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ORLAND PARK

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Staff Report to the Board of Trustees

02/26/24 14340 108th Ave Rezoning

Prepared: 02/26/24

TITLE & SUMMARY

Project: 2023-1009 – 14340 108th Avenue – Rezoning**Petitioner:** Warren Tessari**Purpose:** The petitioner is seeking approval of a rezoning in accordance with the provisions set forth in the Land Development Code Section 5-108.**Location:** 14340 108th Avenue, Orland Park, IL 60464**P.I.N.:** 27-08-100-064-0000

SUMMARY & BACKGROUND

The petitioner seeks approval of a zoning map amendment ("rezoning") of a 2.3-acre parcel located at 14340 108th Avenue. The petitioner intends to rezone the subject site from BIZ General Business District to R-2 Residential District. There is a sizable wetland and floodplain on the site that will limit the future development of a single family residential home; however, development plans are not being reviewed as part of this petition.

Comprehensive Plan

The Village of Orland Park places a high value on open spaces, parks, and recreational opportunities, recognizing them as essential contributors to the well-being of our community. The Comprehensive Plan emphasizes the Orland Grove Planning District as primarily residential with housing sizes ranging from moderately-sized homes to very large mansions. The rezoning of the parcel located at 14340 108th Avenue will continue to enhance and preserve largely low-density residential land use.

COMPREHENSIVE PLAN

<u>Planning District</u>	<u>Orland Grove</u>
<u>Planning Land Use Designation</u>	<u>Single Family Residential</u>

ZONING DISTRICT

<u>Existing</u>	BIZ General Business District
<u>Proposed</u>	R-2 Residential District

LAND USE

Existing	Vacant
Proposed	Single Family Residential

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 commissioners, members of staff, and several member residents of the Village of Orland Park. Discussion was relatively brief and focused primarily on the existing nontidal wetland present on the site. Overall, the commissioners expressed support for the zoning map amendment.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2023-1009, also known as 14340 108th Avenue Rezoning, staff recommends approving the Staff Recommended Action as presented in the Staff Report dated February 12, 2024, to the Plan Commission for this case.

BOARD OF TRUSTEES RECOMMENDED ACTION

I move to recommend to the Village Board to approve the Plan Commission recommended action for case number 2023-1009, also known as 14340 108th Ave Rezoning.

THIS SECTION IS FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board approving a zoning map amendment subject to the following conditions:

1. Meet all building code requirements and final engineering requirements including required permits from outside agencies.
