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## Staff Report to the Plan Commission

### Arbor Lake Zoning Map Amendment

Prepared: 3/24/2025

**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 155<sup>th</sup> 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.

### BACKGROUND

Arbor Lake is a Village-owned park consisting of four parcels. These parcels were acquired by the Open Lands Commission in 2002 and are located within the Village boundaries. The property was annexed without a plat of annexation, preventing the Ordinance from being recorded. To correct this, a plat of annexation was recently prepared and recorded with the county in January 2025.

Parcels are automatically zoned E-1 Estate Residential upon annexation, so this proposed zoning map amendment is required to officially rezone the Arbor Lake parcels as Open Space. This change ensures consistency with the Village’s zoning and land use framework while addressing the map inconsistency.

The Open Space District is intended to protect parks, natural areas, retention ponds, detention basins, civic and fraternal non-profit organizations, and open space corridor connections. It also preserves permanent access to outdoor recreation and natural areas, enhancing neighborhood value and ensuring recreational opportunities for residents. Rezoning the Arbor Lake parcels as Open Space will promote the health, safety, and general welfare of the public by preventing private development and maintaining open space uses.

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

### COMPREHENSIVE PLAN

<b>Planning District</b>	Centennial Planning 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

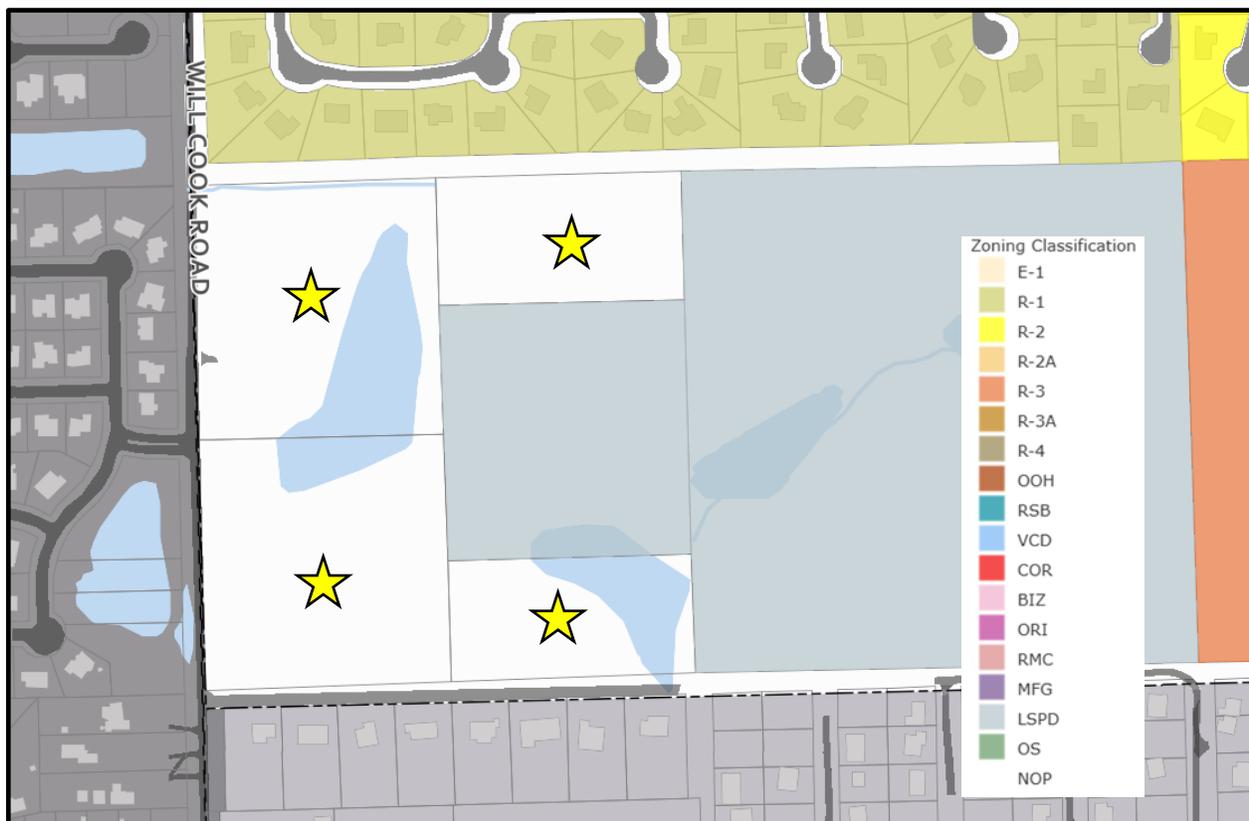
## COMPREHENSIVE PLAN

The 2013 Comprehensive Plan designates the subject site for *open space, parks, and recreation* land use.

A total of 17 properties, with a combined total area of approximately 280 acres, have been acquired by the Open Lands Commission, along with multiple conservation easements secured through Open Land funds, grants, and donations, including the subject Arbor Lake parcels. 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



### LAND USE CLASSIFICATION

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

### ADJACENT PROPERTIES

	Zoning District	Land Use
<b>North</b>	R-1 Residential	Single Family Residential (Arbor Pointe)
<b>East</b>	LSPD Large Scale Planned Development	Vacant (Doctor Marsh)
<b>South</b>	R-3 Unincorporated Cook County	Single Family Residential (Ruslin Estates)
<b>West</b>	R-4 Village of Homer Glen	Single Family Residential (Country Woods)

## **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 2025-0163, also known as Arbor Lake 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 March 24, 2025.

And

Staff recommends the Plan Commission approve a zoning map amendment for 11754 Juanita Drive, 15400 Wolf Rd, 15445 Will-Cook Road, 11950 155<sup>th</sup> Street from E-1 Estate Residential to OS Open Space.

## **PLAN COMMISSION RECOMMENDED MOTION**

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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.