



Legislation Text

File #: 2020-0418, **Version:** 0

Title

Objecting and Protesting the Rezoning of the Properties (11215 183rd Pl.) from E-1 to I-1 - Resolution

History

The Village of Orland Park would like to formally file a petition protesting Will County zoning case ZC-20-022, the "Kordas Property Map Amendment." While the Village understands that the existing use has been in operation for some time, the fact that the petition includes a requested map amendment to rezone the vacant lot to the west of the existing property is of concern as it will lead to expansion of the business, possibly including outdoor storage. Per, the Will County Zoning Ordinance, outdoor storage is permitted with a principal use subject to meeting all other requirements, including screening.

The proposed use, and expansion thereof, is inconsistent with the Village's Comprehensive Plan which covers those areas proximate to our boundary and within our legal planning jurisdiction. The approval of the requested map amendment would mean that the property will likely remain under Will County jurisdiction in perpetuity, and therefore be developed in a manner inconsistent with surrounding parcels that will likely annex to the Village of Orland Park.

The project was recommended for approval at the June Plan Commission for Will County Land Use. The attached resolution, stating a formal legal objection, will be filed with Will County in anticipation of the July 14, 2020, Land Use Committee Meeting. The project was continued from the prior June 9, 2020, Land Use Committee in order to permit the Village time to file a formal objection.

The Village will file the objection with the Will County Clerk. If the formal objection is filed before the Will County Board meeting, it will force a supermajority vote in order to approve the Kordas Property Map Amendment by the Will County Board.

Recommended Action/Motion

I move to pass Resolution Number 2034, entitled: RESOLUTION OBJECTING TO AND PROTESTING THE REZONING OF THE PROPERTIES LOCATED AT 11215 183RD PLACE (PIN NOS. 19-09-06-226-003 AND -004), WILL COUNTY, ILLINOIS, FROM E-1 RESIDENTIAL ZONING DISTRICT TO THE I-1 INDUSTRIAL ZONING DISTRICT BY THE COUNTY BOARD OF WILL COUNTY, ILLINOIS.