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**Staff Report to the Plan Commission**

**Sportsplex Zoning Map Amendment - 11351 159th Street**

Prepared: 10/13/2025

**Project:** 2025-0721 – Sportsplex Zoning Map Amendment - 11351 159th Street

**Location:** 11351 159th Street

**P.I.N.s:** 27-19-201-015-0000

**Parcel Size:** 10.3 acres

**Requested Action:** The Village of Orland Park seeks approval of a zoning map amendment for the Sportsplex located at 11351 West 159th Street. The request would rezone the subject site from E-1 Estate Residential to OS Open Space to align the zoning designation with the existing and intended public recreational use of the property.

**PROPOSED ZONING MAP AMENDMENT**

The Village of Orland Park is proposing a zoning map amendment to rezone the Orland Park Sportsplex property from E-1 Estate Residential to OS Open Space. The Sportsplex, which opened in 2002, is a recreational and community facility serving residents throughout the Village. This rezoning will formally align the property’s zoning designation with its long-standing public use, ensure consistency with the Village’s land use and zoning framework, and preserve the site for continued recreational and civic purposes.

The Open Space (OS) District is intended to protect and preserve parks, natural areas, retention and detention basins, civic and fraternal non-profit organizations, and open space corridor connections. It also ensures permanent access to outdoor recreation and natural areas, enhancing neighborhood value and maintaining recreational opportunities for residents.

The Open Space Zoning for this property will provide the flexibility needed to accommodate future improvements and enhancements at the Sportsplex, ensuring that the facility continues to meet community needs. Overall, the proposed zoning map amendment conforms to the Land Development Code and the Comprehensive Plan policies for this area.

**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.

#### **STAFF RECOMMENDED ACTION**

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Regarding Case Number 2025-0721 – Sportsplex Zoning Map Amendment - 11351 159th Street, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated October 13, 2025;

And

Staff Recommends the Plan Commission **approves** a Zoning Map Amendment for 11351 159th Street from E-1 Estate Residential to the OS – Open Space District.

#### **STAFF RECOMMENDED MOTION**

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Regarding Case Number 2025-0721 – Sportsplex Zoning Map Amendment - 11351 159th Street, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.