



Legislation Text

File #: 2016-0383, **Version:** 4

Title/Name/Summary

ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE RESIDENTIAL DISTRICT TO R-1 RESIDENTIAL DISTRICT (14660 108TH AVENUE)

Body

WHEREAS, an application seeking to rezone a parcel currently zoned E-1 Estate Residential District to R-1 Residential District 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; and

WHEREAS, the Plan Commission of this Village held a public hearing on June 28, 2016, on whether the requested rezoning 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 public hearing by publication not more than 30 days nor less than 15 days prior to said hearing in the Orland Park Prairie, a newspaper published in the Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the requested rezoning be granted with this President and Board of Trustees, 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 report of the Plan Commission of this Village is herein incorporated by reference, as completely as if fully recited herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. The Board of Trustees find that the proposed rezoning 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 rezoning and subdivision as follows:

(a) The Subject Property is located at 14660 108th Avenue and is zoned E-1 Estate Residential District. It is approximately 1.0 acre in size and is currently undergoing construction of a single-family home. Petitioner seeks to rezone the Subject Property from E-1 Estate Residential to R-1 Residential District. In rezoning to R-1

Residential District, the Subject Property would mirror the current zoning of adjacent parcels, which are zoned R-1 Residential District to the north and west (single-family residential homes - Crystal Ridge Subdivision) and R-4 Residential District to the east (single-family residential homes - Crystal Tree Subdivision).

(b) The rezoning will allow the homeowner to build a larger single-family house and associated accessory structures, which will allow the homeowner to fully utilize his property and increase the value of the property for surrounding single-family homeowners. Therefore, there is no concern that the rezoning will diminish the property value or impose a hardship on the property owner.

(c) The proposed rezoning is compatible with the Comprehensive Land Designation and the immediate surrounding area, as it will continue the trend of R-1 Residential District zoning in the immediate vicinity.

SECTION 3

The Orland Park Land Development Code, as amended, be further amended by reclassifying and rezoning the following described real estate:

THE EAST 316.68 FEET OF THE SOUTH 163.35 FEET (EXCEPT THE EAST 50 FEET THEREOF) OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-08-100-060-0000

from E-1 Estate Residential District to R-1 Residential District under the Code, as amended, subject to the following conditions:

1. Petitioner submits a revised site and engineering plan to the Building Division for review and approval.
2. Petitioner meets all building and engineering related items.

SECTION 6

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

SECTION 7

This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

SECTION 8

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.