ORLAND PARK

14336 Jefferson Multifamily Building

2025-0945 Plat of Consolidation

2025-0192 Special Use Permit for Dwellings, Attached with Modifications from the Land Development Code

December 1, 2025

Project Attributes

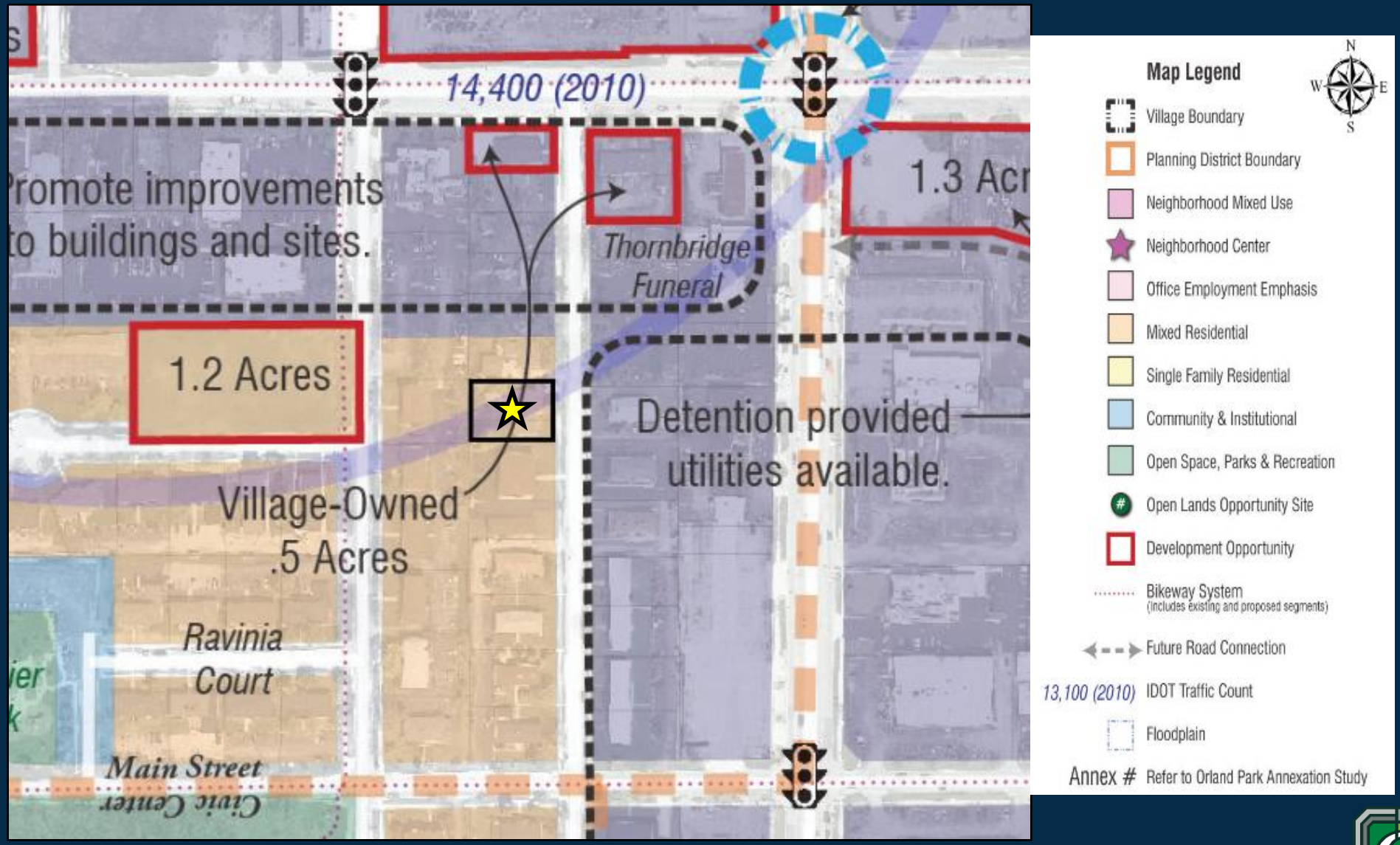
Address: 14336 Jefferson Avenue
Petitioner: Michalina Stoch, Property Owner
PIN(s): 27-09-214-015-0000, 27-09-214-043-0000
Zoning: VCD, Village Center District
Planning District: Downtown
Comprehensive Plan: Mixed Residential

