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Staff Report to the Plan Commission

Lake Sedgewick Shoreline Zoning Map Amendment #1

Prepared: 2/26/2025

Project: 2025-0159 Lake Sedgewick Shoreline Zoning Map Amendment #1 -10100 159th Street
Petitioner: Jim Culotta, Interim Village Manager
Location: 10100 159th Street
P.I.N.s: 27-16-300-011-0000
Parcel Size: 1.58 acres
Requested Actions: The Petitioner, the Village of Orland Park, seeks approval of a zoning map amendment ("rezoning") of a lake Sedgewick parcel site located along 159th Street just west of the Centennial Crossings townhome development. The petitioner seeks to rezone the subject site from E-1 Estate Residential to OS Open Space.

BACKGROUND

The Lake Sedgewick Shoreline parcel (#1) is a Village-owned property purchased using Open Lands funds in 2016. It is surrounded by Centennial Park on 3 sides. The parcel has driveway access off of 159th Street, but is difficult to develop due to its size and proximity to the lake and wetlands.

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 ensures permanent access to outdoor recreation and natural areas, enhancing neighborhood value, and providing recreational opportunities for residents.

The existing property is zoned E-1 Estate Residential, which does not align with its current use. Rezoning this Lake Sedgewick parcel 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

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

ZONING DISTRICT

Existing	E-1 Estate Residential District
Proposed	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 Lands funds, grants, and donations, including this subject parcel. 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

Existing	Open Space
Proposed	Open Space

ADJACENT PROPERTIES

	Zoning District	Land Use
North	OS Open Space	Open Space (Lake Sedgewick)
South	OS Open Space/COR Mixed Use	Cemetery/Commercial (Good Shepherd /Costco)
East	E-1 Estate Residential	Open Space (Lake Sedgewick)
West	OS Open Space	Open Space (Lake Sedgewick)

LASALLE FACTORS

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

Regarding Case Number 2025-0159, also known as Lake Sedgewick Shoreline Zoning Map Amendment #1, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated March 26, 2025.

And

Staff recommends the Plan Commission approve a zoning map amendment for 10100 159th Street from E-1 Estate Residential to OS Open Space.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2025-0159, also known as Lake Sedgewick Shoreline Zoning Map Amendment #1, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.