

ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE
RESIDENTIAL DISTRICT TO R-4 RESIDENTIAL DISTRICT AND GRANTING
CERTAIN VARIANCES (ADDITION TO GRASSLANDS – 11249 WEST 167TH
STREET AND 16740 WOLF ROAD)

WHEREAS, a petition for rezoning of certain real estate, as set forth below, has been filed with the Village Clerk of this Village and said petition 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, said Plan Commission of this Village held a public hearing on December 8, 2015 on whether the requested rezoning and variances 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 meeting 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 be granted with this President and Board of Trustees, and this Board of Trustees have 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 and findings and recommendations of the Plan Commission of this Village regarding the proposed rezoning is herein incorporated by reference as the findings of this President and Board of Trustees, as completely as if fully recited herein at length. All exhibits submitted at the aforesaid public hearing are also hereby incorporated by reference as fully as if attached hereto. This President and Board of Trustees further finds that the proposed rezoning and variances 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 Orland Park Land Development Code as set forth in Section 1-102 thereof. Said rezoning is also in accordance with the provisions of the Comprehensive Land Use Plan of the Village.

SECTION 2

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

THE EAST 570.78 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART LYING SOUTH OF THE NORTHERN LINE OF

LOTS 88 AND 91 IN THE GRASSLANDS SUBDIVISION, AS MONUMENTED AND OCCUPIED ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 1996 AS DOCUMENT NUMBER 96129697, AND ALSO EXCEPTING THEREFROM THE NORTH 50 FEET OF THE EAST 110 FEET CONVEYED TO THE STATE OF ILLINOIS BY DOCUMENT NUMBER 89447048) IN COOK COUNTY, ILLINOIS.

Property Tax Identification Numbers for the Subject Property is 27-30-201-007 and -019 (the “Subject Property”),

from E-1 Estate Residential District to R-4 Residential District under the Orland Park Land Development Code, as amended.

SECTION 3

The following variances are hereby granted:

- 1) The detention pond setback is reduced from 25 feet to as little as 0 feet;
- 2) Reduce required flat maintenance strip from 15 feet to as little as 0 feet;
- 3) Reduce required cul-de-sac diameter from 120 feet to 110 feet; and
- 4) Reduce required 50 foot wetland setback.

SECTION 4

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

SECTION 5

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