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ORDINANCE GRANTING A VARIANCE FOR A SINGLE-FAMILY RESIDENCE - (11300 151ST STREET-LORENZ RESIDENCE)

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WHEREAS, a petition seeking a variance for certain real estate, as set forth below, has been filed with the Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Orland Park Land Development Code, as amended; and

WHEREAS, the Plan Commission of this Village held a public hearing on July 1, 2025, on whether the requested variance and special use with modification 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 said public hearing by publication not more than 30 days nor less than 15 days prior to said hearing in The Daily Southtown, a newspaper of general circulation and a newspaper published in this Village; and

WHEREAS, the Plan Commission has filed with this President and Board of Trustees its report of findings and recommendation that the requested variance be granted, and this Board of Trustees has duly considered said report, findings and recommendation.

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, findings and recommendation of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length. Also, all exhibits submitted at the public hearing are hereby incorporated by reference as fully as if attached hereto. This Board of Trustees further finds that the proposed variance 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 Land Development Code of the Village of Orland Park as set forth in Section 1-102 thereof.

SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds in relation to the proposed variances as follows:

- a. The Subject Property is located at 11300 151st Street in the Village and consists of a residential lot of approximately 1.2 acres. Petitioners seek a variance to reduce the required side yard setback from 20' to 10.7' to allow the construction of an addition to the single-family residence.

b. The Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Land Development Code. The proposed variances to reduce the side setback is due to the configuration and spatial constraints of the site, which is irregularly shaped and bordered by a stream, which severely limits and thwart the functionality of the site. The site already has a non-conforming 13.4' setback which would be only marginally increased by the proposed addition. The variances are necessary to meet the needs of the site's functionality.

c. The plight of the owner is due to the unique circumstance of the configuration of the site, the pre-existing location of the home on the premises, and the enhanced setback requirements due to a side-loading garage. While the Village Code contemplates a twenty-foot setback for a side-loading garage in order to have an adequate turning radius for a vehicle, the garage on this property, while side-loading, loads internally and not adjacent to the property line.

d. The variances, if granted, will not alter the essential character of the locality. The project conforms to the Village's Comprehensive Plan, codes, and policies for this area. The property is zoned R-3 Single Family Residential. The Comprehensive Plan identifies single-family detached residential as an ideal use for the site. Moreover, the requested variances reductions will not impose any disruptions to the surrounding property. The surrounding land use and zoning includes single-family residential to the north, south, and west, with the St. Francis of Assisi Catholic Church to the east.

e. A particular hardship to the Petitioner would result if the strict letter of the Land Development Code regulations were carried out because of the particular physical surroundings, shape and topographical conditions of the Subject Property. The requisite twenty-foot (20') required setback is already not met because the existing home on the property was constructed prior to annexation. The current design offers an efficient utilization of the existing structure on the property.

f. The conditions of the property are unique to the property and not generally applicable to other properties. The Subject Property is intersected by Spring Creek, which does not allow significant development on the east end of the lot due to a 50' setback requirement from the bank of the stream.

g. The hardship is caused by the application of the Code, configuration of the site, and need to limit any impact on the sensitive natural areas on the Subject Property and surrounding areas and has not resulted from any act of the Petitioner or another person presently having an interest in the property.

h. The granting of the variances will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The variances will not have a negative impact on the public welfare or neighborhood. In contrast, accommodating the requested variance will minimize overall disruption on the site. The Plan Commission heard and considered an objection the neighbor to the west of the property fully, but determined that the issuance of the variance would not be adverse to the overall neighborhood and surrounding properties.

i. The proposed variances will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire or endanger the public safety or impair property values within the neighborhood.

j. The variance granted is the minimum necessary for the reasonable use of the land for the purpose proposed. Due to the configuration of the site, the reduction in the required setback is the minimum necessary to allow the Subject Property to function and accommodate an addition to the residence on the site.

k. The aforesaid circumstances or conditions are such that the strict application of the detention setback requirement would deprive the Petitioner of reasonable use of the land. The setback requirement is primarily a function of the accommodation of a garage which does not face the property line, but loads internally to the site. The proposed variance is necessary to meet the needs of the functionality of the site as a single family detached residence, and minimize impacts on the Subject Property and surrounding areas.

SECTION 3

Subject to the conditions below, the variance for the Subject Property to reduce the required side yard setback from 20' to 10.7' is granted. The Subject Property is legally described as:

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, Orland Park, Illinois 60462

The variances are subject to the conditions that:

A. The Subject Property shall be developed substantially in accordance with submitted site plans and shall receive all necessary approvals from the Village or from any other body having jurisdiction over the same.

SECTION 4

The Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, said pamphlet to be deposited in the office of the Village Clerk for general distribution, and this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

SECTION 5

Petitioner shall at all times comply with the terms and conditions of this Ordinance, and all other codes and ordinances of the Village unless specifically amended by this or another ordinance. In the event of non-compliance, the variation of this Ordinance shall be subject to revocation by appropriate legal proceedings.

SECTION 6

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, shall be amended so as to be in conformance with the granting of the variance as aforesaid.