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Staff Report to the Plan Commission

Abica Field Plat of Consolidation

Prepared: 4/17/2026

Prepared by: Dorn Martell, Development Services Intern

Project: Abica Field Plat of Consolidation

Case Numbers: 2026-0240 | PPA-26-0010

Petitioner: James Staunton, Property Owner

Address: 14512 Beacon Avenue, Orland Park, IL

P.I.N.s: 27-09-217-039-0000, 27-09-217-040-0000

REQUESTED ACTIONS

The Petitioner is requesting the approval of a plat of consolidation for two lots located at 14512 Beacon Ave.

COMPREHENSIVE PLAN

The Comprehensive Plan identifies this area as single family residential and recommends that this existing residential area be “preserved”. This consolidation does not impact use, and brings the two lots into compliance with current district regulations. This consolidation is therefore consistent with the Comprehensive Plan.

COMPREHENSIVE PLAN

Planning District	Downtown
Planning District - Subdistrict	Old Orland
Planning Land Use Designation	Single Family Residential

ZONING DISTRICT

Existing & Proposed	R-3
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LAND USE

Existing & Proposed	Single-Family Detached Residential
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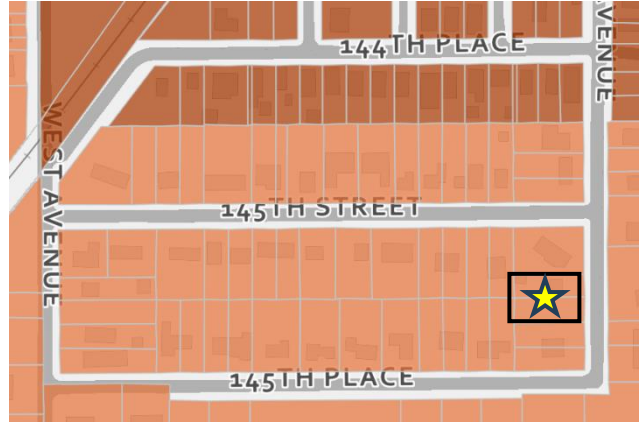
ADJACENT PROPERTIES

	Zoning District	Land Use
North	R-3	Single-Family Detached Residential
East	R-3	Single-Family Detached Residential
South	R-3	Single-Family Detached Residential
West	R-3	Single-Family Detached Residential

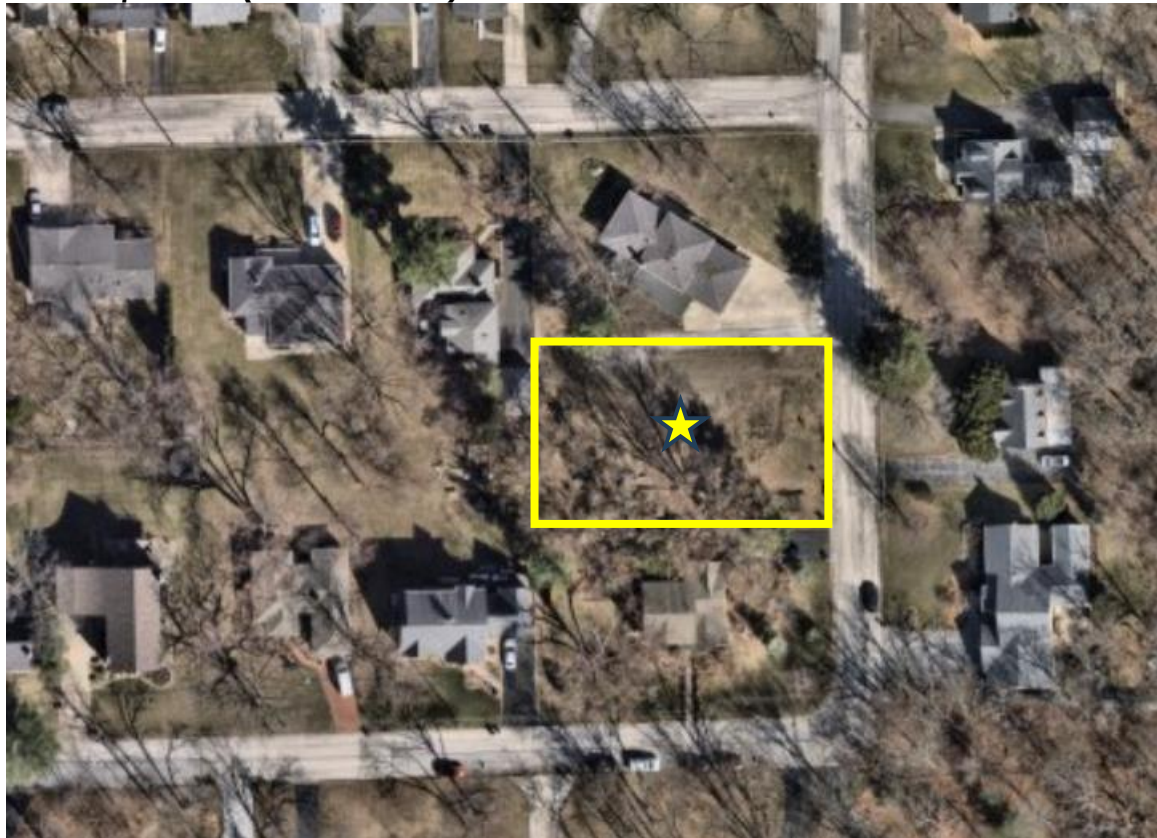
Planning District Map



Zoning Map



Nearmap Aerial (March 9, 2026)



PROJECT SUMMARY

The petitioner seeks to consolidate two lots in order to build a single-family home. The former single-family home on the property was demolished in January 2026, so it is currently vacant.

PLAT OF CONSOLIDATION

Currently, the two lots do not meet lot area and width requirements for the R-3 district. Consolidation would bring these lots in compliance. This consolidation will not affect the lot depth.

	Minimum Required	Existing (Lots 32 & 69)	Proposed
Lot Area	10,000 SF	7,359 SF & 7,357 SF	14,716 SF
Lot Width	80'	50' & 50'	100'
Lot Depth	125'	147.19' (south) 147.13' (north)	147.19' (south) 147.13' (north)

STAFF RECOMMENDED ACTION

Regarding Case Number 2026-0240, also known as the Abica Field Plat of Consolidation, Staff recommends the Plan Commission **approves** a Plat of Consolidation prepared by Martin M. Engineering Inc., revised March 18, 2026.

STAFF RECOMMENDED MOTION

Regarding Case Number 2026-0240, also known as the Abica Field Plat of Consolidation, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.