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

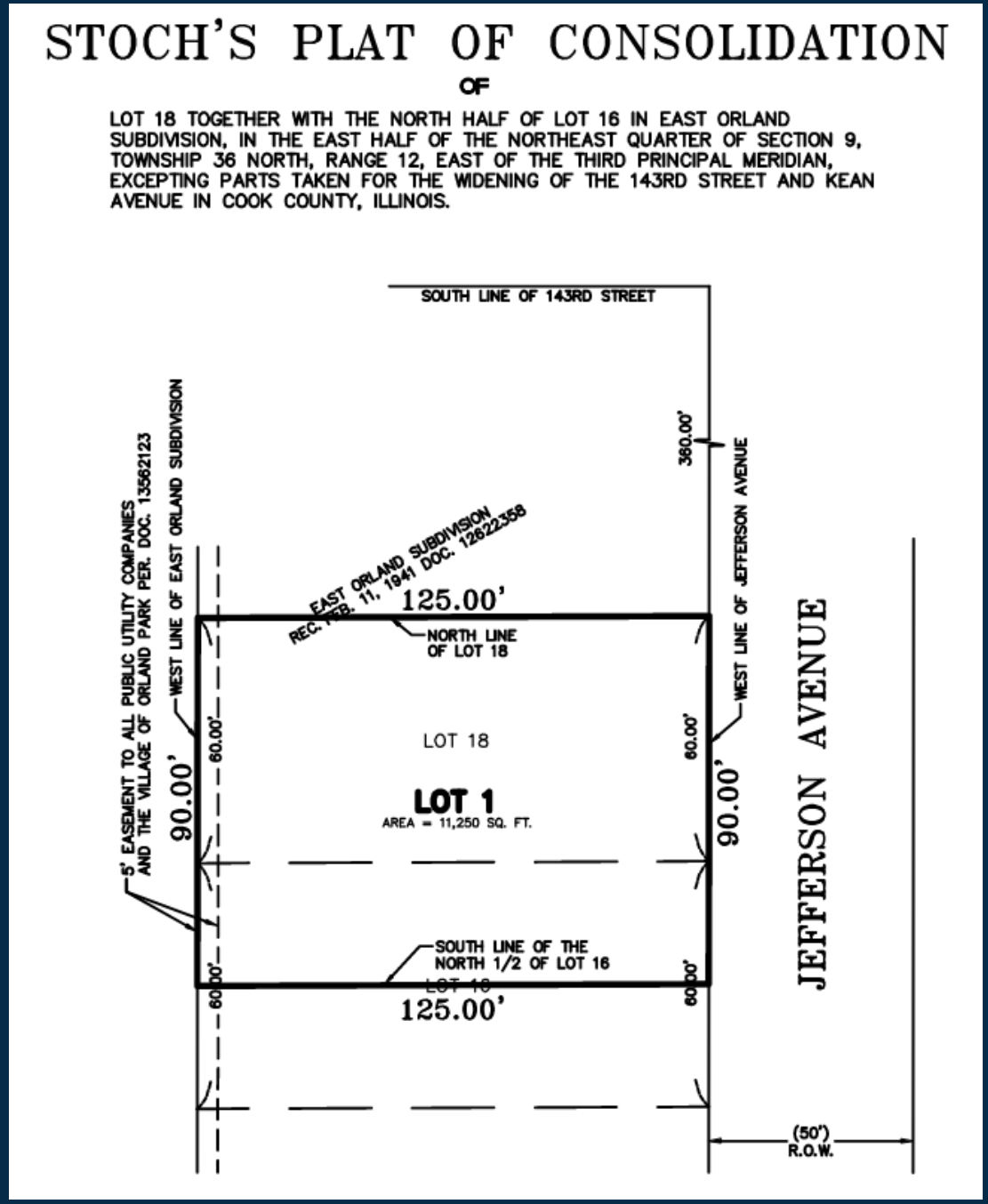
Comprehensive Plan

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.

