



**ORLAND
PARK**

Costco Wholesale Fuel Facility Relocation and Parking Improvements

September 15, 2025

REQUESTED ACTIONS

Zoning Map Amendment from the COR – Mixed Use District to the BIZ – General Business District

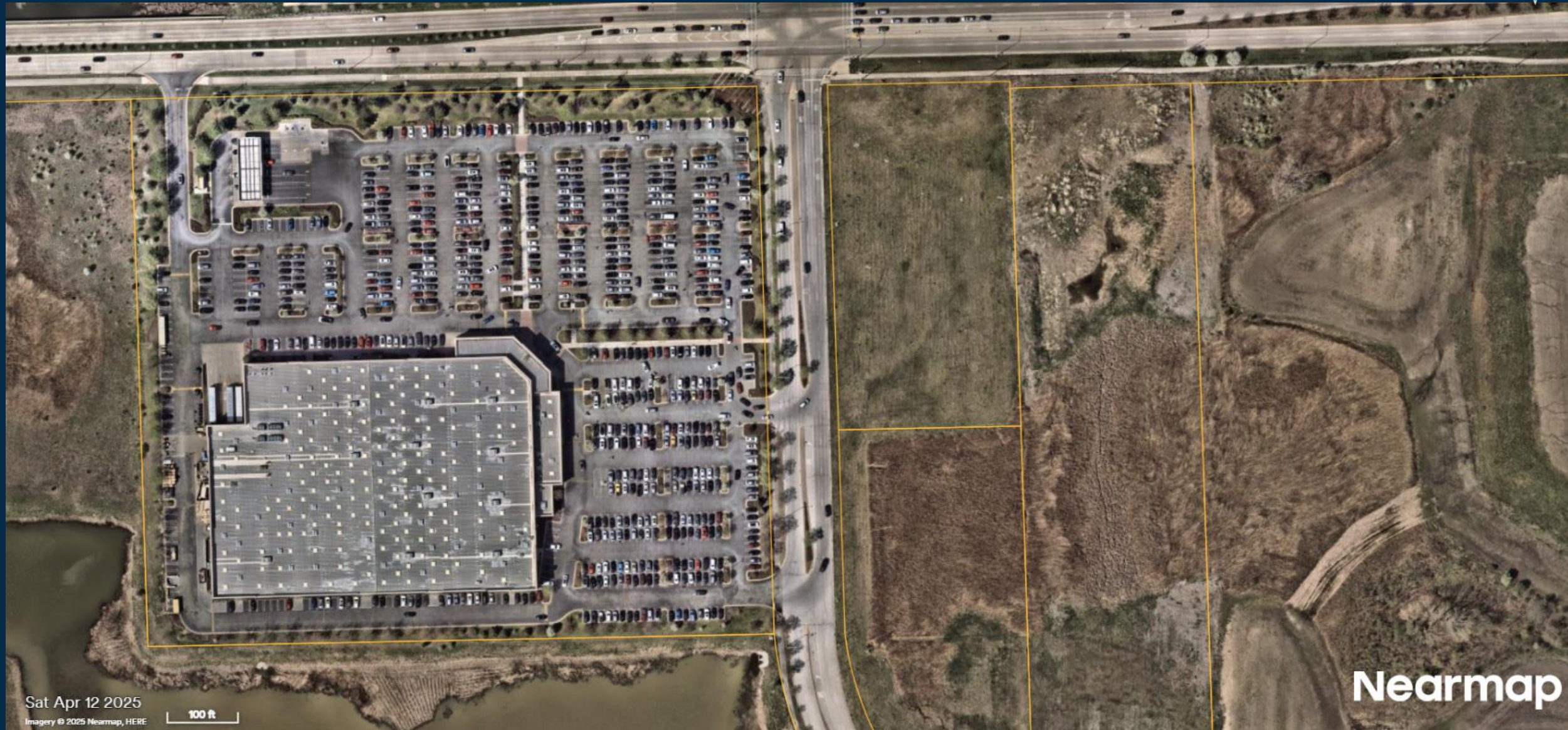
Special Use Permit for a Planned Development, with Modifications from the Land Development Code

