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## **Staff Report to the Board of Trustees**

### **Stellwagen Farm Zoning Map Amendment**

Prepared: 4/14/2025

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**Project:** 2025-0162 Stellwagen Farm Zoning Map Amendment – 17701 108th Avenue  
**Petitioner:** Jim Culotta, Interim Village Manager  
**Location:** 17701 108th Avenue  
**P.I.N.s:** 27-32-200-004-0000  
**Parcel Size:** 57.6 acres  
**Requested Actions:** The Petitioner, the Village of Orland Park, seeks approval of a zoning map amendment (“rezoning”) of Stellwagen Farm located at 17701 108th Avenue. The petitioner seeks to rezone the subject site from E-1 Estate Residential to OS Open Space.

#### **PLAN COMMISSION DISCUSSION**

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Present at the Plan Commission meeting were 7 commissioners, members of staff, and members of the public. Several concerns were raised by members of the public.

A member of the public, Betty Stellwagen-Maue, expressed her family's long-standing connection to the Stellwagen Farm property and shared concerns about the potential implications of the rezoning, particularly whether it could allow future recreational development such as ballfields. Staff confirmed that no changes or development are proposed and that the intent of the rezoning is solely to align the zoning designation with its current use as Open Space.

Commissioners engaged in a discussion about the historical significance of the property, the original sale terms involving state grant funding, and the property's intended preservation as a historic farm site. Several commissioners expressed appreciation for the historical context provided, affirmed their support for the Open Space designation, and emphasized that future changes would require a new approval process. Please see meeting minutes for the full discussion.

The zoning map amendment was unanimously approved 7-0 by the Plan Commission.

#### **PLAN COMMISSION ACTION**

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Regarding Case Number 2025-0162, also known as Stellwagen Farm Zoning Map Amendment, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

#### **BOARD OF TRUSTEES RECOMMENDED ACTION**

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Regarding Case Number 2025-0162, also known as Stellwagen Farm Zoning Map Amendment, 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 (STELLWAGEN FARM—17701 108<sup>th</sup> AVENUE)