

ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE RESIDENTIAL DISTRICT TO R-1 RESIDENTIAL DISTRICT AND APPROVING A SUBDIVISION – KRYSTAL RIDGE VIEW (14630 108TH AVENUE)

WHEREAS, an application seeking rezoning and subdivision, as set forth below, has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Land Development Code of the Village of Orland Park, as amended; and

WHEREAS, the Plan Commission of this Village held a public hearing on February 25, 2014, on whether the requested rezoning and subdivision should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, a 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 Orland Park Prairie, a newspaper published in the Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the requested rezoning and subdivision be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report and findings and recommendations.

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 of the Plan Commission of this Village is herein incorporated by reference, as completely as if fully recited herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. The Board of Trustees find that the proposed rezoning and subdivision are 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 rezoning and subdivision as follows:

- (a) The Subject Property is located at 14630 108th Avenue and is zoned E-1 Estate Residential District. It is an approximately 1.6-acre site and currently contains one single-family home. After subdividing, it will consist of two lots. Lot 100 will be approximately 37,703 square feet, and Lot 101 will be approximately 27,454 square feet after subdividing.
- (b) Petitioner, James Kamp, seeks to rezone the Subject Property from E-1 Estate Residential to R-1 Residential District in addition to the subdivision.

SECTION 3

The Subject Property, located at 14630 108th Avenue, is legally described as:

LOT 1 IN FIRST ADDITION TO CRYSTAL RIDGE ESTATES BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 23, 1995 AS DOCUMENT NUMBER 95337147, IN COOK COUNTY, ILLINOIS.

P.I.N.: 27-08-102-004

SECTION 4

The subdivision plat titled “Krystal Ridge View,” prepared by Tech 3 Consulting Group, Inc., dated March 7, 2014, is approved and is subject to the following conditions:

1. Upon redevelopment of Lot 100, driveway access to a future single family home shall be from Crystal Ridge Court;
2. Two parkway trees must be installed along Crystal Ridge Court in front of Lot 101; and
2. It must meet all Final Engineering and Building Code related items.

SECTION 5

The Orland Park Land Development Code, as amended, be further amended by reclassifying and rezoning the following described real estate:

LOT 1 IN FIRST ADDITION TO CRYSTAL RIDGE ESTATES BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 23, 1995 AS DOCUMENT NUMBER 95337147, IN COOK COUNTY, ILLINOIS.

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from E-1 Estate Residential District to R-1 Residential District under the Code, as amended, subject to the condition that all final engineering and building code related items are met.

SECTION 6

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with the granting of the with the rezoning as aforesaid.

SECTION 7

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

SECTION 8

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.