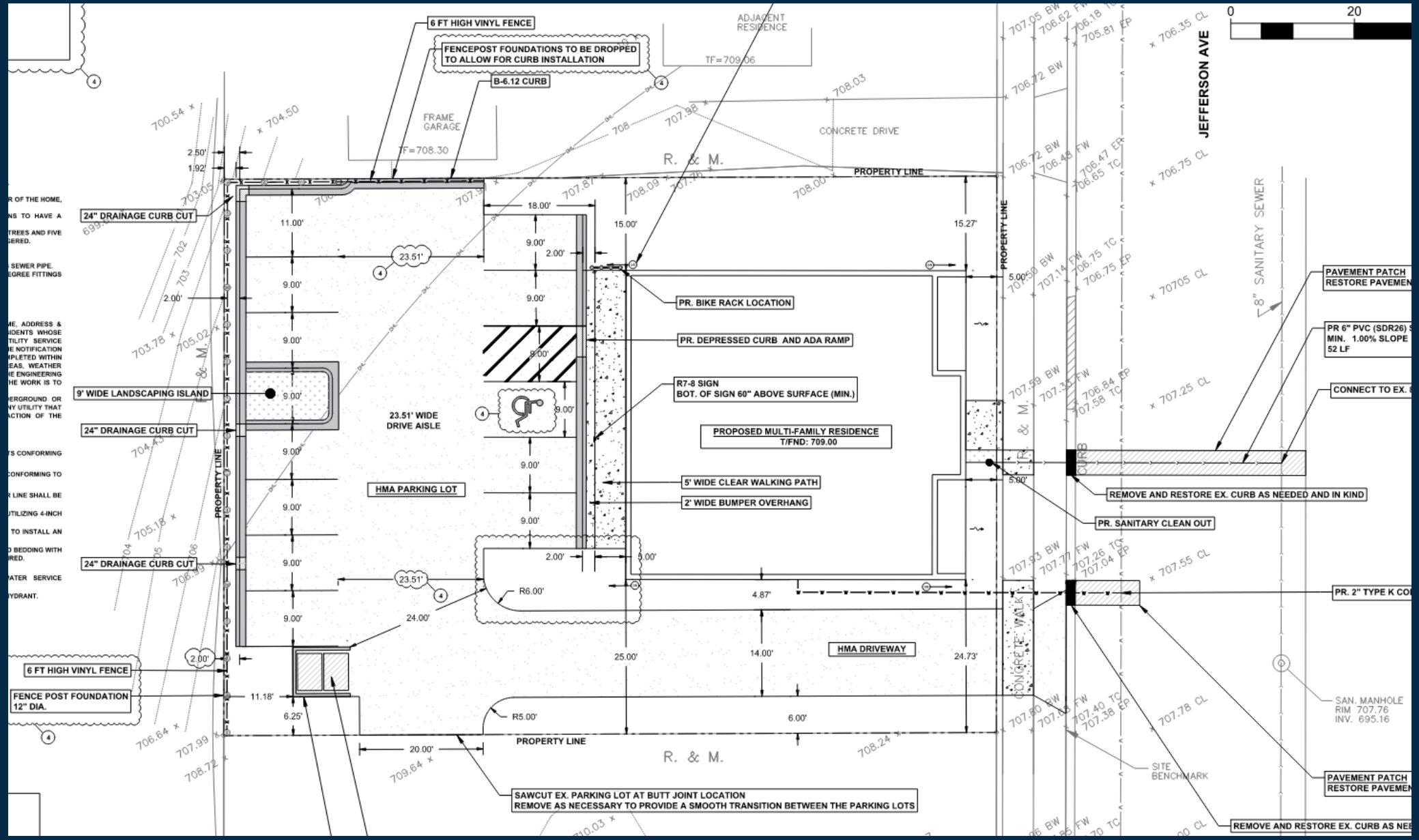


NearMap September 27, 2025

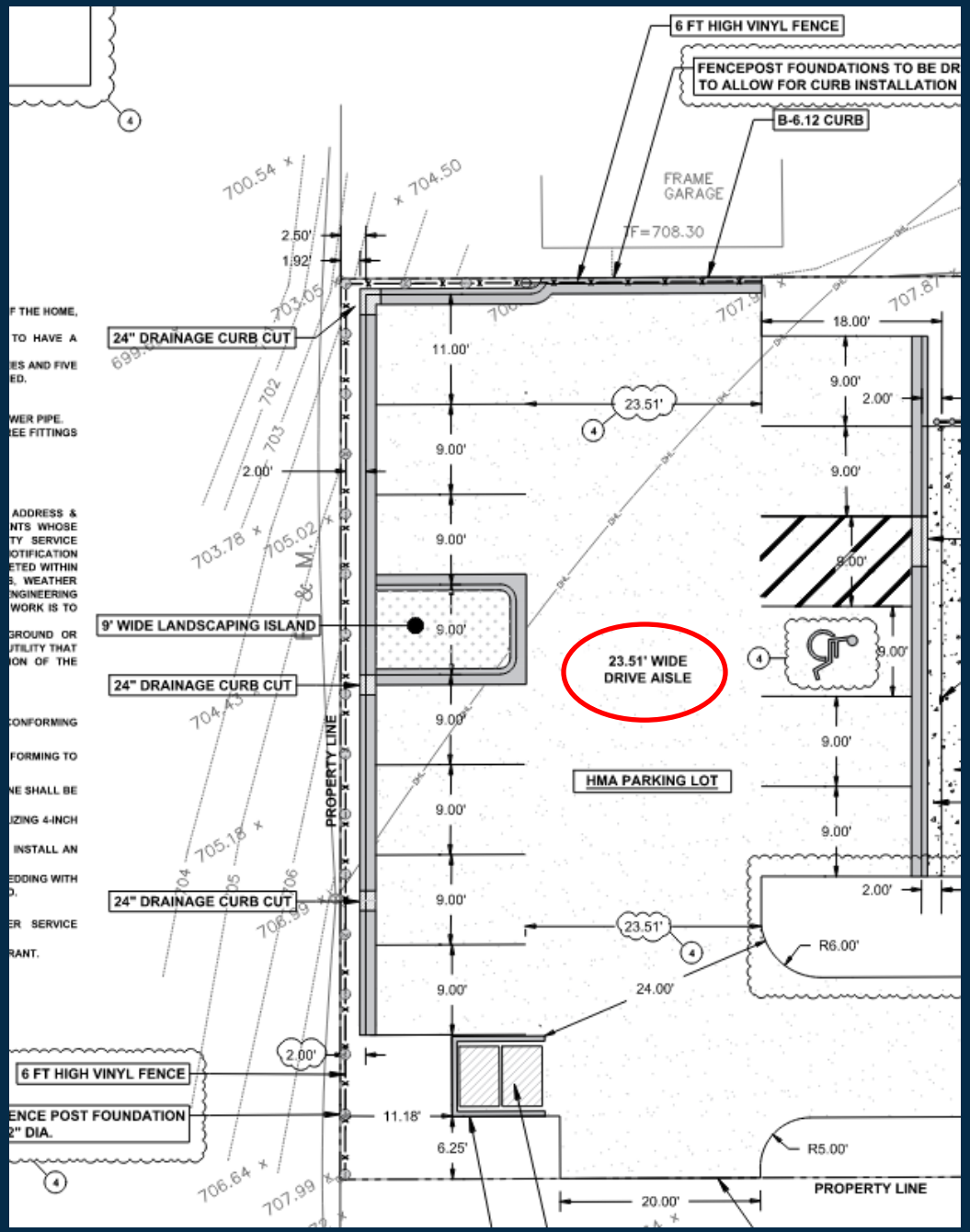
Plat of Consolidation



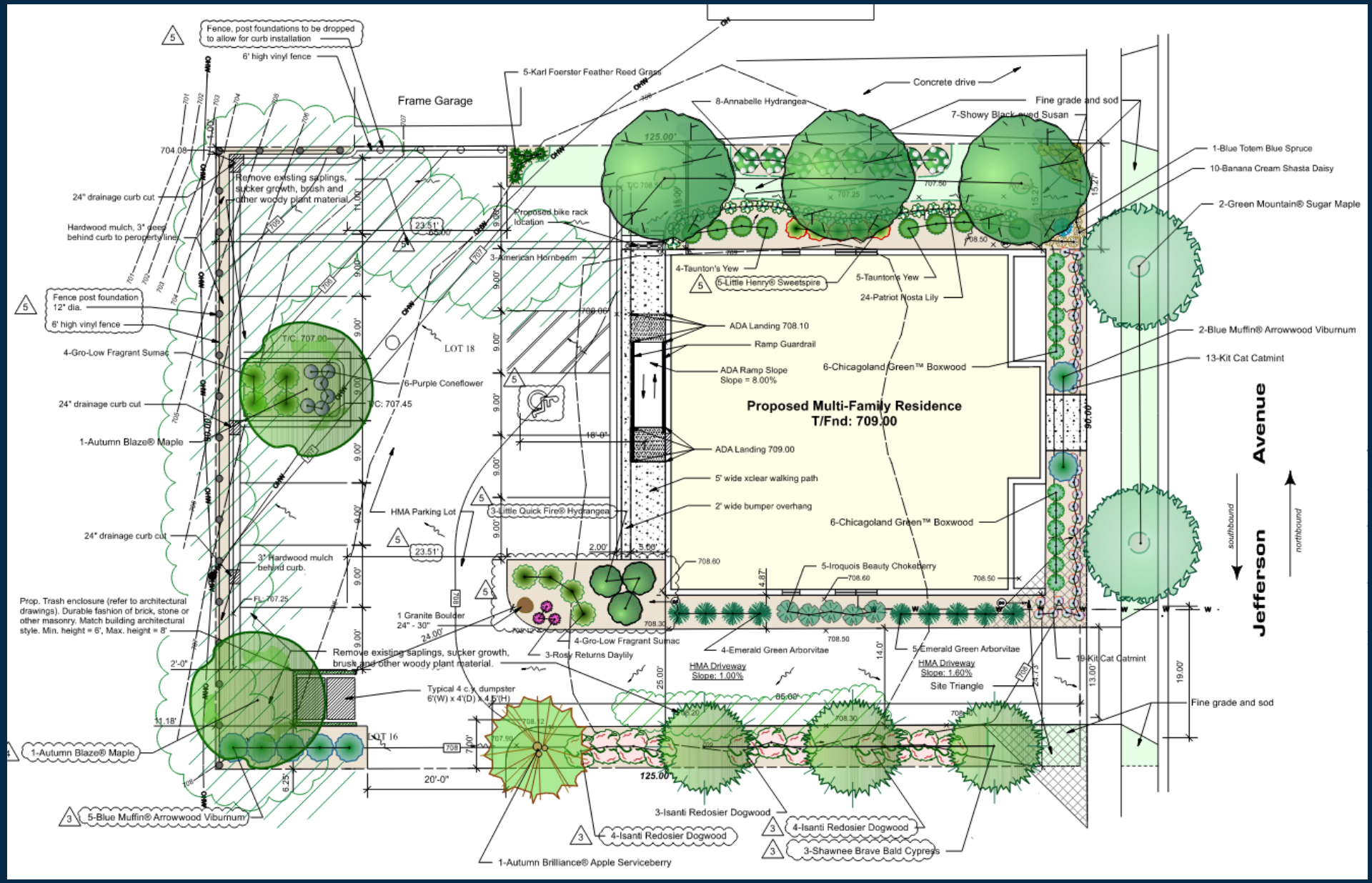
Proposed Site Plan



Modification #1 – Reduction in the minimum width required for a double row drive aisle from 24′ to 23.51′ (Figure 6-306.C(A)).

