

**MAYOR**

Keith Pekau

**VILLAGE CLERK**

Patrick R. O’Sullivan

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 Board of Trustees**

Project: 06/03/24 Zoning Map Amendments

Prepared on: 5/24/24

**TITLE & SUMMARY**

**Project:** 2024-0392 – Wlodarski Park – 16631 Robinhood Drive - Rezoning

**Petitioner:** George Koczwar, Village Manager

**Purpose:** The petitioner seeks approval for the rezoning of 1 Village owned parcel from R-2A Residential to OS Open Space.

**Location:** 16631 Robinhood Drive

**P.I.N.:** 27-23-309-008-0000;

**Parcel Size:** 1.4 acre site

**SUMMARY & BACKGROUND**

Petitioner seeks approval of a zoning map amendment (“rezoning”) of a 1.4 acre parcel located at 16631 Robinhood Drive. The petitioner intends to rezone the subject site from R-2A Residential to OS Open Space. Currently, the site is used as a park. Features include a playground and a gazebo.

**COMPREHENSIVE PLAN**

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

**ZONING DISTRICT**

Existing	R-2A Residential District
Proposed	OS Open Space District

**LAND USE**

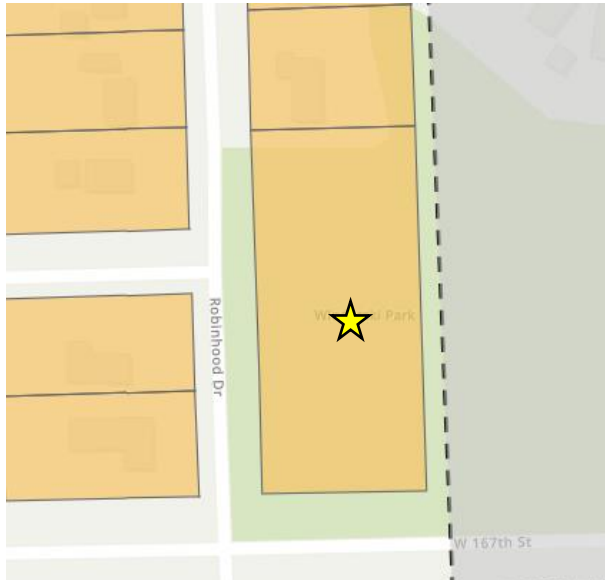
Existing	Open Space
Proposed	Open Space

**ADJACENT PROPERTIES**

	Zoning District	Land Use
<b>North</b>	R-2A Residential	Single Family Home
<b>East</b>	N/A	Open Space
<b>South</b>	R-2A Residential	Single Family Home
<b>West</b>	R-2A Residential	Single Family Home

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## Comprehensive Plan Land Use Map



## Zoning District Map



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## PLANNING DISCUSSION

The petitioner seeks approval of a zoning map amendment from R-2A Residential Zoning District to OS Open Space Zoning District for the parcel located at 16631 Robinhood Drive. 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 Fernway Planning District uniquely by residents having easy access to local parks. The rezoning of the parcel located at 16631 Robinhood Drive 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**

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Present at the Plan Commission were 6 commissioners and members of staff. A citizen had concerns regarding the drainage at the park. She stated that the neighboring park in Tinley Park, is a 3'-4' higher than Wlodarski Park. Joel Van Essen, Public Works Director, explained the improvements that have been made to the site to address drainage and that the Village has worked with Tinley Park to address these issues. Overall, the commissioners expressed support for the project. The Plan Commission approved the project unanimously per the Staff Recommended Action.

## **PLAN COMMISSION RECOMMENDED ACTION**

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Regarding Case Number 2024-0392, also known as Wlodarski 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**

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Regarding Case Number 2024-0392, also known as Wlodarski Park Rezoning, I move to approve the Plan Commission Recommended Action for this case.