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Staff Report to the Board of Trustees

15500 73rd Avenue Subdivision

Prepared: 5/12/2025

Project: 2025-0073 15500 73rd Avenue Subdivision**Petitioner:** Krzysztof Kowalkowski**Location:** 15500 73rd Avenue**P.I.N.:** 27-13-201-011-0000; 27-13-201-015-0000; 27-13-201-016-0000**Existing Parcel Size:** 4.8 acres**Requested Actions:** The Applicant requests approval to subdivide the subject parcel to create two lots.

PLAT OF SUBDIVISION

The petitioner requests approval of a Plat of Subdivision for the property located at 15500 73rd Avenue. The subdivision would create two lots: Lot 1, approximately 2.9 acres, will contain the existing Southbridge Church. Lot 2, approximately 1.8 acres in size, is a proposed lot for future development. Both lots exceed the minimum 5,000 sf lot size required in the RSB – Residential and Supporting Business District. Lot 1, containing Southbridge Church, meets all the setback and lot coverage requirements for the RSB district.

Once subdivided, the petitioner intends to submit a Development Petition Application to proceed with developing the property.

Overall, the proposed plat of subdivision conforms to the Village's Land Development Code and policies for this area.

COMPREHENSIVE PLAN

Planning District	Silver Lake South
Planning Land Use Designation	Community & Institutional

ZONING DISTRICT

Existing	RSB - Residential and Supporting Business District
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LAND USE CLASSIFICATION

Existing	Place of Worship (Southbridge Church)
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ADJACENT PROPERTIES

	Zoning District	Land Use
North	R-4 Residential	Multifamily Residential (Catalina Villas)
East	RSB Residential/ Supporting Business / BIZ General Business	Funeral Home (Colonial Chapel)
South	R-3 Residential	Single Family Residential
West	R-3 Single Family / E-1 Estate Residential	Single Family Residential/ComEd Easement

PLAN COMMISSION DISCUSSION

Staff and Plan Commissioners were careful to relay that the current motion is only to subdivide the lot with no official development plans. Members of the public voiced reservations about future development aligning with the existing character of the neighborhood. Staff and Plan Commissioners responded that any future development would have to hold another public hearing at which time local residents are encouraged to attend and provide feedback on the proposal. Additionally, questions about effective stormwater management for the site were raised. One nearby resident stated that the lot currently floods with heavy rain. Staff and Plan Commissioners responded that development of vacant lots often lead to improvement of flooding conditions as the new development must abide by current MWRD and Village stormwater requirements. No further questions or concerns were raised by the public.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2025-0073, also known as 15500 73rd Avenue Subdivision, I move to approve a Plat of Subdivision, subject to the final copy of the Plat being printed on mylar and submitted to the Village with all non-Village related signatures ready for recording at the Cook County Recorder of Deeds office.

AND

I authorize Staff to execute and record the Plat.