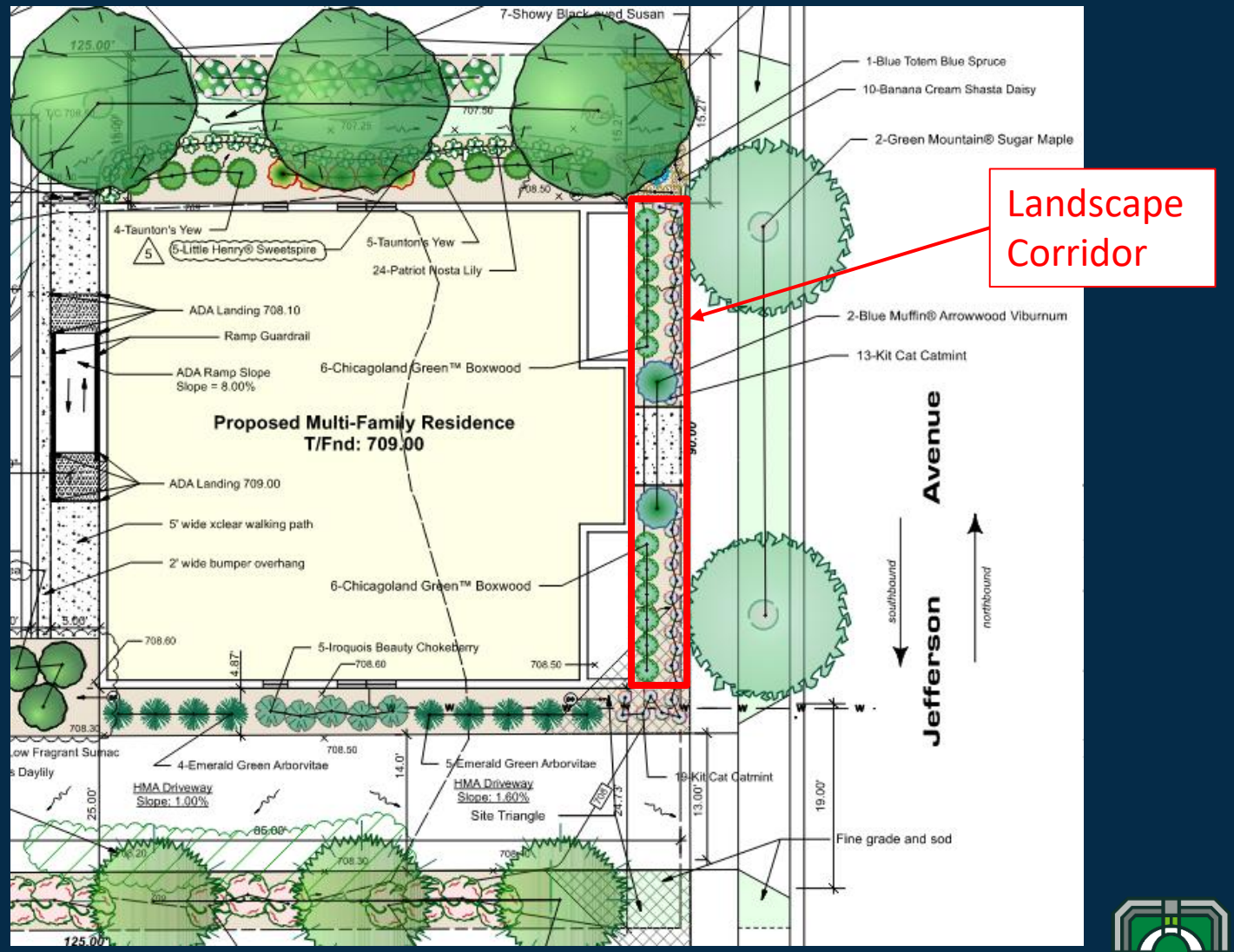


Proposed Landscape Plan



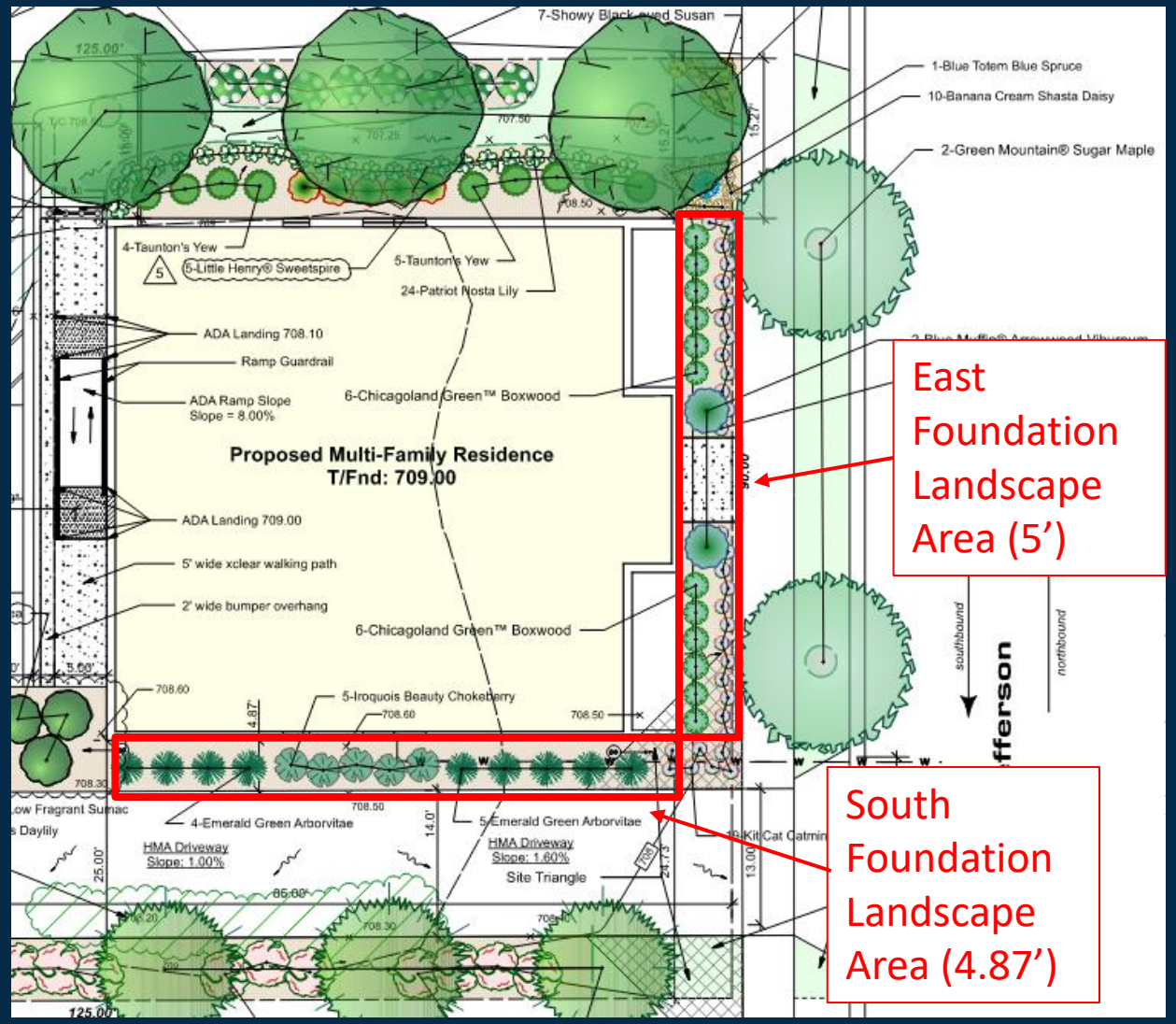
Modification #2 – Reduction in the number of shade and ornamental trees required in a typical landscape corridor (Section 6-305.D.3)

- Since the building is setback 5' from the front property line, there is not enough space to meet the landscape corridor requirement.
- The site is deficient a total of 9 trees, including tree mitigation and those required in the landscape corridor. The petitioner will pay cash-in-lieu of $3,600 prior to the issuance of building permits for the project.

