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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: 2024-0387 - Capistrano Park -10523 Stone Hill Drive - Rezoning

Petitioner: George Koczwara, Village Manager

Purpose: The petitioner seeks approval for the rezoning of 1 Village owned parcel from R-3 Residential to Open Space.

Location: 10523 Stone Hill Drive

P.I.N.: 27-29-419-006-0000;

Parcel Size: 22,212 square foot site

SUMMARY & BACKGROUND

Petitioner seeks approval of a zoning map amendment ("rezoning") of a 22,212 SF parcel located at 10523 Stone Hill Drive. The petitioner intends to rezone the subject site from R-3 Residential to OS Open Space District. Currently, the site is used as a passive park. Features include a walking path and benches.

COMPREHENSIVE PLAN

Planning District	Grasslands Planning District
Planning Land Use Designation	Open Space, Parks & Recreation

ZONING DISTRICT

Existing	R-3 Residential
Proposed	OS Open Space District

LAND USE

Existing	Open Space
Proposed	Open Space

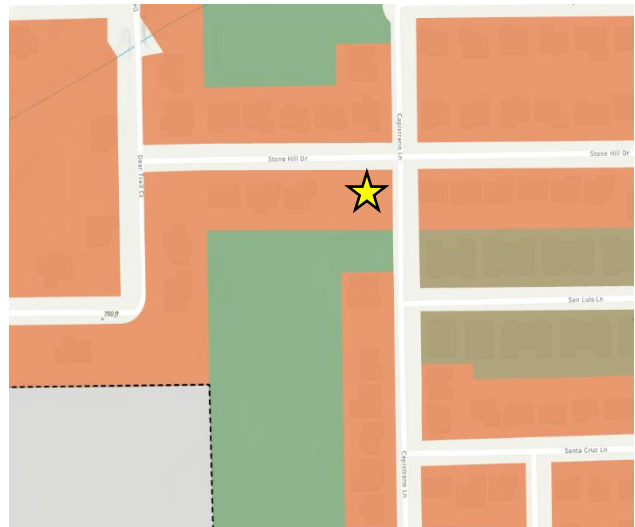
ADJACENT PROPERTIES

	Zoning District	Land Use
North	R-3 – Residential	Single Family Residential
East	R-3 – Residential	Single Family Residential
South	OS – Open Space	Mission Hills Park
West	R-3 – Residential	Single Family Residential

Comprehensive Plan Land Use Map



Zoning District Map



PLANNING DISCUSSION

The petitioner seeks approval of a zoning map amendment from R-3 Residential Zoning District to OS Open Space Zoning District for the parcel located at 10523 Stone Hill Drive. 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 Grasslands uniquely by the large expanses of open space, natural features, rolling topography, and open vistas. The comprehensive plan does indicate the land use designation for this site as Open Space, Parks and Recreation. The rezoning of the parcel located at 10523 Stone Hill Drive 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

Present at the Plan Commission were 6 commissioners and members of staff. Discussion included the reasoning for the zoning map amendment and the potential for a gazebo at the site. A citizen had spoke and questioned the reasoning for the rezoning. Commissioner Nugent explained the likelihood of how the property was zoned residential and that by rezoning it to Open Space will ensure that the park remains open space. Overall, the commissioners expressed support for the project. The Plan Commission approved the project unanimously per the Staff Recommended Action.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2024-0387, also known as Capistrano Park 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 TRUSTEES RECOMMENDED ACTION

Regarding Case Number 2024-0387, also known as Capistrano Park Rezoning, I move to approve the Plan Commission Recommended Action for this case.