

MAYOR

James Dodge

VILLAGE CLERK

Mary Ryan Norwell

14700 S. Ravinia Avenue
Orland Park, IL 60462
(708)403-6100
orlandpark.org



**ORLAND
PARK**

DEVELOPMENT SERVICES

TRUSTEES

William R. Healy

Cynthia Nelson Katsenes

Michael R. Milani

Dina M. Lawrence

John Lawler

Joanna M. Liotine Leafblad

Staff Report to the Plan Commission

14800 108th Avenue Crescent Hill Subdivision

Prepared: 2/24/2026 by Andrew Gardiner

Project: 14800 108th Avenue Crescent Hill Subdivision

Case Number: 2025-0947

Petitioner: Badie Ali (property owner)

Project Representative: James E. Olguin (attorney)

Address: 14800 108th Avenue

P.I.N.: 27-08-301-025-0000

Existing Parcel Size: ~3.6 acres

Requested Action: The Petitioner requests approval to subdivide the subject parcel to create two lots.

BACKGROUND

The petitioner requests approval of a Plat of Subdivision for the property located at 14800 108th Avenue. No zoning changes are proposed as a part of this Petition. The subdivision would create two lots: Lot 1, approximately 2.3 acres, will contain an existing single-family residence. Lot 2, approximately 1.3 acres in size, would remain vacant. Both lots exceed the minimum 1 acre lot size required in the E-1 Estate Residential District. Lot 1, containing the existing single-family home, meets all the setback and lot coverage requirements for the E-1 district.

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

COMPREHENSIVE PLAN

Planning District	Orland Grove Planning District
Planning Land Use Designation	Single-family Residential

ZONING DISTRICT

Existing	E-1 Estate Residential
-----------------	------------------------

ADJACENT PROPERTIES

	Zoning District	Land Use
North	R-2 Residential	Single Family Residential
East	R-4 Residential	Single Family Residential (Crystal Tree)
South	Unincorporated	Cook County Single-Family Residential R4
West	R-2 Residential	Single Family Residential

MAP OF SURROUNDING CONTEXT



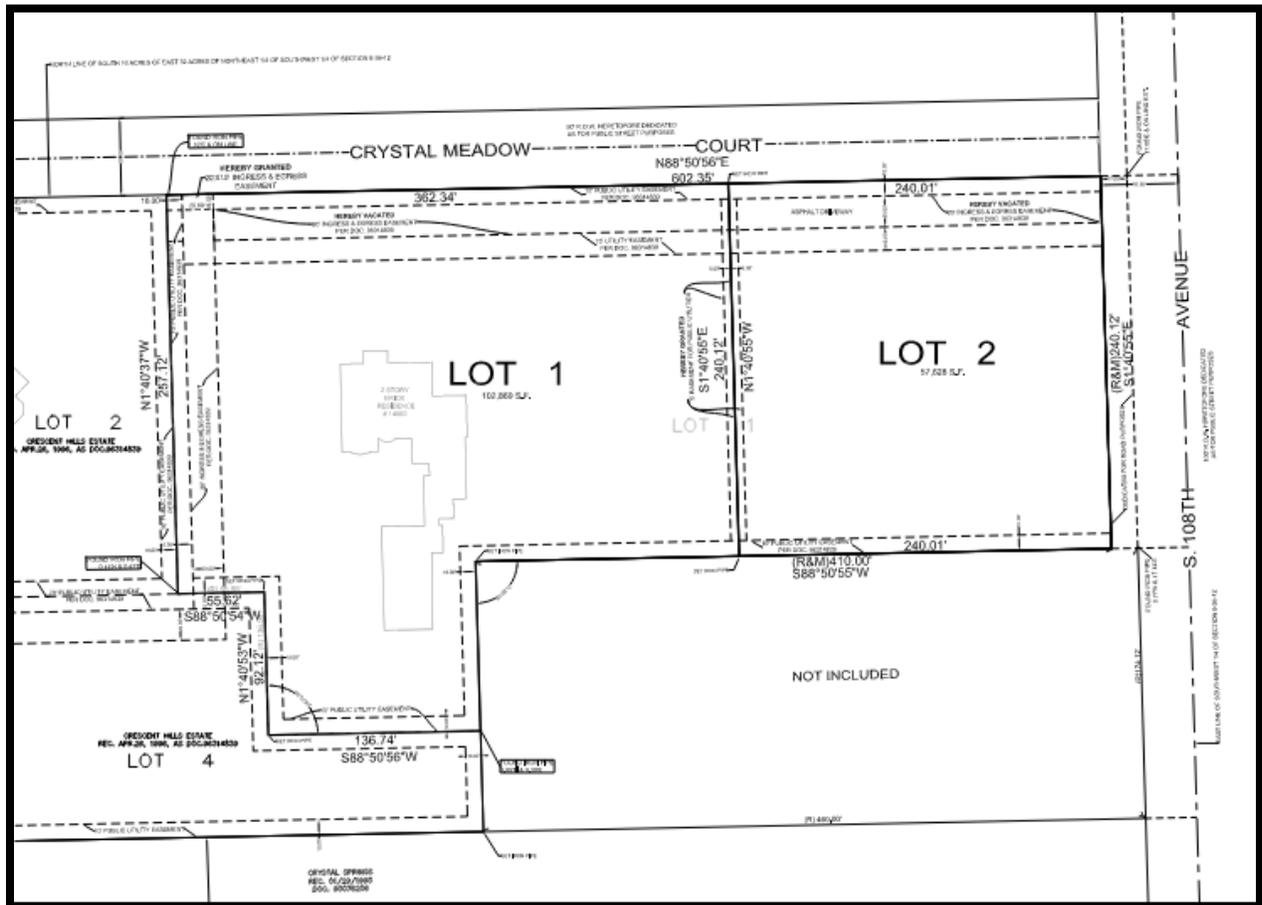
PLANNING DISCUSSION

The Comprehensive Plan designates this property for single-family residential use. Future development would ideally be single-family residential. There is no development proposed for lot 2 at this time.

As a part of the Petitioner's subdivision proposal, the Petitioners are proposing to remove the private driveway access onto 108th Avenue and ensure all access is only from Crystal Meadow Court. 108th Avenue is a major collector roadway and vehicular access to a major collector is prohibited on double frontage lots per Land Development Code Section 6-402.F.

The Petitioner is requested to provide a statement of intent and an estimate for the removal of the existing driveway. Construction is intended to proceed in the coming months.

PROPOSED PLAT OF SUBDIVISION



STAFF RECOMMENDED ACTION

Regarding Case Number 2025-0947, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated February 24, 2026;

And

Staff recommends that the Plan Commission approve a Plat of Subdivision.

RECOMMENDED MOTION

Regarding Case Number 2025-0947, also known as Plat of Subdivision for Crescent Hill - 14800 108th Avenue, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.