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Staff Report to the Plan Commission

14336 Jefferson Multifamily Building

Prepared: 10/30/2025

Prepared by: Hailey Gorman, Associate Planner

Project: 14336 Jefferson Multifamily Building**Case Numbers:** 2025-0192 | DP-25-00541**Petitioner:** Michalina Stoch, Property Owner**Address:** 14336 Jefferson Avenue, Orland Park, IL**P.I.N.s:** 27-09-214-015-0000, 27-09-214-043-0000

REQUESTED ACTIONS

The Petitioner is requesting the approvals below to construct a 6-unit multifamily building located at 14336 Jefferson Avenue:

- Plat of Consolidation
- Special Use Permit for Dwellings, Attached with three modifications from the Land Development Code:
 - Reduction in the minimum width required for a double row drive aisle from 24' to 23.51' (Figure 6-306.C(A)).
 - Reduction in the number of shade and ornamental trees required in a typical landscape corridor (Section 6-305.D.3).
 - Reduction in the minimum width required for the foundation landscape area along the east and south building facades (Section 6-305.D.5).
- Site Plan
- Landscape Plan
- Building Elevations

COMPREHENSIVE PLAN

The Comprehensive Plan identifies Mixed Residential as an ideal use for this site. The Main Street subdistrict includes the transit-oriented development area closest to the 143rd Street Metra station, most suitable for multi-family residential, mixed-use, retail, and office uses. This area serves as the core of the Downtown and encourages higher densities and use intensities that transition outwards from the Metra station. Overall, the proposed improvements are consistent with the intent of the Comprehensive Plan for this area.

COMPREHENSIVE PLAN

Planning District	Downtown
Planning District - Subdistrict	Main Street
Planning Land Use Designation	Mixed Residential

ZONING DISTRICT

Existing	VCD – Village Center District
Proposed	VCD – Village Center District

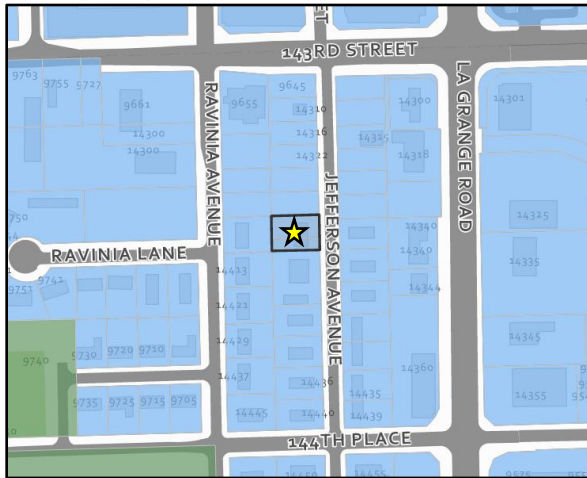
LAND USE

Existing	Single-Family Detached
Proposed	Dwellings, Attached

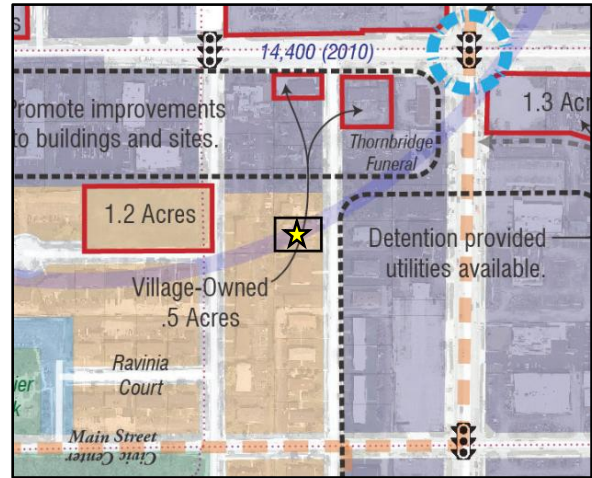
ADJACENT PROPERTIES

	Zoning District	Land Use
North	VCD – Village Center District	Single-Family Detached Residential
East	VCD – Village Center District	Dwellings, Attached (4-Unit Apartment Building, Rentals)
South	VCD – Village Center District	Dwellings, Attached (6-Unit Condo Building)
West	VCD – Village Center District	Dwellings, Attached (4-Unit Apartment Building, Rentals)

Zoning Map



Planning District Map



Nearmap Aerial (September 27, 2025)



PROJECT SUMMARY

The petitioner is seeking approval of a plat of consolidation, special use permit for attached dwellings with modifications from the Land Development Code (LDC), site plan, landscape plan, and building elevations to construct a 6-unit, 3-story multifamily building. The petitioner is open to selling the units as condos, but is seeking to be approved as a rental development by the Board of Trustees to have the option to rent out all 6 units.

The proposed scope of work includes the demolition of an existing 1,905 square-foot single-family home, which is currently vacant, to allow for the construction of the new multifamily building with 7,923 square feet of living area. The project also includes paving a 5,065 square-foot driveway and parking lot with 12 parking spaces, including 1 accessible space. A detailed parking analysis is provided later in the staff report. The site will also be improved with landscaping.

