

**MAYOR**

Keith Pekau

**VILLAGE CLERK**

Brian L. Gaspardo

14700 S. Ravinia Avenue  
Orland Park, IL 60462  
(708)403-6100  
orlandpark.org



**ORLAND  
PARK**

**DEVELOPMENT SERVICES**

**TRUSTEES**

William R. Healy

Cynthia Nelson Katsenes

Michael R. Milani

Sean Kampas

Brian J. Riordan

Joni J. Radaszewski

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

### **Hoffman Woods Zoning Map Amendment**

Prepared: 4/14/2025

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**Project:** 2025-0161 Hoffman Woods Zoning Map Amendment – 17601 116th Avenue

**Petitioner:** Jim Culotta, Interim Village Manager

**Location:** 17601 116th Avenue

**P.I.N.:** 27-31-100-009-0000

**Parcel Size:** 6.8 acres

**Requested Actions:** The Petitioner, the Village of Orland Park, seeks approval of a zoning map amendment (“rezoning”) of Hoffman Woods located at 17601 116th 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. No residents present had concerns regarding the petition, and commissioners asked several clarifying questions:

A commissioner inquired about the preservation of existing trees on the subject property, with staff confirming that there are no plans to disturb the trees, and the site will remain unchanged. Another commissioner asked about the zoning designation of nearby Orland Woods Park, and staff explained that it is already zoned Open Space, while the current action corrects the zoning for the adjacent parcel to match. It was clarified that any future changes to the park would still need to comply with tree mitigation requirements, though Open Space zoning does permit recreational uses. Staff reiterated that no physical changes are planned this this zoning map amendment.

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

### **PLAN COMMISSION RECOMMENDED ACTION**

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Regarding Case Number 2025-0161, also known as Hoffman Woods 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 MOTION**

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Regarding Case Number 2025-0161, also known as Hoffman Woods Zoning Map Amendment, I move to approve the Plan Commission Recommended action for this case;

AND

I move to adopt an Ordinance entitled: