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## **Staff Report to the Plan Commission**

### **Humphrey Drive Wetlands Zoning Map Amendment**

Prepared: 1/6/2025

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**Project:** 2025-0032 Humphrey Drive Wetlands Zoning Map Amendment – 9301 143rd Street

**Petitioner:** Jim Culotta, Interim Village Manager

**Location:** 9301 143rd Street

**P.I.N.s:** 27-10-101-015-0000

**Parcel Size:** 6.85 acres

**Requested Actions:** The Petitioner, the Village of Orland Park, seeks approval of a zoning map amendment (“rezoning”) of a 6.85-acre parcel located at 9301 143rd Street. The petitioner seeks to rezone the subject site from E-1 Estate Residential to OS Open Space.

### **PLANNING DISCUSSION**

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The petitioner requests approval of a zoning map amendment to change the zoning of the Village-owned parcel at 9301 143rd Street from E-1 Estate Residential to OS Open Space Zoning District. The proposed OS Open Space Zoning designation is consistent with the current land use of the property. This parcel was acquired by the Open Lands Commission in 2010. Although Village Zoning Maps from 2008 to 2024 show the property zoned as OS Open Space, it was not formally annexed into the Village until December 16, 2024. Parcels are automatically designated as E-1 Estate Residential upon annexation. The zoning map amendment is necessary to officially apply the OS zoning designation to the parcel to ensure consistency with the Village’s zoning and land use framework.

The purpose of the Open Space District is to protect the Village’s parks, natural areas, retention ponds, detention basins, civic and fraternal non-profit organizations, and open space corridor connections. It is also to ensure permanent access to outdoor recreation, and natural areas, and other recreational opportunities for residents in all neighborhoods and to enhance the value of nearby properties. The proposed zoning amendment will promote the health, safety, and general welfare of the public by ensuring the land is preserved with open space uses and not for private development.

Overall, the proposed zoning map amendment conforms to the Village’s Land Development Code and policies for this area.