Special Use Permit for Disturbance to a Nontidal Wetland

Special Use Permit for Automobile Services – Lots 1 and 2

Approval of Site Plan, Preliminary Landscape Plan, Building Elevations

EXISTING SITE



Sat Apr 12 2025

Imagery © 2025 Nearmap, HERE

100 ft

Nearmap

Source: NearMap Imagery 2025

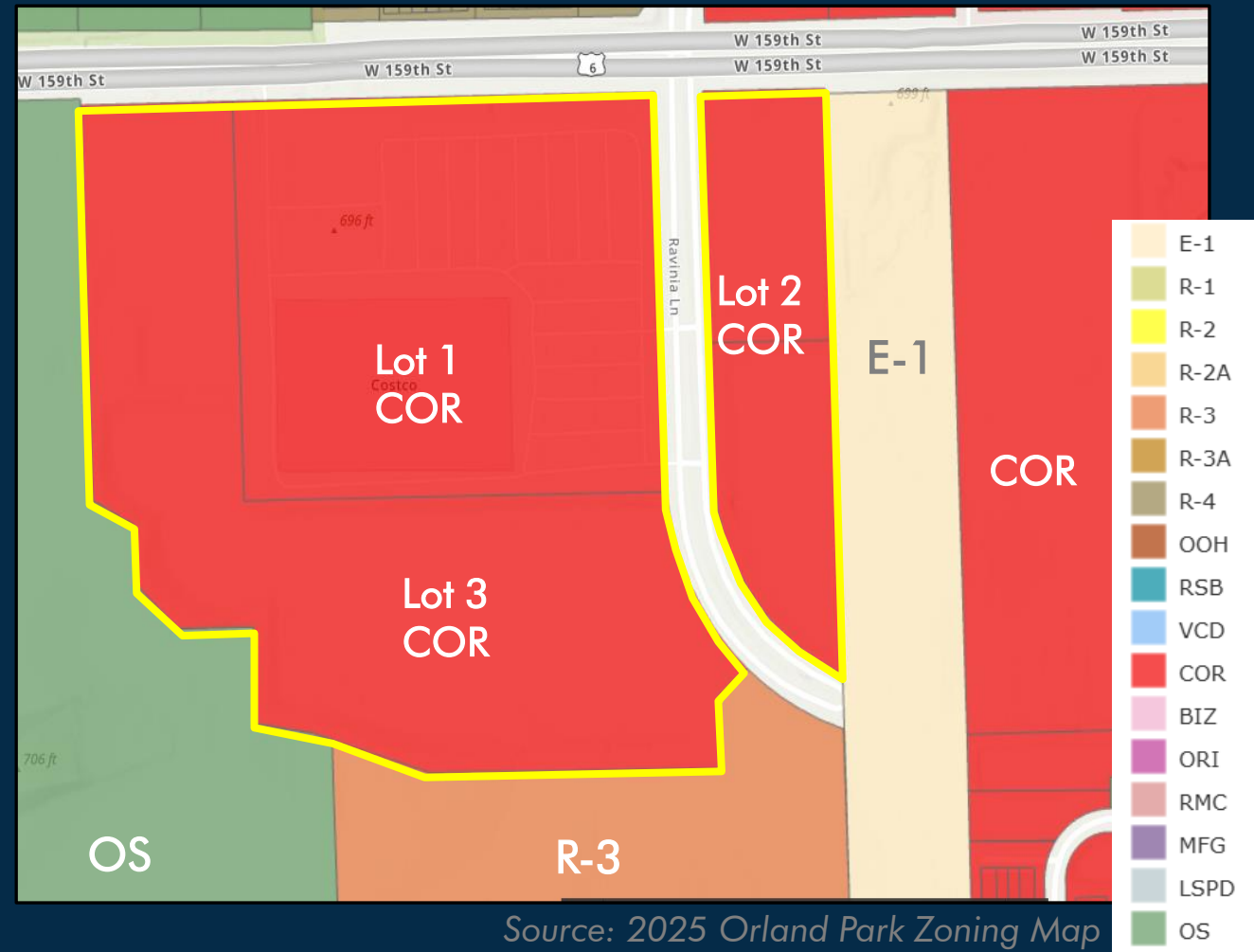
PROPOSED SITE PLAN

