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Staff Report to the Board of Trustees

Sportsplex Zoning Map Amendment - 11351 159th Street

Prepared: 11/5/2025

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.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission meeting were 7 commissioners and members of staff. No members of the public were in attendance. The Commissioners agreed with the rationale for the rezoning and supported the continued effort to properly classify and correct the zoning of Village-owned parcels.

There was brief discussion about whether any additional “cleanup” rezonings are anticipated, and staff indicated this is likely the last one. Commissioners also acknowledged the potential for future recreational improvements, such as pickleball courts, though staff confirmed that no conceptual plans have been provided at this time.

The Plan Commission unanimously recommended approval of the Zoning Map Amendment from E-1 Estate Residential to OS Open Space District. This item is now before the Board of Trustees for consideration.

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 ACTION

Regarding Case Number 2025-0721, also known as Sportsplex Zoning Map Amendment, I move to recommend the Village Board approves a Zoning Map Amendment for 11351 159th Street from E-1 Estate Residential to the OS - Open Space District.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2025-0721, I move to approve the Plan Commission Recommended Action for this case;

AND

I move to adopt an Ordinance entitled: ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE RESIDENTIAL TO OS OPEN SPACE (SPORTSPLEX ZONING MAP AMENDMENT)