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Staff Report to the Board of Trustees

Humphrey Drive Wetlands Zoning Map Amendment

Prepared: 2/10/2025

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.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 Commissioners and members of staff. Following the staff presentation, the Commissioners asked several questions regarding the proposed rezoning. The commissioners noted that Open Lands acquired the property to prevent future development on this parcel. They also questioned whether prior agreements existed for the detention needs for future development of the adjacent former Terry's Lincoln Mercury site. The Commissioners discussed that the Humphrey Drive Wetlands parcel provided detention for Terry's Lincoln Mercury dealership, and they questioned whether the Terry's property would need to provide additional detention or if it could still rely on this subject parcel. Staff responded by stating that the zoning map amendment would not affect the future development of the Terry's site or the open space designation, and that detention ponds are a permitted use within the Open Space zoning district.

The Plan Commission unanimously recommended approval of the subdivision 6 ayes, 0 nays, and 1 absent.

PLAN COMMISSION ACTION

The Plan Commission recommends the Village Board of Trustees approve a zoning map amendment for 9301 143rd Street from E-1 Estate Residential to OS Open Space.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2025-0033, also known as Humphrey Drive Wetlands Zoning Map Amendment, I move to approve the Plan Commission Recommended Action for this case.

And

I move to adopt an Ordinance entitled:
