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Staff Report to the Plan Commission

17151 Wolf Road Zoning Map Amendment

Prepared: 1/22/2025

Project: 2025-0033 17151 Wolf Road Zoning Map Amendment

Petitioner: Jim Culotta, Interim Village Manager

Location: 17151 Wolf Road

P.I.N.s: 27-29-300-035-0000

Parcel Size: 3 acres

Requested Actions: The Petitioner, the Village of Orland Park, seeks approval of a zoning map amendment ("rezoning") of a 3-acre parcel located at 17151 Wolf Road. The petitioner seeks to rezone the subject site from E-1 Estate Residential to OS Open Space.

PLANNING DISCUSSION

The petitioner requests approval of a zoning map amendment to change the zoning of the Village-owned parcel at 17151 Wolf Road from E-1 Estate Residential to OS Open Space Zoning District. The proposed OS Open Space Zoning designation is consistent with the current land use of the property and the open space, parks, & recreation land use in the Comprehensive Plan. This parcel was acquired by the Open Lands Commission in 2012 (case number 2012-0473) and was incorporated into the Village on January 20, 2025 (case number 2025-0044). Parcels are automatically designated as E-1 Estate Residential upon annexation. The zoning map amendment is necessary to officially apply the OS zoning designation to the parcel to ensure consistency with the Village's zoning and land use framework.

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 for private development.

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

COMPREHENSIVE PLAN

The Comprehensive Plan identifies this area as a high priority annexation area in order to protect the existing floodplain. The Grasslands Planning District Map suggests connecting open spaces areas such as this area into the open space network through trails and facilities.

COMPREHENSIVE PLAN

Planning District	Grasslands District
Planning Land Use Designation	Open Space, Parks, & Recreation

ZONING DISTRICT

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

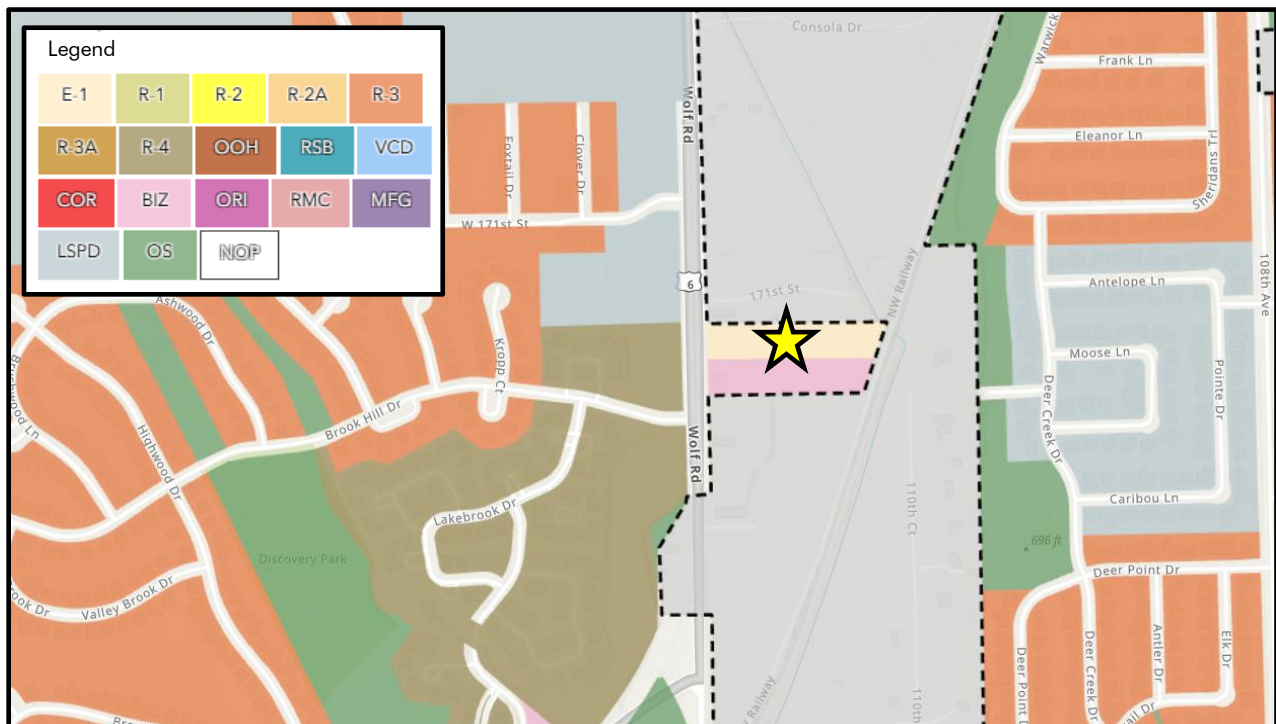
LAND USE CLASSIFICATION

Existing	Open Space
Proposed	Open Space

ADJACENT PROPERTIES

	Zoning District	Land Use
North	Unincorporated (General Commercial C-4)	Vacant (Former School Bus Lot)
East	Unincorporated (Single Family Residence R-4)	Vacant (Wetlands)
South	BIZ – General Business District	Vacant (Former El Cortez Restaurant)
West	R-4 Residential District	Attached Residential (Brook Hills)

ZONING CLASSIFICATION MAP



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 following factors 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 2025-0033, also known as 17151 Wolf Road 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 January 21, 2025.

And

Staff recommends the Plan Commission approve a zoning map amendment for 17151 Wolf Road from E-1 Estate Residential to OS Open Space.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2025-0033, also known as 17151 Wolf Road Zoning Map Amendment, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.