

MAYOR

Keith Pekau

VILLAGE CLERK

Brian L. Gaspardo

14700 S. Ravinia Avenue
Orland Park, IL 60462
(708)403-6100
orlandpark.org



**ORLAND
PARK**

DEVELOPMENT SERVICES

TRUSTEES

William R. Healy
Cynthia Nelson Katsenes
Michael R. Milani
Sean Kampas
Brian J. Riordan
Joni J. Radaszewski

Staff Report to the Plan Commission

Mill Creek Zoning Map Amendment

Prepared: 2/26/2025

Project: 2025-0158 Mill Creek Open Lands Zoning Map Amendment

Petitioner: Jim Culotta, Interim Village Manager

Location: 13600, 13610, 13612, 13614, 13618, 13620, 13622, 13624 Southwest Highway and 13701 LaGrange Road

P.I.N.s: 27-03-101-031-0000, 27-03-101-032-0000, 27-03-101-033-0000; 27-03-101-034-0000, 27-03-101-035-0000, 27-03-101-036-0000, 27-03-101-037-0000 27-03-101-038-0000, 27-03-100-033

Parcel Size: 5.03 acres

Requested Actions: The Petitioner, the Village of Orland Park, seeks approval of a zoning map amendment ("rezoning") of Mill Creek Open Lands site located southwest of 135th Street and Southwest Highway. The petitioner seeks to rezone the subject site from E-1 Estate Residential to OS Open Space.

BACKGROUND

These 9 subject lots, platted in 1952, were never developed due to difficult access and wetland and floodplain constraints. They are located south of and contiguous to the existing 135th Street Wetlands parcel. The lots were purchased using Open Lands funds in 2011.

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, 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 for private development.

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

COMPREHENSIVE PLAN

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

ZONING DISTRICT

Existing	E-1 Estate Residential District
Proposed	OS Open Space District

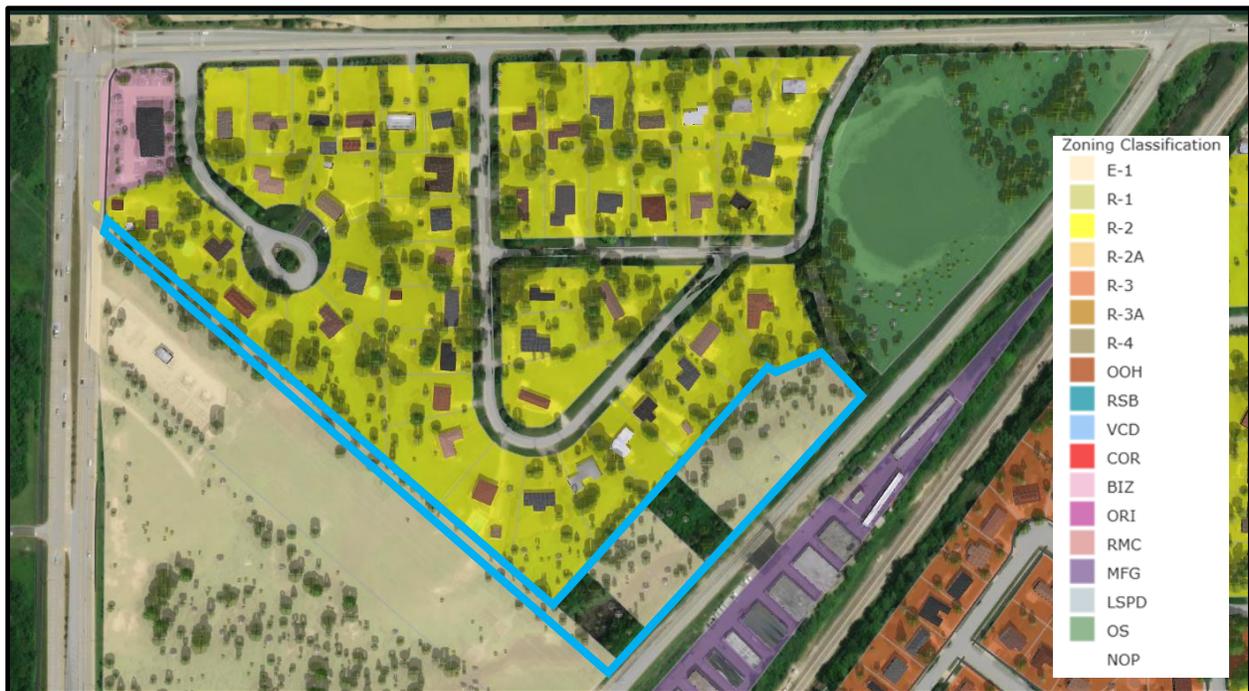
COMPREHENSIVE PLAN

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 these subject 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

Existing	Open Space
Proposed	Open Space

ADJACENT PROPERTIES

	Zoning District	Land Use
Northwest	R-2 Residential	Single Family Residential (Orland Hills)
Northeast	OS Open Space	Open Space (135th Street Wetlands)
Southwest	E-1 Estate Residential	Open Space (ComEd Utilities/Forest Preserve)
Southeast	MFG Manufacturing	Industrial (Orland Industrial Park)

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 2025-0158, also known as Mill Creek Open Lands 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 26, 2025.

And

Staff recommends the Plan Commission approve a zoning map amendment for 13600, 13610, 13612, 13614, 13618, 13620, 13622, 13624 Southwest Highway and 13701 LaGrange Road from E-1 Estate Residential to OS Open Space.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2025-0158, also known as Mill Creek Open Lands Zoning Map Amendment, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.