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**Staff Report to the Board of Trustees**

Project: 06/03/24 Zoning Map Amendments

Prepared on: 5/24/24

**TITLE & SUMMARY**

**Project:** 2024-0391 – Colette Highlands -15748 Park Station Boulevard - Rezoning

**Petitioner:** George Koczwara, Village Manager

**Purpose:** The petitioner seeks approval for the rezoning of 1 Village owned parcel from R-4 Residential to Open Space.

**Location:** 15748 Park Station Boulevard

**P.I.N.:** 27-17-408-005-0000;

**Parcel Size:** 43,436 square foot site

**SUMMARY & BACKGROUND**

Petitioner seeks approval of a zoning map amendment (“rezoning”) of a 43,436 square foot parcel located at 15748 Park Station Boulevard. The petitioner intends to rezone the subject site from R-4 Residential to OS Open Space District. Currently, the site is used as a park. Features include a playground, a bikeway, a gazebo, and benches.

**COMPREHENSIVE PLAN**

Planning District	Centennial Planning District
Planning Land Use Designation	Open Space, Parks and Recreation

**ZONING DISTRICT**

Existing	R-4 Residential
Proposed	OS Open Space District

**LAND USE**

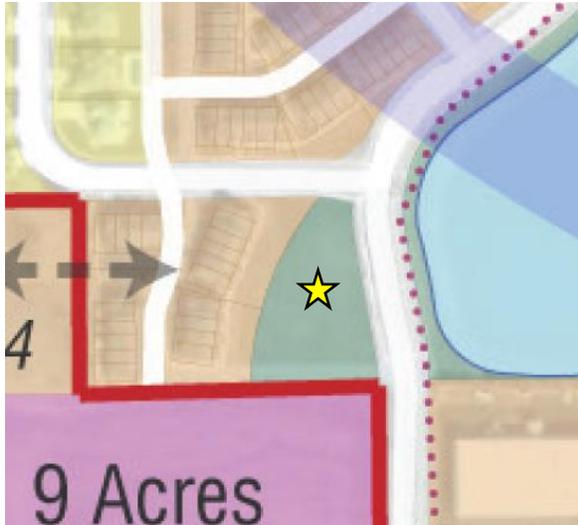
Existing	Open Space
Proposed	Open Space

**ADJACENT PROPERTIES**

	Zoning District	Land Use
<b>North</b>	R-4 - Residential	Townhouses
<b>East</b>	OS – Open Space	Centennial West
<b>South</b>	BIZ – General Business	Vacant Land
<b>West</b>	R-4 – Residential	Townhouses

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## Comprehensive Plan Land Use Map



## Zoning District Map



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## **PLANNING DISCUSSION**

The petitioner seeks approval of a zoning map amendment from R-4 Residential Zoning District to OS Open Space Zoning District for the parcel located at 15748 Park Station Boulevard. The OS Open Space Zoning will align with the majority of the parks within the Village. The zoning map amendment will allow the Village to make future improvements to this property that follow the OS regulations instead of residential regulations.

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 identifies the Centennial Planning District uniquely by a mix of residential, greenfield property, open space, and employment. The rezoning of the parcel located at 15748 Park Station Boulevard will continue to enhance the open and green character of the district.

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 private development.

Permitted uses in the Open Space zoning district include public recreational facilities, natural areas and passive parks, agricultural uses, retention ponds and detention basins, ComEd towers and lines, cemeteries, and commuter rail stations. Prohibited uses would include any public facilities unrelated to the operation or protection of parks, natural areas, civic and fraternal non-profit organizations for the benefit of the public, and retention and detention facilities. Also,

prohibited is any private development of structures or facilities, with the exception of ComEd and cemeteries.

Overall, the proposed rezoning conforms to the Village's Land Development Code and policies for this area.

## **PLAN COMMISSION DISCUSSION**

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Present at the Plan Commission were 6 commissioners and members of staff. A resident questioned why the park rezoning was just now being rezoned. Staff explained we were made aware of the issue when Public Works submitted a appearance review for a gazebo at Capistrano Park. It was explained that residential zoning was not the best zoning classification based on the land use. A resident asked a similar question asking whats the problem with the current zoning. One resident asked if there were any plans for development at the park. Staff explained that there was not at this time. Overall, the commissioners expressed support for the project. The Plan Commission approved the project unanimously per the Staff Recommended Action.

## **PLAN COMMISSION RECOMMENDED ACTION**

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Regarding Case Number 2024-0391, also known as Colette Highlands Rezoning, staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 14, 2024;

And

Staff recommends that the Plan Commission approve a zoning map amendment.

## **BOARD OF TRUSTTEES RECOMMENDED ACTION**

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Regarding Case Number 2024-0391, also known as Colette Highlands Rezoning, I move to approve the Plan Commission Recommended Action for this case.