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ORDINANCE REZONING CERTAIN REAL ESTATE FROM BIZ GENERAL BUSINESS TO R-2 RESIDENTIAL (14340 108th AVENUE)

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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 (the "Code") of the Village of Orland Park as amended; and

WHEREAS, said Plan Commission of this Village held a public hearing on February 20th, 2024, on whether the requested rezoning should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law, was given of the February 20th, 2024, public hearing by publication not more than 30 days nor less than 15 days prior to said meeting in the Daily Southtown, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations 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 are 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 is 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 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, and consistent with the historical use of the Subject Property.

SECTION 2

The Code, as amended, be further amended by reclassifying and rezoning the following described real estate (the "Subject Property"):

LEGAL DESCRIPTION: LOT 2 IN CRYSTAL PROFESSIONAL CENTER 3 BEING A SUBDIVISION OF THE EAST 10 ACRES OF THE NORTH 60 ACRES OF THE NORTHWEST ¼ OF SECTION 8. TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN

(EXCEPTING FROM SAID TRACT THE SOUTH 200 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

PIN: 27-08-100-064-0000

COMMONLY KNOWN AS: 10340 108th Avenue

from BIZ General Business to R-2 Residential under the Code, as amended.

SECTION 3

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 4

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