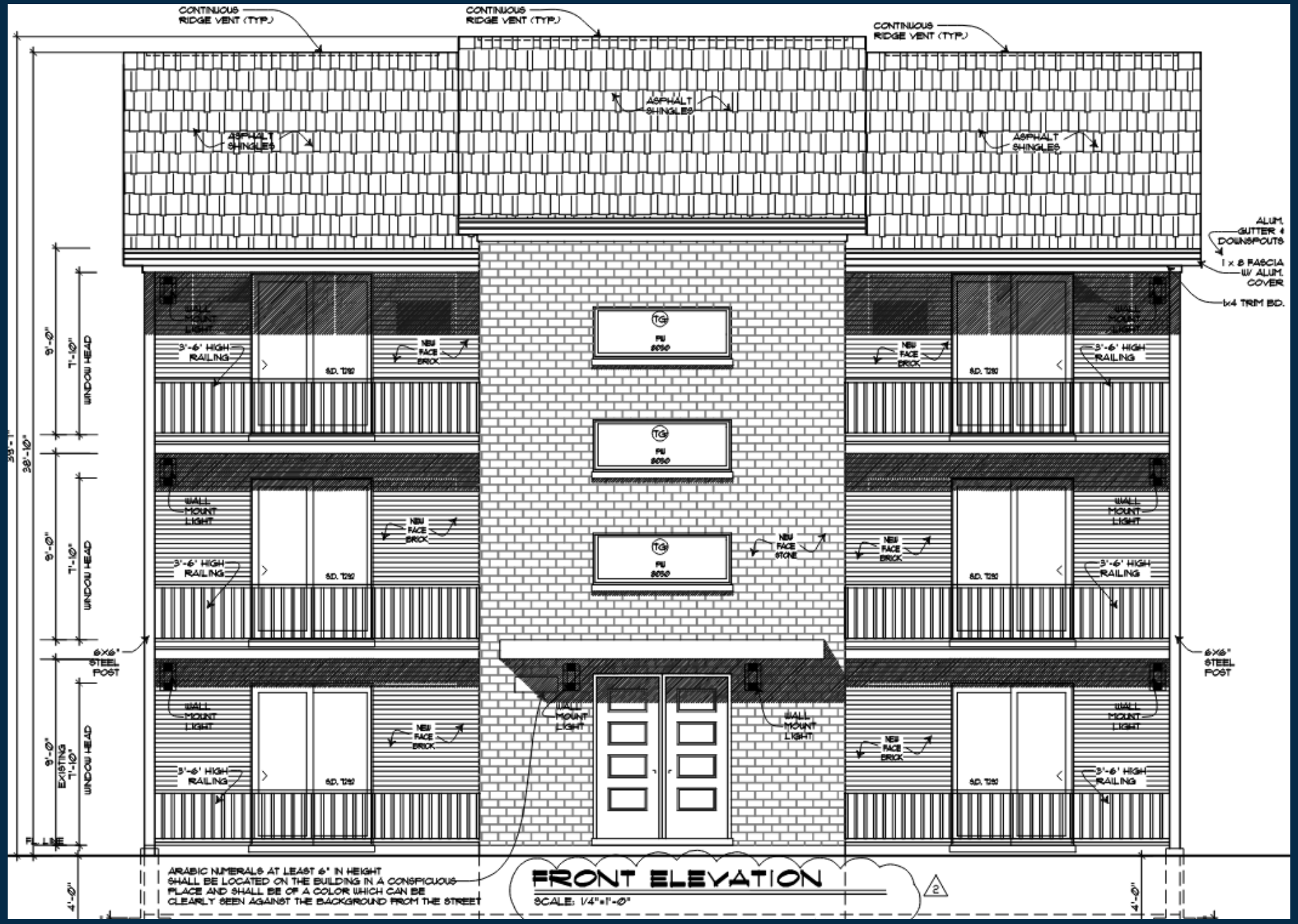


Modification #3 – Reduction in the minimum width required for the foundation landscape area along the east and south building facades (Section 6-305.D.5).

- Since the building is setback 5’ from the front property line, there is not enough space, to meet the foundation planting requirement on the east façade. The minimum width is 10’ in the front of the building.
- The requirement cannot be met along the south façade due to the driveway location. The minimum width is 7’, whereas only 4.87’ is provided.



