Assisi Catholic Church)
South	R-3: Single-Family Residential	Residential (Spring Creek Estates)
West	E-1: Estate Residential	Residential



Aerial Photograph, Nearmap, October 2024

PLANNING DISCUSSION

The subject property is designated for R-3 Zoning in the Comprehensive Plan and meets all the requirements of the R-3 Residential District. The site currently has a variance for a reduced west side yard setback of 17 feet within the E-1 District. The most recent Plat of Survey corrects this distance to 13.4 feet. Regardless, a 13.4-foot setback would no longer be necessary when zoned R-3 Residential as it satisfies the R-3 side setback requirements of no less than 10% of the lot width on each side of the principal building to the side lot line.

Additionally, the subject property is bordered by residential housing to the south and in close proximity to other parcels that are intended for future R-3 Single Family Residential Development according to the Comprehensive Plan. Re-zoning the subject property would serve to promote consistency and a sense of place not only within the Orland Grove Planning District but throughout the Village of Orland Park.

LASALLE FACTORS

When reviewing an application for rezoning property, the decision-making body shall review the following factors for consideration. The petitioner has submitted responses to the factors, which are attached to this case file. Staff finds the petitioner responses satisfactory and recommends approval of the zoning map amendment from E-1 Estate Residential to R-3 Residential. The factors below come principally from the 1957 case *LaSalle v. County of Cook*.

1. The existing uses and zoning of nearby property;
2. The extent to which property values are diminished by a particular zoning classification or restriction;
3. The extent to which the destruction of property value of a petitioning property owner promotes the health, safety, morals, or general welfare of the public;
4. The relative gain to the public as opposed to the hardship imposed on a petitioning property owner;
5. The suitability of the subject property for its zoned purposes;
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area;
7. The Comprehensive Plan designation and the current applicability of that designation;
8. The evidence or lack of evidence, of community need for the use proposed.

STAFF RECOMMENDED ACTION

Regarding Case Number 2024-0835, also known as 11300 151st Street Zoning Map Amendment, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated December 13, 2024;

And

Staff recommends that the Plan Commission approve a zoning map amendment for 11300 151st Street from E-1 Estate Residential to R-3 Residential District.

STAFF RECOMMENDED MOTION

Regarding Case Number 2024-0835, also known as 11300 151st 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.