

MAYOR

James Dodge

VILLAGE CLERK

Mary Ryan Norwell

14700 S. Ravinia Avenue
Orland Park, IL 60462
(708)403-6100
orlandpark.org



**ORLAND
PARK**

DEVELOPMENT SERVICES

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Cynthia Nelson Katsenes

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Staff Report to the Board of Trustees

14336 Jefferson Multifamily Building – Plat of Consolidation

Prepared: 11/18/2025

Prepared by: Hailey Gorman, Associate Planner

Project: 14336 Jefferson Multifamily Building – Plat of Consolidation

Case Numbers: 2025-0192, 2025-0945 | 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 (case number 2025-0945)
- Special Use Permit for Dwellings, Attached with three modifications from the Land Development Code (case number 2025-0192):
 - 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

This case is giving specific consideration to the Plat of Consolidation to eliminate a property boundary and facilitate redevelopment of the site.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 7 commissioners, members of staff, members of the public, and the petitioners. Following the staff presentation, the commissioners discussed that they were supportive of the project and understood that the lot consolidation is required for this development.

There was additional discussion about the other entitlement requests for the project, but no concerns were raised about the plat of consolidation. The recommendation to approve a Plat of Consolidation was unanimously approved by the Plan Commission 7-0. This item is now before the Board for consideration.

PLAN COMMISSION 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.

BOARD OF TRUSTEES RECOMMENDED MOTION

I move to approve the Plan Commission Recommended Action regarding Case Number 2025-0945, also known as the 14336 Jefferson Multifamily Building – Plat of Consolidation, which is a subset to the original case number 2025-0192;

And

Approve the Plat of Consolidation prepared by S.H. Campbell, dated November 8, 2024;

And

Authorize staff to execute and record the plat.