

47 118th Avenue South of 159th



47 RECOMMENDATION : Do not pursue.

Red Flag issues: Unique natural features,

This area IS NOT currently eligible for forced annexation. This is unlikely to change in the near future with Deluga Estates abutting to the north.

COMMENTS: Land has to develop to east or west to provide water and sewer service, Bobaks is nearby to the east. Preferred use is current large lot single family and open space. Approach Cook County to formulate plan for Spring Creek.



47 118th Avenue South of 159th



General Site Information	
P in Number	multiple
Address	multiple
Acreage	50 acres+-
Existing County Zoning	R3
Comprehensive Plan Designation	Residential
Existing Site Conditions	
Existing Use (Vacant or Built)	large lot residential
Watermain	
Sanitary Sewer	
Wetlands	some
Floodplains	yes
Floodways	yes
Creeks	yes
Other Water Features	pond
Tree Preservation	yes
Site Grading	
Existing Public Open Space	
Access	159th
Open Space Requirements	

#42 Wolf Road North of 151st Street



42 RECOMMENDATION : Neutral

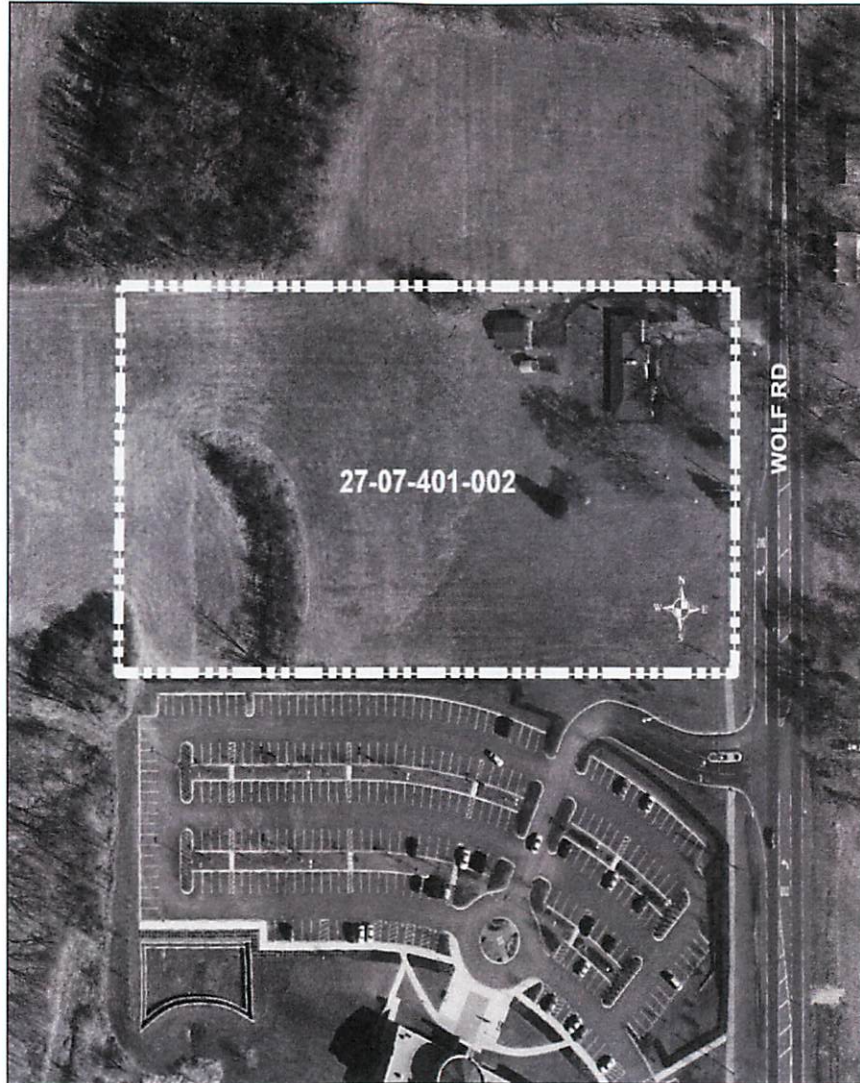
🚩 Red Flag issues: none

This area IS currently eligible for forced annexation

COMMENTS: Gallagher owns and will most likely annex & develop this area in future. St. Francis Church abuts to the west and south. A bike path is proposed along Wolf Road.



#42 Wolf Road North of 151st Street



General Site Information	
Pin Number	27-07-401-002
Address	Wolf Rd. N. of 151st St.
Acreage	4.7
Existing County Zoning	R4
Comprehensive Plan Designation	residential
Existing Site Conditions	
Existing Use (Vacant or Built)	built
Watermain	watermain accessible
Sanitary Sewer	sanitary sewer accessible
Wetlands	none
Floodplains	none
Floodways	none
Creeks	none
Other Water Features	none
Tree Preservation	no mature stands of trees
Site Grading	no significant topography
Existing Public Open Space	none
Access	accessible from Wolf Rd.
Open Space Requirements	none

#32 159th Street west of 77th Avenue



32 RECOMMENDATION: Annex high priority

 Red Flag issues: Infrastructure costs, potential commercial development, bad development threat

This area IS currently eligible for forced annexation. Tinley Park is across the street.

COMMENTS: This parcel abuts Ever Bloomin Thing. It would be difficult to service with sewer and would require individual lift station.



#32 159th Street West of 77th Avenue



General Site Information	
P in Number	27-13-302-015, 27-13-302-016, 27-13-302-017
Address	159th St. W. of 76th Ave.
Acreage	173
Existing County Zoning	R4
Comprehensive Plan Designation	residential/community intensity commercial/office
Existing Site Conditions	
Existing Use (Vacant or Built)	vacant/built
Watermain	watermain accessible from 159th St. and 77th Ave.
Sanitary Sewer	no sanitary sewer accessible
Wetlands	none
Floodplains	yes
Floodways	none
Creeks	none
Other Water Features	none
Tree Preservation	no mature stands of trees
Site Grading	no significant topography
Existing Public Open Space	none
Access	accessible from 159th Street
Open Space Requirements	none