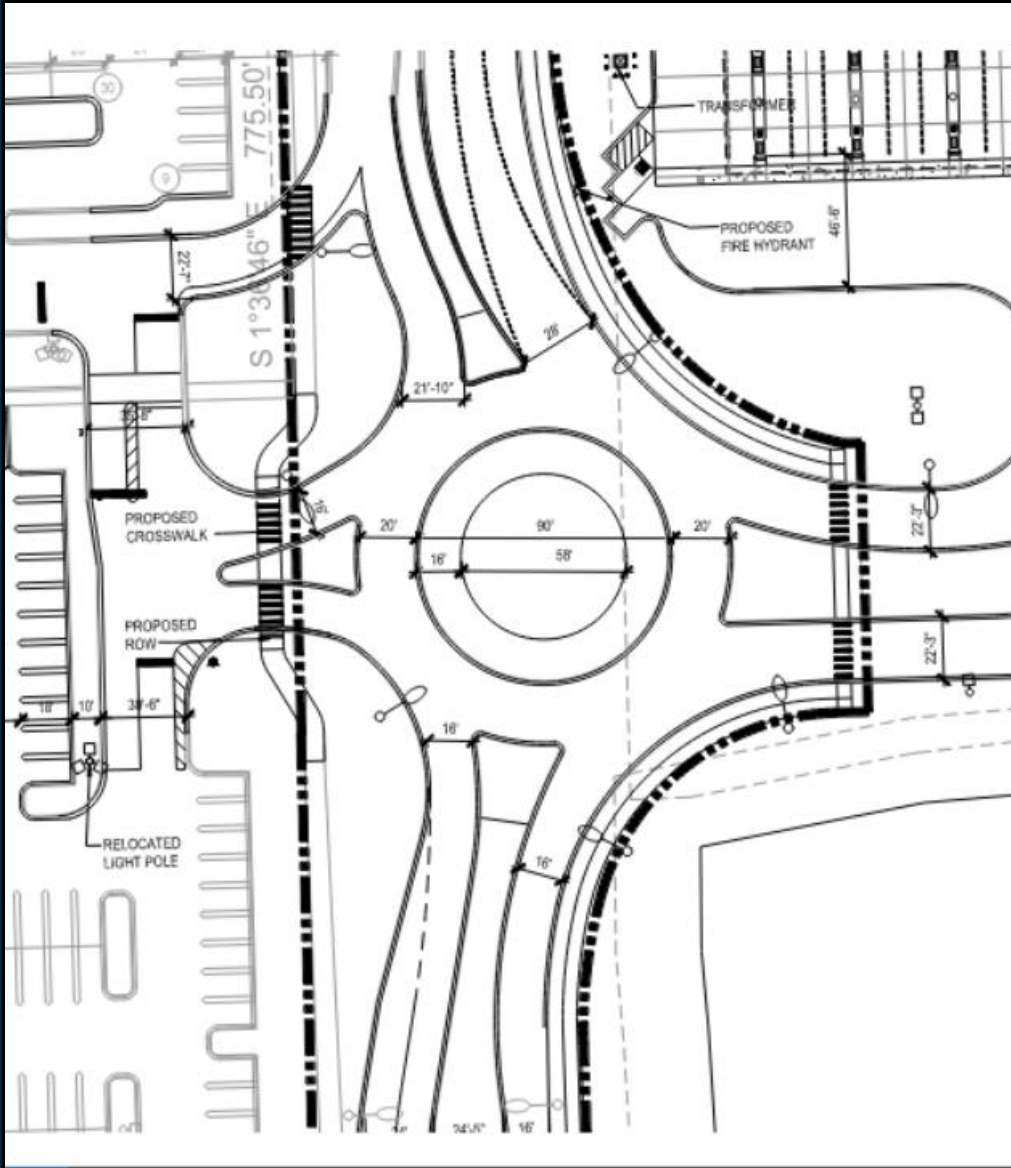


ZONING MAP AMENDMENT



- Approval to rezone Lots 1, 2, and 3 from COR – Mixed Use to BIZ – General Business.
- Gas Stations and Motor Vehicle Services are prohibited in COR but are Special Uses in BIZ – General Business.
- Regional Mixed Use Planning Designation considers both COR and BIZ Zoning Districts appropriate for this area.

