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Staff Report to the Board of Trustees

Project: 06/03/24 Zoning Map Amendments

Prepared on: 5/24/24

TITLE & SUMMARY

Project: 2024-0388 – Fountain Village Park -17931 Fountain Circle - Rezoning

Petitioner: George Koczwara, Village Manager

Purpose: The petitioner seeks approval for the rezoning of 1 Village owned parcel from R-4 Residential to Open Space.

Location: 17931 Fountain Circle

P.I.N.: 27-32-314-001-0000;

Parcel Size: 14,787 square foot site

SUMMARY & BACKGROUND

Petitioner seeks approval of a zoning map amendment (“rezoning”) of a 14,787 square foot parcel located at 17931 Fountain Circle. The petitioner intends to rezone the subject site from R-4 Residential to OS Open Space District. Currently, the site is used as a passive park.

COMPREHENSIVE PLAN

Planning District	Grasslands Planning District
Planning Land Use Designation	Neighborhood Mixed Use

ZONING DISTRICT

Existing	R-4 Residential
Proposed	OS Open Space District

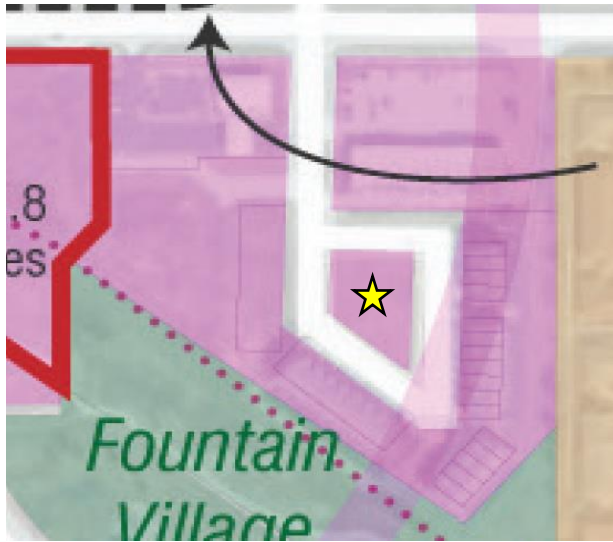
LAND USE

Existing	Open Space
Proposed	Open Space

ADJACENT PROPERTIES

	Zoning District	Land Use
North	BIZ – General Business	Retail Center
East	R-4 – Residential	Townhouses
South	R-4 - Residential	Townhouses
West	R-4 – Residential	Townhouses

Comprehensive Plan Land Use Map



Zoning District Map



PLANNING DISCUSSION

The petitioner seeks approval of a zoning map amendment from R-4 Residential Zoning District to OS Open Space Zoning District for the parcel located at 17931 Fountain Circle. The OS Open Space Zoning will align with the majority of the parks within the Village. The zoning map amendment will allow the Village to make future improvements to this property that follow the OS regulations instead of residential regulations.

The Village of Orland Park places a high value on open spaces, parks, and recreational opportunities, recognizing them as essential contributors to the well-being of our community. The comprehensive Plan identifies the Grasslands uniquely by the large expanses of open space, natural features, rolling topography, and open vistas. The rezoning of the parcel located at 17931 Fountain Circle will continue to enhance the open and green character of the district.

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, and 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 private development.

Permitted uses in the Open Space zoning district include public recreational facilities, natural areas and passive parks, agricultural uses, retention ponds and detention basins, ComEd towers and lines, cemeteries, and commuter rail stations. Prohibited uses would include any public facilities unrelated to the operation or protection of parks, natural areas, civic and fraternal non-profit organizations for the benefit of the public, and retention and detention facilities. Also, prohibited is any private development of structures or facilities, with the exception of ComEd and cemeteries.

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

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 commissioners and members of staff. A citizen stated that the address listed for the Fountain Village Park matches that of an existing townhouse. Staff explained they are aware of the issue and are working on readressing the park. The same citizen questions if there are any planned park projects for Fountain Village Park. Commission Schussler explained the process of making improvements and that surrounding residents would be able to have input. A resident asked about any potential cost that the rezoning would involve. Another resident wanted clarification that the rezoning was the only thing being involved and there was no planned development at this time. Overall, the commissioners expressed support for the project. The Plan Commission approved the project unanimously per the Staff Recommended Action.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2024-0388, also known as Fountain Village Park Rezoning, staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 14, 2024;

And

Staff recommends that the Plan Commission approve a zoning map amendment.

BOARD OF TRUSTEES RECOMMENDED ACTION

Regarding Case Number 2024-0388, also known as Fountain Village Park Rezoning, I move to approve the Plan Commission Recommended Action for this case.