FINDINGS OF FACT

When reviewing an application for a special use permit, the decision-making body shall review the findings of fact for consideration below. The petitioner has submitted responses to the standards which are attached to this case file. Staff finds the petitioner responses satisfactory and recommends approval of the Special Use Permit for Attached Dwellings. The standards below come from Section 5-105.E of the Land Development Code:

1. The special use will be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.
3. The design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties.
4. The proposed use will [not] have an adverse effect on the value of adjacent property.
5. The applicant has demonstrated that public facilities and services will be capable of serving the special use at an adequate level of service.
6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.
7. The development will [not] adversely affect a known archaeological, historical, or cultural resource.
8. The proposed use will comply with all additional standards imposed on it by particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village.

In their responses, the Petitioner concurs that the use of the site as attached dwellings matches the uses of the surrounding properties and aligns with the intent of the Comprehensive Plan. They state that their project will not have an adverse effect on surrounding properties, and that they are committed to complying with Village requirements and as otherwise approved with this development petition.

PLAT OF CONSOLIDATION

The petitioner is requesting approval of a Plat of Consolidation, which is required to prevent development over property lines as the property is currently two parcels. The proposed lot meets the minimum requirements for the VCD.

	Minimum Required	Proposed
Lot Area	10,000 SF	11,250 SF
Lot Width	80'	90'

SITE PLAN

Lot Coverage

This project is an entire redevelopment of the site. Therefore, there will be a substantial increase in the lot coverage. The site will have approximately 74% of impervious surface area, whereas the maximum allowed for the VCD is 75% without the use of stormwater Best Management Practices (BMP's).

Maximum Allowed	75% (8,437.5 SF)
Existing	~28% (~3,124 SF)
Proposed	74% (8,324 SF)

Land Use Intensity

Allowable square footage for all developments shall be measured by the floor area ratio (FAR). The maximum FAR will be 1.0 for developments outside of 1,000' of a mass transit facility. The proposed development is approximately 1,200' from the Metra Station.

Maximum Allowed	1.0
Proposed	0.70

Building Setbacks

The new building complies with the minimum setbacks required for the VCD. The table below includes the required and proposed building setbacks.

Yard	Minimum Setback Required	Proposed Setbacks
Front	5-15'	5'
Rear	30'	64.44'
Side (North)	15'	15'
Side (South)	15'	24.73'

Parking & Mobility

As outlined in Section 6-306 of the Land Development Code (LDC) Off-Street Parking and Loading, the required parking for multifamily dwellings is 2 parking spaces per dwelling unit. Since there are 6 dwelling units proposed, 12 parking spaces are required. There are a total of 12 parking spaces proposed for this development, which includes 1 accessible space. Each parking space is 9' wide and 16' long with a 2'-wide bumper overhang except for one parking space, which is 11' wide. As the minimum dimensions for a parking space is 9' wide and 16' long with a 2' overhang, the parking space dimension requirements have been met.

The petitioner is requesting a modification from Figure 6-306.C(A) of the LDC to reduce the drive aisle width from 24' to 23.51' in order to accommodate a 6'-tall privacy fence along the west property line, which is also required by code as buffer yard screening per Section 6-305.D.4. Staff is in support of this modification request, as it is a very minor reduction in the drive aisle width that should not drastically impact the flow of traffic in the parking lot and the parking spaces will be primarily used on a daily basis by residents who will become very familiar with navigating the parking lot. As an offset to this request, the petitioner has worked with the property owners to the south to propose a cross-access connection to connect to the parking lot of the adjacent condo building. This will provide another way of accessing the rear of the property for the residents and their guests.

Additionally, one bicycle parking space is required for every 10 automobile parking spaces for multifamily dwellings. The petitioner is installing one bicycle rack at the rear of the site adjacent to the new parking lot. The proposed bicycle rack shown on the site plan will need to be replaced with an inverted U or similar style rack, per Section 6-306.H.3 of the LDC, so that the bicycles can be secured in two locations.

One parking lot landscape island is required for every 10 parking spaces required on site. Since 12 parking spaces are required, one parking lot landscape island is required and has been provided on the site plan and landscape plan.

PRELIMINARY LANDSCAPE PLAN

The preliminary landscape plan is mostly compliant with the Land Development Code. Two modifications are being requested with this petition relating to landscaping. The first request is to reduce the number of shade and ornamental trees required in a typical landscape corridor (Section 6-305.D.3). A typical landscape corridor requires one shade and ornamental tree for every 100' within the corridor. Therefore, the landscape plan is deficient of 9 trees. Instead of planting the trees, the petitioner is requesting a modification from the requirement due to site constraints and has agreed to pay cash-in-lieu, which amounts to \$3,600. This amount will be due prior to the issuance of building permits for the project and will be added as a condition of approval to the special use permit.