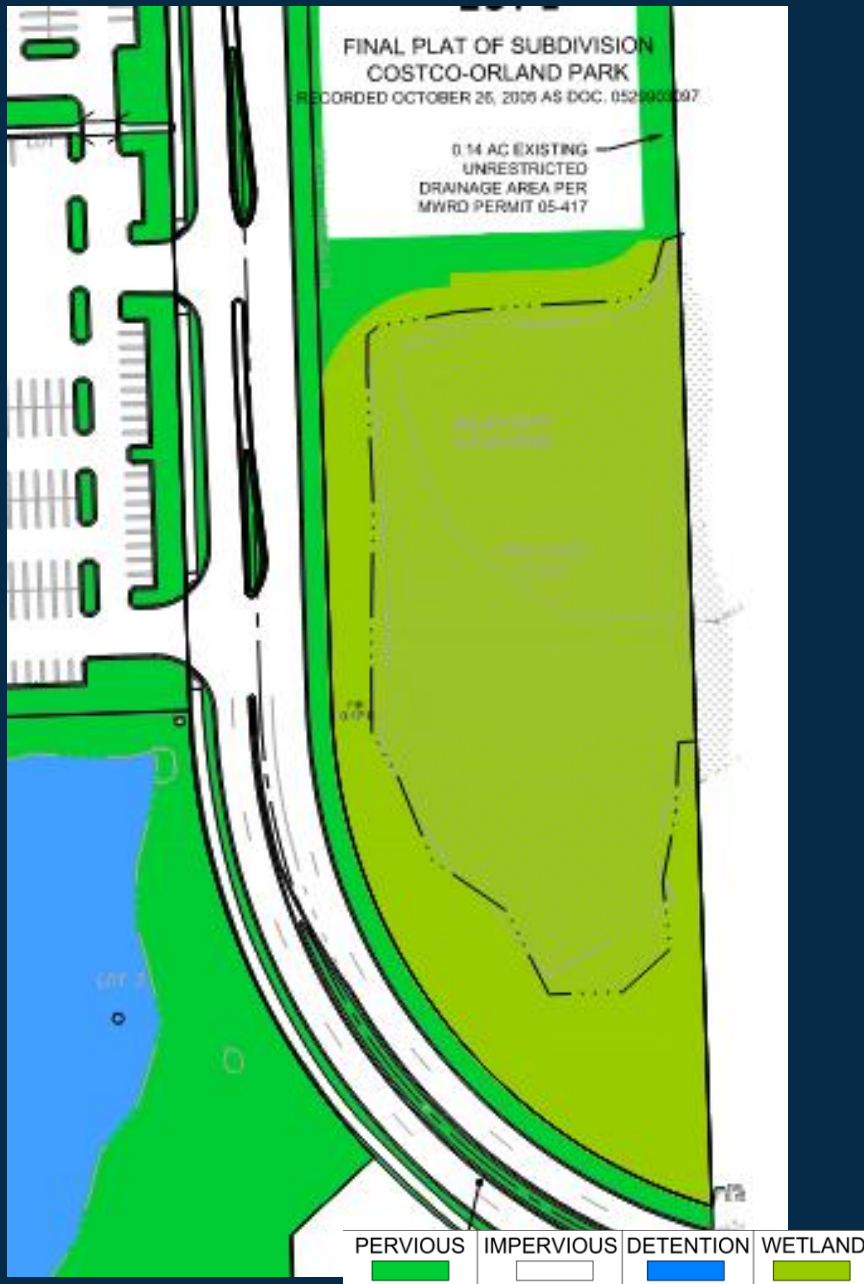




- Improves traffic flow and safety by reducing conflict points and managing speeds.
- Routes all inbound warehouse traffic through the main drive aisle, avoiding cut-through movements in parking aisles.
- Improves the entrance/exit turning configuration, allowing for better traffic flow within the parking lot.
- V3 traffic study projects design will accommodate future 2050 projected traffic volumes.
- V3 traffic study found that projected traffic volumes with the relocated gas station can be accommodated while maintaining acceptable LOS at nearby intersections.