Building Elevations – Front (East)



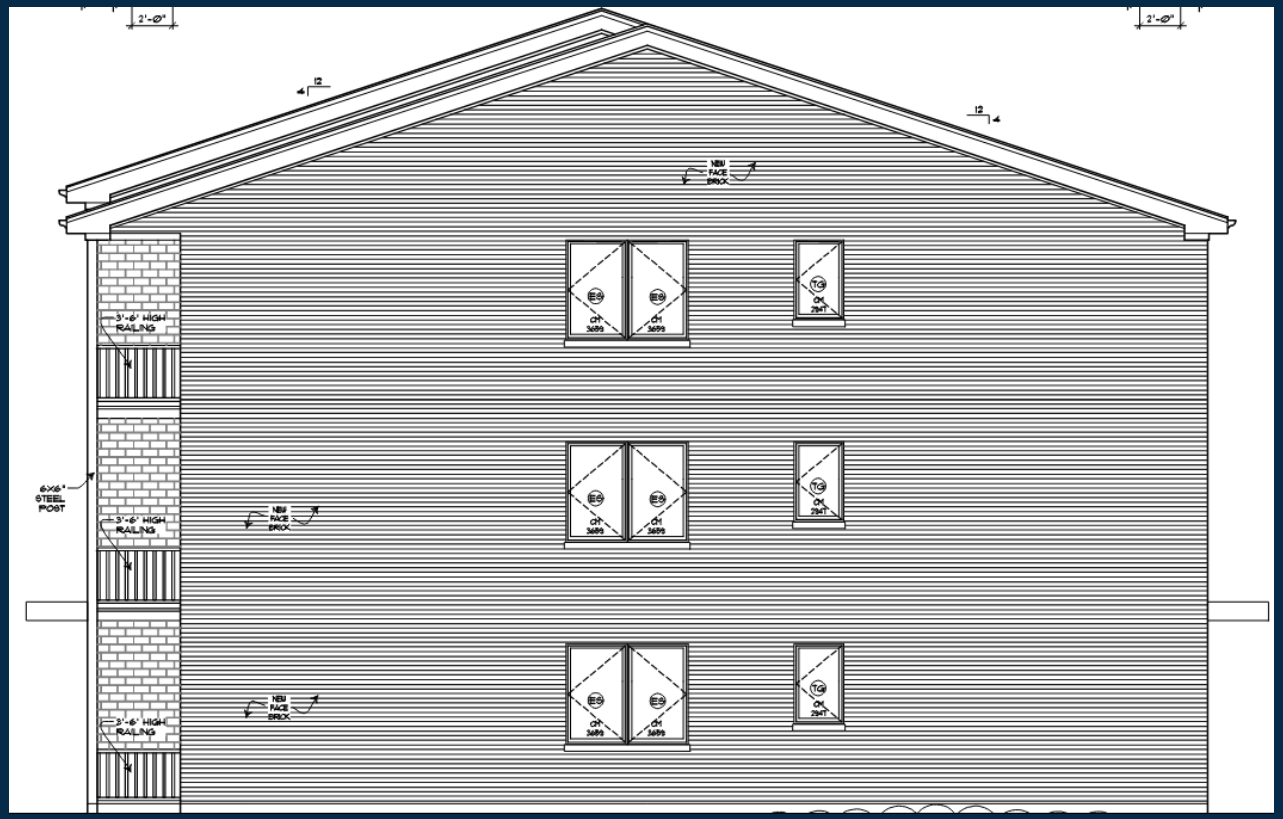
Building Material Samples

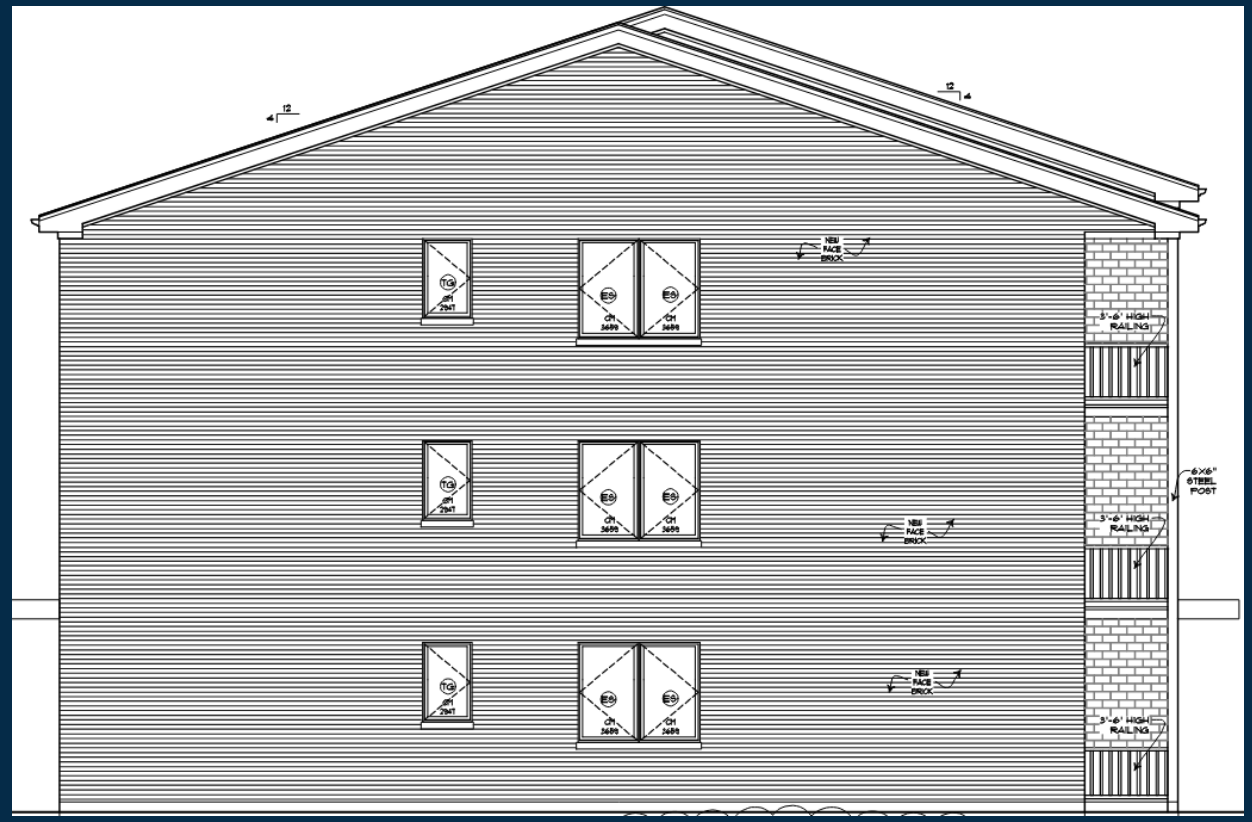
BUFFSTONE

Onyx Black†

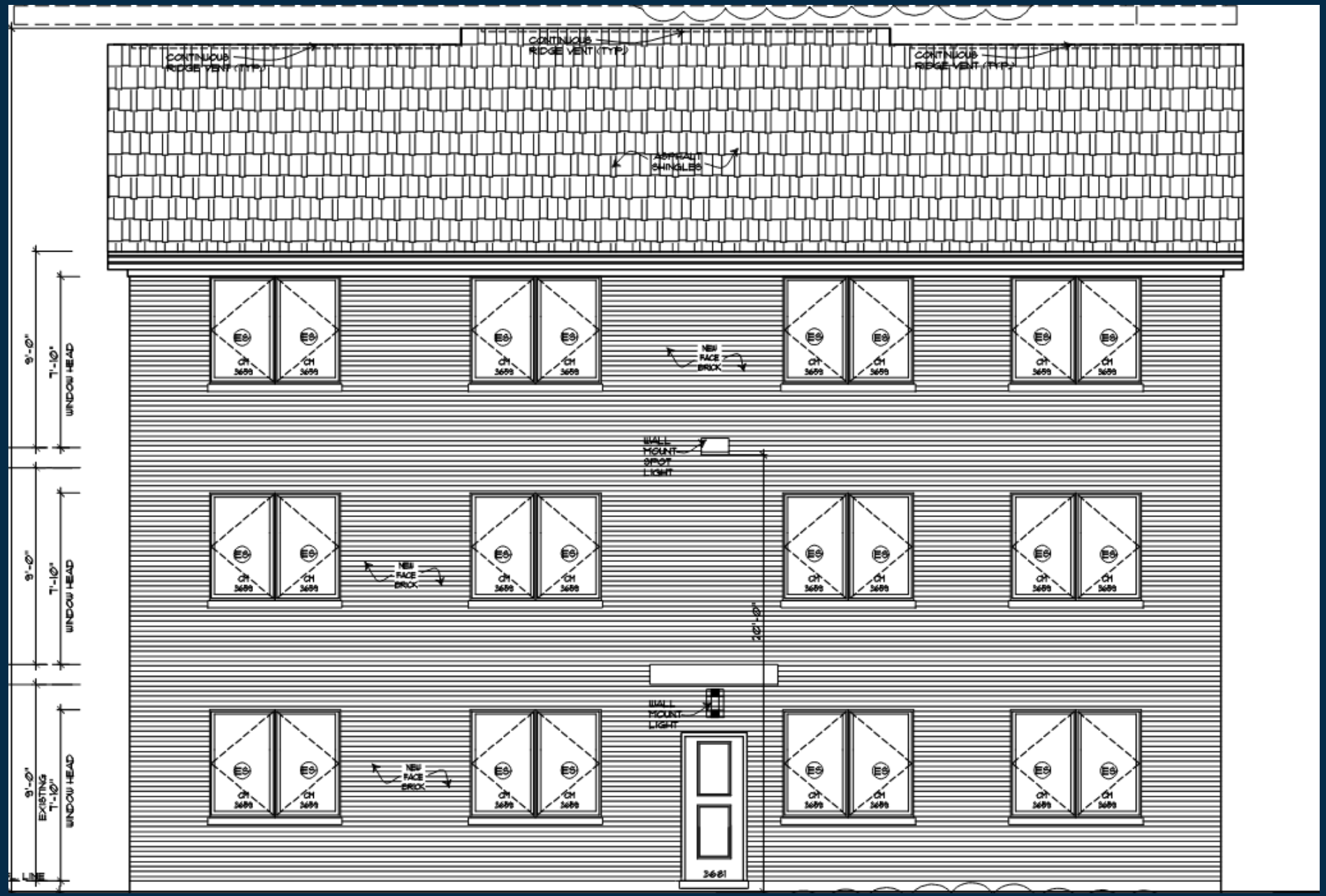
STEEL - 0320

Building Elevations – Sides (North & South)





Building Elevations – Rear (West)



Plan Commission Recommended Action

Regarding Case Number 2025-0945, also known as the 14336 Jefferson Multifamily Building, I move to approve a **Plat of Consolidation** prepared by S.H. Campbell, dated November 8, 2024.

Recommended Motion

Regarding Case Number 2025-0945, also known as the 14336 Jefferson Multifamily Building, I move to approve the Plan Commission Recommended Action for this case;

And

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

And

Authorize staff to execute and record the plat.

Plan Commission Recommended Action

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.

Recommended Motion

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

And

I move to adopt an Ordinance entitled: AN ORDINANCE GRANTING A SPECIAL USE FOR DWELLINGS ATTACHED WITH MODIFICATIONS (14336 JEFFERSON MULTIFAMILY BUILDING – 14336 JEFFERSON AVENUE)