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**ORDINANCE GRANTING A SPECIAL USE FOR DWELLINGS ATTACHED WITH MODIFICATIONS (14336 JEFFERSON MULTIFAMILY BUILDING—14336 JEFFERSON AVENUE)**

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**WHEREAS**, an application seeking a special use for certain real estate with modifications, as set forth below, has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Land Development Code of the Village of Orland Park, as amended (the “Code”); and

**WHEREAS**, the Plan Commission of this Village held a public hearing on November 4, 2025, on whether the requested special use permit with modifications for multi-family residences should be granted, at which time all persons present were afforded an opportunity to be heard; and

**WHEREAS**, a public notice in the form required by law, was given of said November 4, 2025, public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in the Daily Southtown, a newspaper of general circulation in this Village; and

**WHEREAS**, the Plan Commission of this Village has filed with this President and Board of Trustees its report of findings and recommendations that the requested special use with modifications be granted, and this Board of Trustees has 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 Plan Commission has made its report of findings and recommendations, and such are hereby adopted by reference as findings of this President and Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. This President and Board of Trustees find that the proposed special use is in the public good and in the best interests of the Village and its residents, is consistent with the Comprehensive Plan of the Village, and are consistent with and fosters the purposes and spirit of the Code, 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 special use permit as follows:

- a) The Subject Property is located within the Village of Orland Park in Cook County, at 14336 Jefferson Avenue, and is zoned in the VCD Village Center Zoning District. It is an approximately 0.26 acre site.
- b) Specifically, Petitioner proposes to construct a new three (3) story six (6) dwelling unit multi-family residential building.
- c) The proposed special use is consistent with the character of the immediate vicinity of the Subject Property.
- d) The special use is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Land Development Code of the Village of Orland Park. The Comprehensive Plan designates this site as "Downtown Mixed Residential". The new multi-family residential building will be consistent with this designation. The proposed residential development consists of a 7,923 square foot of living space, 3-story, (6) unit multi-family building, comprised of (3) two-bedroom units. The site plan includes a garbage enclosure and extensive landscaping. Twelve (12) new parking spaces, including one (1) accessible space, are included in the plan.
- e) The conditions on the special use as hereinafter set forth in SECTION 4 are reasonable, necessary and appropriate.
- f) The design of the proposed special use will minimize any adverse effects, including visual impacts, on adjacent properties. The proposed building elevations have been designed to represent a significant aesthetic improvement to the site and area and will incorporate landscaping to prevent any potential adverse impacts on adjacent properties. The proposed improvements described in (d) above represent substantial improvements to the pedestrian environment with enhanced walkable proximity to shopping, dining, open space and transit opportunities and will enhance mobility to and from the site.
- g) The Petitioner has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools, will be capable of serving the special use at an adequate level of service.
- h) The Petitioner has made adequate legal provisions to guarantee the provision and development of any open space and other improvements associated with the proposed development.

- i) The development will not adversely affect a known archaeological, historical or cultural resource.
- j) The special use as granted shall in all aspects conform to the applicable regulations of the Code, as amended, for the District in which it is located as well as all applicable regulations and ordinances of the Village, unless specifically addressed in this or another Ordinance.

### **SECTION 3**

Subject to the conditions in SECTION 4 below, the special use permit for the 14336 Jefferson Multifamily Building in the VCD Village Center Zoning District, is hereby granted and issued for construction and operation of a 7,923 square foot three (3) story six (6) unit multi-family residential building to be located on property legally described as:

#### **LEGAL DESCRIPTION:**

LOT 18 TOGETHER WITH THE NORTH HALF OF LOT 16 IN EAST ORLAND SUBDIVISION, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING PARTS TAKEN FOR THE WIDENING OF THE 143RD STREET AND KEAN AVENUE IN COOK COUNTY, ILLINOIS.

PINs: 27-09-214-015-0000, 27-09-214-043-0000

**COMMONLY KNOWN AS:** 14336 Jefferson Avenue in Orland Park, Illinois.

with the following modifications:

1. Reduction in the minimum width required for a double row drive aisle from 24' to 23.51' (Figure 6-306.C(A)).
2. Reduction in the number of shade and ornamental trees required in a typical landscape corridor (Section 6-305.D.3).
3. Reduction in the minimum width required for the foundation landscape area along the east and south building facades (Section 6-305.D.5).

### **SECTION 4**

This special use permit is subject to the following conditions:

1. Meet all code requirements, landscape requirements, and final engineering requirements, including required permits except where otherwise modified in this ordinance;

2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J;
3. Cash-in-lieu of tree planting will be paid prior to the issuance of building permits for the project in the amount of \$3,600;
4. The bicycle rack(s) will be the inverted-U or similar style to meet the requirements listed in Section 6-306.H.3;

## **SECTION 5**

All Ordinances or parts of Ordinances in conflict with this Ordinance are, to the extent of such conflict, repealed and this Ordinance shall be in full force and effect from and after its passage as provided by law.