The second modification request is to reduce the minimum width required for the foundation landscape area along the east and south building facades (Section 6-305.D.5). On the east building façade, a 5'-wide foundation landscape area is provided whereas a minimum of 10' is required. Staff requested the building to be closer to the street as this aligns with the purpose and vision of the Village Center District, which requires the front setback to be between 5' and 15' to create a walkable and pedestrian-friendly neighborhood. Therefore, with the building being setback only 5' from the property line, it is not possible for there to be 10' of landscaping around the foundation of the building along this façade. The south building façade is required to have 7' foundation landscaping, whereas it only has 4.87' due to the driveway location and width. Staff was concerned that reducing the width of the driveway any further could create traffic issues, as the driveway is only 14' wide which does not easily allow for two-way traffic. Most driveways in this area are 14' wide or less and have low traffic volumes, so narrower driveways are allowed per Engineering staff. Therefore, staff is in support of this modification request as well.

BUILDING ELEVATIONS

The building is proposed to be 39'-7" tall measured to the top of the roof. The maximum height allowed for the VCD is 40'. Since building height is measured to the average height of the highest roof surface, the building height requirement is met. The building materials will be a mixture of face stone and brick. The LDC requires that the building be constructed of primarily brick or other quality materials like stone, metal, and/or glass on all sides. Colored renderings have not been provided but sample color materials have been submitted for review. The face stone will be in the color "buffstone", which is a light tan color while the brick will be in the color "steel", which is a light shade of gray. The roof shingles will be "onyx black". The colors of the other materials have not been identified at this time, but the petitioner has noted that the building would have a more modern color scheme with primarily grays, tans, and black accents.

East (Front) Elevation

The front elevation is characterized by a large stone entrance feature in the center of the façade that houses the main entrance to the building. A canopy is above the double-door main entrance which is framed by two wall-mounted lights and the address plaque for the building. Above the canopy are three windows stacked on top of one another going up the stone entrance feature towards the roof. On either side of the stone column are balconies for each of the residential units. Three balconies are on each side of the column, each one fit with a 3'-6" tall aluminum railing, glass sliding door, and wall-mounted light. The steel-colored face brick will be used on the exterior of the balconies.

North & South (Side) Elevations

The north and south elevations are identical as these are the sides of the building. Each side will utilize the steel-colored brick with only 6 windows to break up the façade. The sides of the balconies will be visible from these elevations as well.

West (Rear) Elevation

The west elevation contains the rear entrance to the building. A wall-mounted light is above the door along with a canopy and a wall-mounted spotlight to illuminate the parking lot at night. A photometric plan will be obtained at the time of final engineering, so the spotlight will need to meet illumination standards in the LDC. A total of 12 double-pane windows are on this elevation, two per residential unit. The steel-colored- face brick will also be used on this façade.

PRELIMINARY ENGINEERING PLAN

The preliminary engineering plans, reviewed by staff, are compliant with the Land Development Code. All outstanding engineering items will be addressed during final engineering reviews, including any exterior lighting and photometrics.

STAFF RECOMMENDED ACTION

Regarding Case Number 2025-0192, also known as the 14336 Jefferson Multifamily Building, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated October 30, 2025;

And

Staff recommends the Plan Commission **approves** a Plat of Consolidation prepared by S.H. Campbell, dated November 8, 2024;

And

Staff recommends the Plan Commission **approves** a Special Use Permit for Dwellings, Attached with Modifications from the Land Development Code, subject to the following conditions:

1. Meet all code requirements, landscape requirements, and final engineering requirements, including required permits except where otherwise modified in this ordinance;
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J;
3. Cash-in-lieu of tree planting will be paid prior to the issuance of building permits for the project in the amount of \$3,600;
4. The bicycle rack(s) will be the inverted-U or similar style to meet the requirements listed in Section 6-306.H.3;

And

Staff further recommends Modifications from the Land Development Code:

1. Reduction in the minimum width required for a double row drive aisle from 24' to 23.51' (Figure 6-306.C(A)).
2. Reduction in the number of shade and ornamental trees required in a typical landscape corridor (Section 6-305.D.3).
3. Reduction in the minimum width required for the foundation landscape area along the east and south building facades (Section 6-305.D.5).

And

Staff recommends the Plan Commission **approves** a site plan prepared by Krueng Design PLLC, revised September 18, 2025, subject to the condition that the development will be in substantial conformance with the preliminary site plan;

And

Staff recommends the Plan Commission **approves** a landscape plan prepared by Craig M. Patten, revised September 18, 2025, subject to the condition that the development will be in substantial conformance with the preliminary landscape plan;

And

Staff recommends the Plan Commission **approves** building elevations prepared by Helen M. Liptak, Architect, Inc., revised August 25, 2025, subject to the condition that the development will be in substantial conformance with the preliminary building elevations.

STAFF RECOMMENDED MOTION

Regarding Case Number 2025-0192, also known as the 14336 Jefferson Multifamily Building, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.