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Staff Report to the Board of Trustees

Arbor Lake Zoning Map Amendment

Prepared: 4/14/2025

Project: 2025-0163 Arbor Lake Zoning Map Amendment – 9301 143rd Street

Petitioner: Jim Culotta, Interim Village Manager

Location: 11754 Juanita Drive, 15400 Wolf Rd, 15445 Will-Cook Road, 11950 155th Street

P.I.N.s: 27-18-102-002-0000, 27-18-102-005-0000, 27-18-102-006-0000, 27-18-102-004-0000

Parcel Size: 29.52 acres

Requested Actions: The Petitioner, the Village of Orland Park, seeks approval of a zoning map amendment (“rezoning”) of 4 parcels located just north of Oak Hill Drive and east of Will-Cook Road. 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 meeting were 7 commissioners, members of staff, and members of the public. The commissioners discussed the rezoning of four crescent-shaped parcels and noted inconsistencies with the addresses. Staff confirmed the GIS consultants are working to update the address records for the properties, and that the County uses these addresses for the parcels.

There was additional discussion about the Juanita Drive parcel, which was an old right-of-way that no longer connects to 159th Street. The Commissioners questioned the ownership of the parcel to the east, (that fills in the crescent shape), and staff clarified that the adjacent parcel is privately owned, and that stormwater detention would be a permitted use under the Open Space zoning. Please see the meeting minutes for the full discussion.

The zoning map amendment was unanimously approved 7-0 by the Plan Commission.

PLAN COMMISSION ACTION

Regarding Case Number 2025-0163, also known as Arbor Lake Zoning Map Amendment, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2025-0163, also known as Arbor Lake Zoning Map Amendment, I move to approve the Plan Commission Recommended Action for this case;

AND

I move to adopt an Ordinance entitled: ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE RESIDENTIAL TO OS OPEN SPACE (ARBOR LAKE ZONING MAP AMENDMENT)