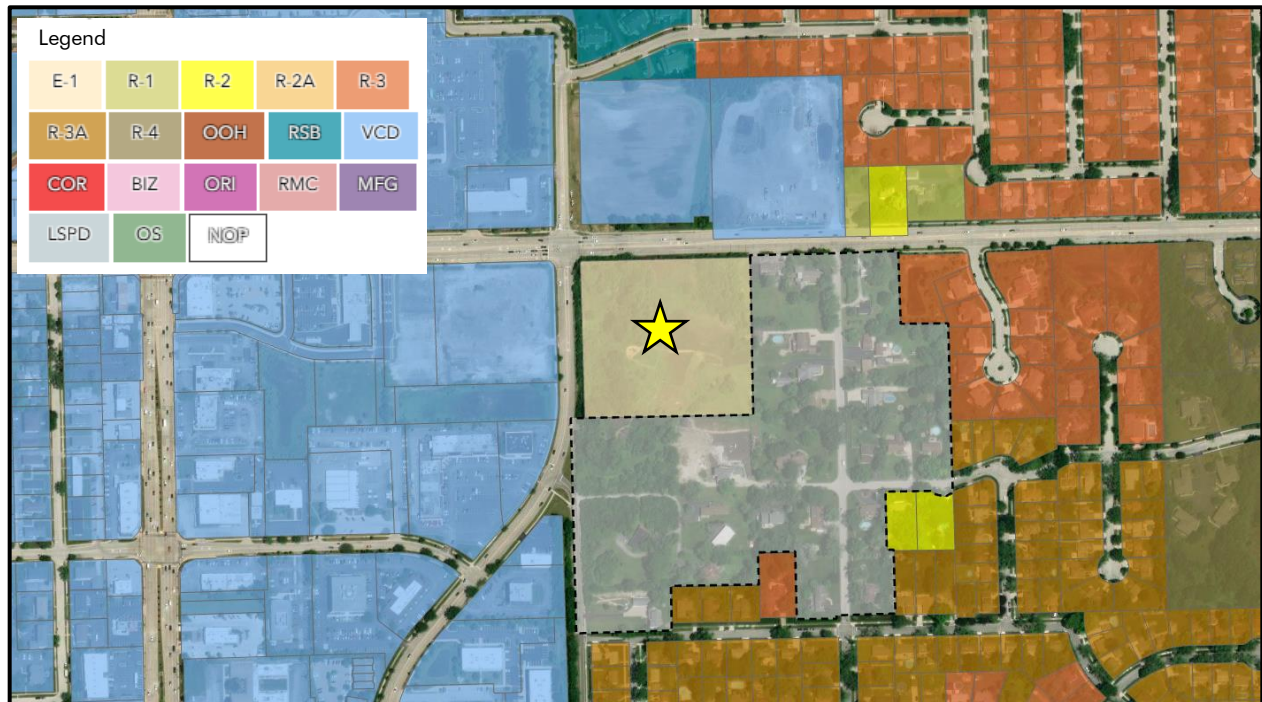
### **COMPREHENSIVE PLAN**

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17 areas totaling approximately 280 acres have been acquired and numerous conservation easements secured with Open Land funds, grants and donations, including the Humphrey Drive Wetlands. Although the Open Lands Commission and non-profit Open Lands Corporation no longer exist, the subject parcel was acquired based upon the following Commission objectives:

- Preserve critical and sensitive environmental areas
- Provide wildlife habitat
- Preserve landscape vistas
- Provide additional open space in already developed areas
- Improve aesthetic benefits

## ZONING CLASSIFICATION MAP



### COMPREHENSIVE PLAN

<b>Planning District</b>	Silver Lake North District
<b>Planning Land Use Designation</b>	Open Space, Parks, and Recreation

### ZONING DISTRICT

<b>Existing</b>	E-1 Estate Residential District
<b>Proposed</b>	OS Open Space District

### LAND USE CLASSIFICATION

<b>Existing</b>	Open Space
<b>Proposed</b>	Open Space

### ADJACENT PROPERTIES

	<b>Zoning District</b>	<b>Land Use</b>
<b>North</b>	VCD Village Center District	Vacant (Agriculture)
<b>East</b>	Unincorporated Cook County (R-4)	Single Family Residential
<b>South</b>	Unincorporated Cook County (R-4)	Single Family Residential
<b>West</b>	VCD Village Center District	Vacant (former Terry's Lincoln Mercury)

## **LASALLE FACTORS**

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The subject property is currently zoned E-1 Estate Residential, the default zoning district assigned to properties upon annexation into the Village. When reviewing an application for rezoning property, the decision-making body shall review the following factors for consideration. Staff has responded to the factors on the attached document and recommends approval of the zoning map amendment from E-1 Estate Residential to OS Open Space. The factors below come principally from the 1957 case *LaSalle v. County of Cook*:

1. The existing uses and zoning of nearby property;
2. The extent to which property values are diminished by a particular zoning classification or restriction;
3. The extent to which the destruction of property value of a petitioning property owner promotes the health, safety, morals, or general welfare of the public;
4. The relative gain to the public as opposed to the hardship imposed on a petitioning property owner;
5. The suitability of the subject property for its zoned purposes;
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area;
7. The Comprehensive Plan designation and the current applicability of that designation;
8. The evidence or lack of evidence, of community need for the use proposed.

## **PLAN COMMISSION RECOMMENDED ACTION**

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Regarding Case Number 2025-0032, also known as Humphrey Drive Wetlands Zoning Map Amendment, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated January 6, 2025.

And

Staff recommends that the Plan Commission approve a zoning map amendment for 9301 143rd Street from E-1 Estate Residential to OS Open Space.

## **PLAN COMMISSION RECOMMENDED MOTION**

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Regarding Case Number 2025-0032, also known as Humphrey Drive Wetlands Zoning Map Amendment, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.