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Staff Report to the Plan Commission

Hoffman Woods Zoning Map Amendment

Prepared: 3/24/2025

Project: 2025-0161 Hoffman Woods Zoning Map Amendment – 17601 116th Avenue

Petitioner: Jim Culotta, Interim Village Manager

Location: 17601 116th Avenue

P.I.N.: 27-31-100-009-0000

Parcel Size: 6.8 acres

Requested Actions: The Petitioner, the Village of Orland Park, seeks approval of a zoning map amendment (“rezoning”) of Hoffman Woods located at 17601 116th Avenue. The petitioner seeks to rezone the subject site from E-1 Estate Residential to OS Open Space.

BACKGROUND

Hoffman Woods is a wooded property located along Southwest Highway (US Route 6) between Brook Hill Drive and Orland Woods Lane. On June 21, 2004, the Village Board approved Ordinance No. 3895, annexing the Hoffman Woods parcel into the Village after it was acquired by the Open Lands Commission. The Ordinance annexing the property did not include a plat of annexation, preventing the Ordinance from being recorded. 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 Hoffman Woods as Open Space, ensuring consistency with the Village’s zoning and land use framework and correcting the map inconsistency.

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	Grasslands 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 Land funds, grants, and donations, including the subject Hoffman Woods 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	R-3 Residential and Open Space	Single Family Residential and Open Space (Orland Woods II & Orland Woods Park)
East	R-3 Residential	Single Family Residential (Orland Woods III)
South	MFG Manufacturing	Industrial (John Burns Construction)
West	R-3 Residential	Single Family Residential (Deercrest)

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 2025-0161, also known as Hoffman Woods 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 17601 116th Avenue from E-1 Estate Residential to OS Open Space.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2025-0161, also known as Hoffman Woods Zoning Map Amendment, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.