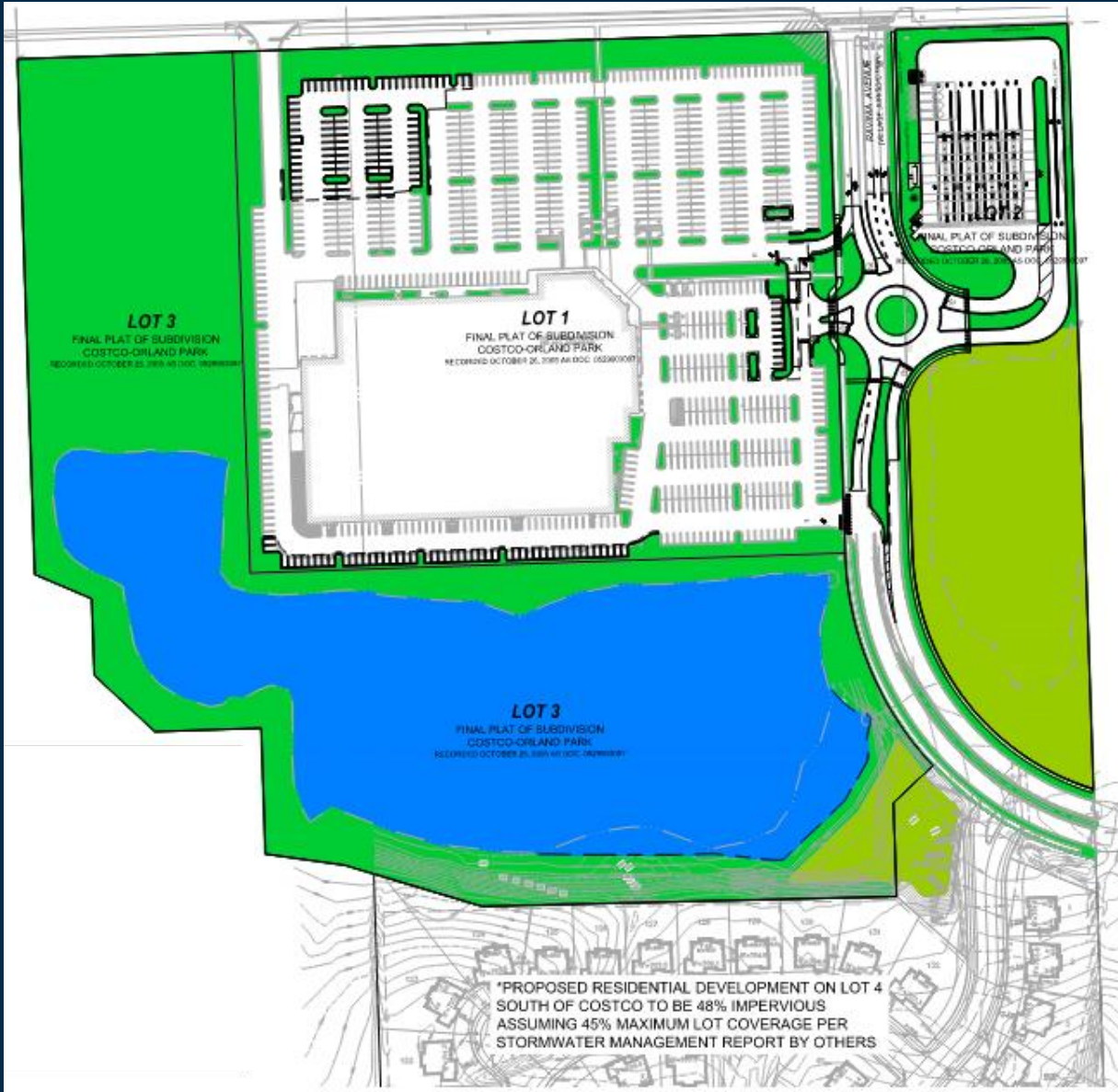


SPECIAL USE FOR DISTURBANCE OF NON-TIDAL WETLAND



- Any activity within 50 feet of a nontidal wetland requires a Special Use Permit (Sec. 6-410.D.1).
- Costco has a Special Use Permit for Lots 1 and 3 (Case No. 2004-0501).
- The new gas station and proposed parking expansions will not involve work inside the wetland area.
- A Wetland Delineation must be provided with the final engineering plans for this site, **as a condition of approval.**

STORMWATER MANAGEMENT



- Petitioner responsible for implementing restoration as part of final engineering, as a condition of approval for this case.
- Costco to regrade southeast corner of detention basin to restore original approved pond capacity.
- Costco to plant the regraded slopes with native prairie vegetation to limit erosion and improve water quality.
- Underground volume control storage added at northeast corner of roundabout near gas station to meet MWRD requirements.



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