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Staff Report to the Plan Commission

Stellwagen Farm Zoning Map Amendment

Prepared: 3/24/2025

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.

BACKGROUND

The Stellwagen Family Farm is a 58-acre historic property located at 17701 108th Avenue in the Grasslands Planning District. The farmstead includes several historic buildings and outbuildings, some dating back to 1861. According to the 1995 Orland Rural History Survey by Anne McGuire, the property qualifies for local landmark status and inclusion on the National Register of Historic Places. Additionally, Section 5-110 of the Land Development Code designates it as an Orland Park Landmark on the Local Register of Significant Places.

The Village acquired Stellwagen Farm in 2002; however, a life estate arrangement allowed the Stellwagen family to retain ownership of the main farmhouse for approximately 10 years following the acquisition. During this period, the Stellwagen Family Farm Foundation, with support from the Orland Park Open Lands Corporation, preserved and maintained all farm buildings except for the farmhouse. After the passing of Mr. Harwood Stellwagen, the Village assumed full ownership of the entire property, including the farmhouse.

Although the property was annexed into the Village, it was done without a plat of annexation, preventing the ordinance from being recorded. To correct this, a plat of annexation was recently prepared and recorded with the county in January 2025. Parcels are automatically zoned E-1 Estate Residential upon annexation, unless they receive Plan Commission and Village Board approval for rezoning.

The Village is requesting approval of a zoning map amendment to rezone Stellwagen Farm from E-1 Estate Residential to OS Open Space. The proposed OS Open Space designation aligns with the current land use of the property and ensures consistency with the Village’s zoning and land use framework.

The Open Space District is intended to protect parks, natural areas, retention ponds, detention basins, civic and fraternal non-profit organizations, and open space corridor connections. It also preserves permanent access to outdoor recreation and natural areas, enhancing neighborhood value and ensuring recreational opportunities for residents. Rezoning Stellwagen Farm as Open Space will promote the health, safety, and general welfare of the public by preventing private development and maintaining open space uses.

Overall, the proposed zoning map amendment conforms to the Village’s Land Development Code and policies for this area.

COMPREHENSIVE PLAN

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

ZONING DISTRICT

Existing	E-1 Estate Residential District
Proposed	OS Open Space District

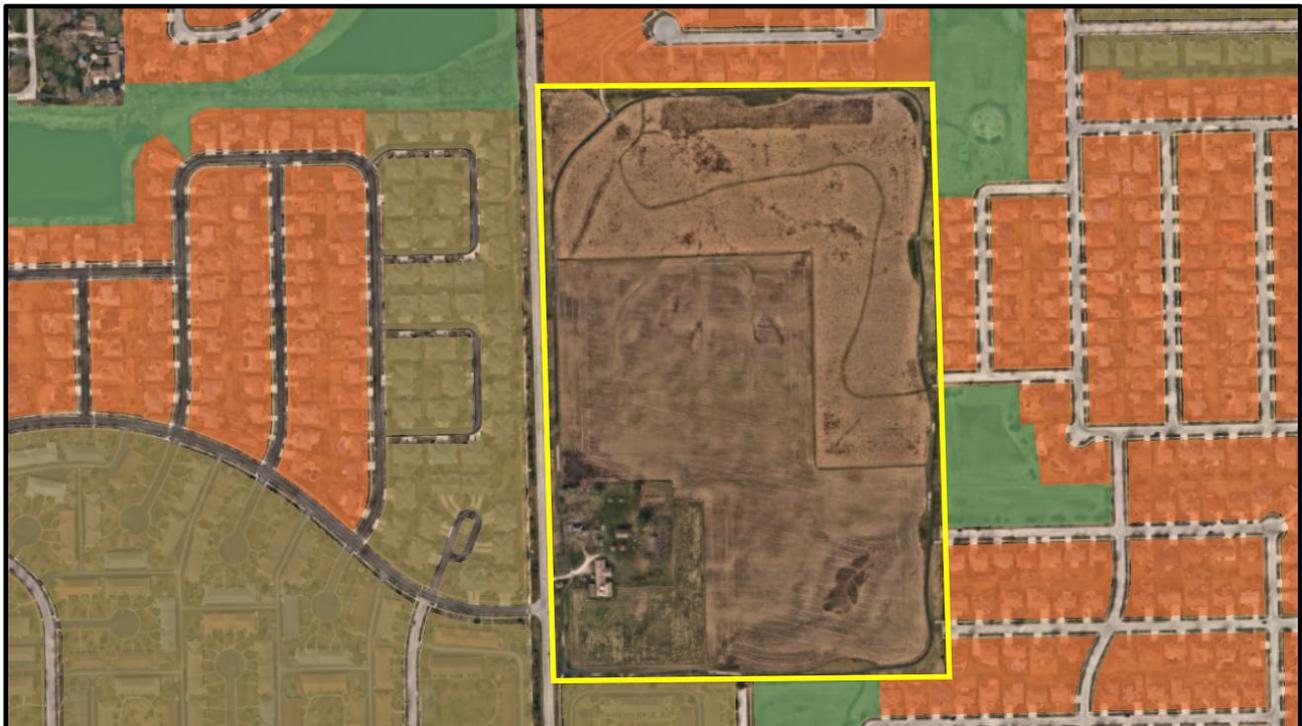
COMPREHENSIVE PLAN

The 2013 Comprehensive Plan designates the subject site for *open space, parks, and recreation* land use.

A total of 17 properties, with a combined total area of approximately 280 acres, have been acquired by the Open Lands Commission, along with multiple conservation easements secured through Open Land funds, grants, and donations, including Stellwagen Farm. Although the Open Lands Commission and non-profit Open Lands Corporation no longer exist, the subject parcel was acquired based upon the following Commission objectives:

- Preserve critical and sensitive environmental areas
- Provide wildlife habitat
- Preserve landscape vistas
- Provide additional open space in already developed areas
- Improve aesthetic benefits

ZONING CLASSIFICATION MAP



LAND USE CLASSIFICATION

Existing	Open Space
Proposed	Open Space

ADJACENT PROPERTIES

	Zoning District	Land Use
North	R-3 Residential	Single Family Residential (Olde Mill)
East	R-3 Residential and Open Space	Single Family Residential (Mission Hills and Eagle Ridge III)
South	R-3, R-4 Residential and Open Space	Single Family Residential (Eagle Ridge III and Eagle Ridge III Park)
West	R-4 Residential	Single Family Attached Residential (Eagle Ridge II)

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 RECOMMENDED ACTION

Regarding Case Number 2025-0162, also known as Stellwagen Farm Zoning Map Amendment, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated March 24, 2025.

And

Staff recommends the Plan Commission approve a zoning map amendment for 17701 108th Avenue from E-1 Estate Residential to OS Open Space.

PLAN COMMISSION RECOMMENDED MOTION

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.