



Legislation Details (With Text)

File #:	2023-1009	Version:	1	Name:	S&F Partners - 14340 108th Avenue - Rezoning
Type:	MOTION	Status:		Status:	PASSED
File created:	12/15/2023	In control:		In control:	Board of Trustees
On agenda:		Final action:		Final action:	3/4/2024
Title:	S&F Partners - 14340 108th Avenue - Rezoning				
Code sections:					
Attachments:	1. Staff Report to the PC_14340 108th Rezone, 2. 14340 108th Avenue Aerial Photos, 3. 2024-02-26 Staff Report to the BOT_14340 108th Rezone				

Date	Ver.	Action By	Action	Result
3/4/2024	1	Board of Trustees		
2/28/2024	1	Development Services Department	INTRODUCED TO BOARD	
2/26/2024	1	Plan Commission	RECOMMENDED FOR APPROVAL	
2/20/2024	0	Plan Commission		
2/13/2024	0	Development Services Department	INTRODUCED TO COMMISSION	

Title/Name/Summary

S&F Partners - 14340 108th Avenue - Rezoning

History

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

Requested Approvals: The petitioner is seeking approval of a zoning map amendment for the parcel located at 14340 108th Avenue from BIZ General Business District to R-2 Residential District.

Please see attached Staff Report to the Board of Trustees dated 02/26/24 for more information.

Summary & Background

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

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.

The Plan Commission recommended that the Village Board approve a zoning map amendment unanimously per the Staff Recommended Action.

Recommended Action/Motion

I move 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 approve 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.