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ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE RESIDENTIAL TO R3 RESIDENTIAL (11300 151st STREET)

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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 December 17, 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 December 17, 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: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, THAT IS 420.97 FEET EAST

OF THE SOUTHWEST CORNER THEREOF; THENCE RUNNING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 197.77 FEET TO A POINT; THENCE SOUTH 80 DEGREES 23 MINUTES 28 SECONDS EAST A DISTANCE OF 207.49 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 24.50 FEET TO A POINT; THENCE SOUTH 55 DEGREES 56 MINUTES 15 SECONDS EAST A DISTANCE OF 246.87 FEET TO A POINT THAT IS 490.41 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7 AND THAT IS 50.0 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7; THENCE SOUTH 89 DEGREES, 57 MINUTES, 00 SECONDS WEST ALONG A LINE 50 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 409.08 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 27-07-401-014-0000

COMMONLY KNOWN AS: 11300 151st Street in Orland Park, Illinois

from E-1 Estate Residential to R3 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.