



ORLAND
PARK

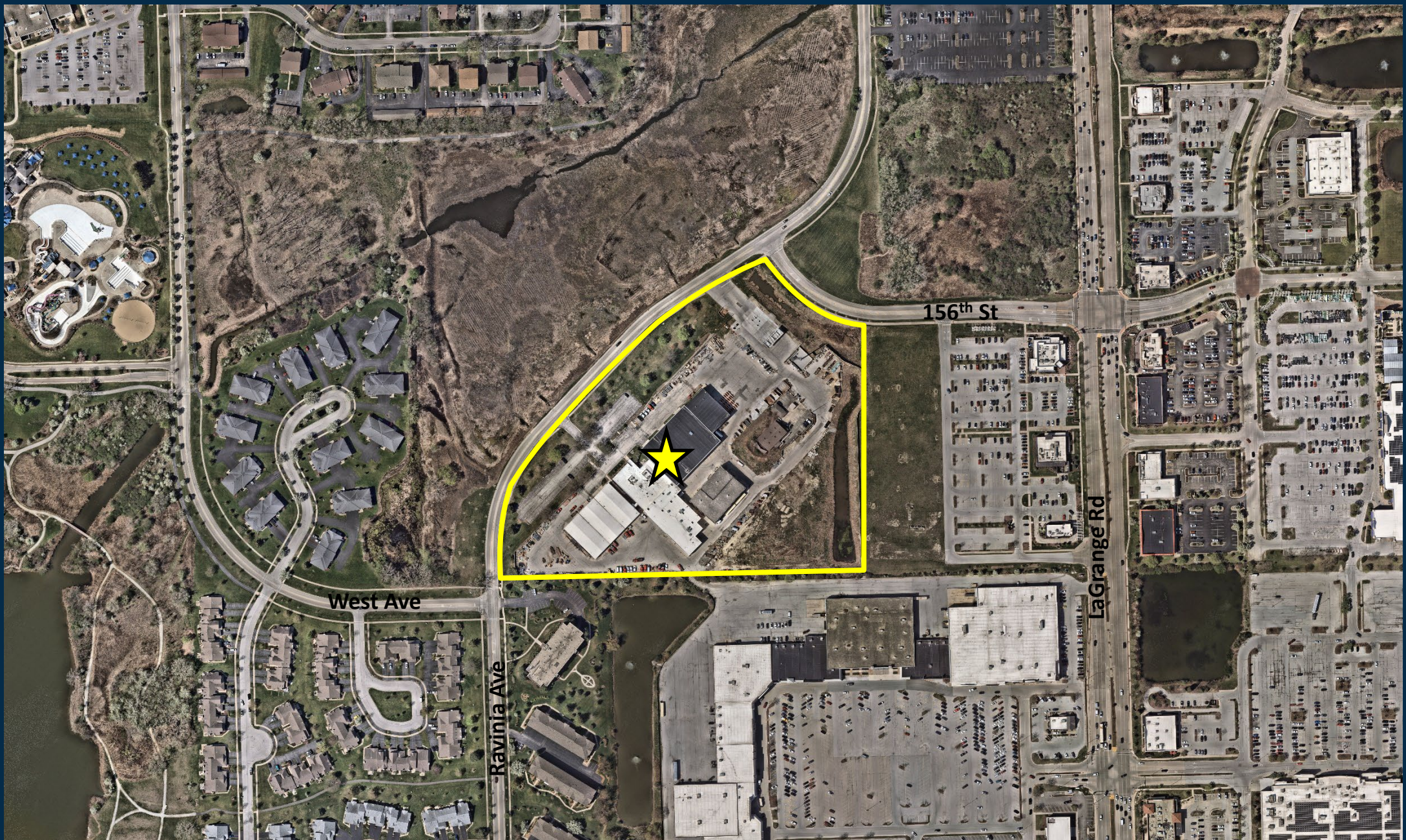
Public Works Optimization Project

Rezoning (2025-0470)

Plat of Consolidation (2025-0474)

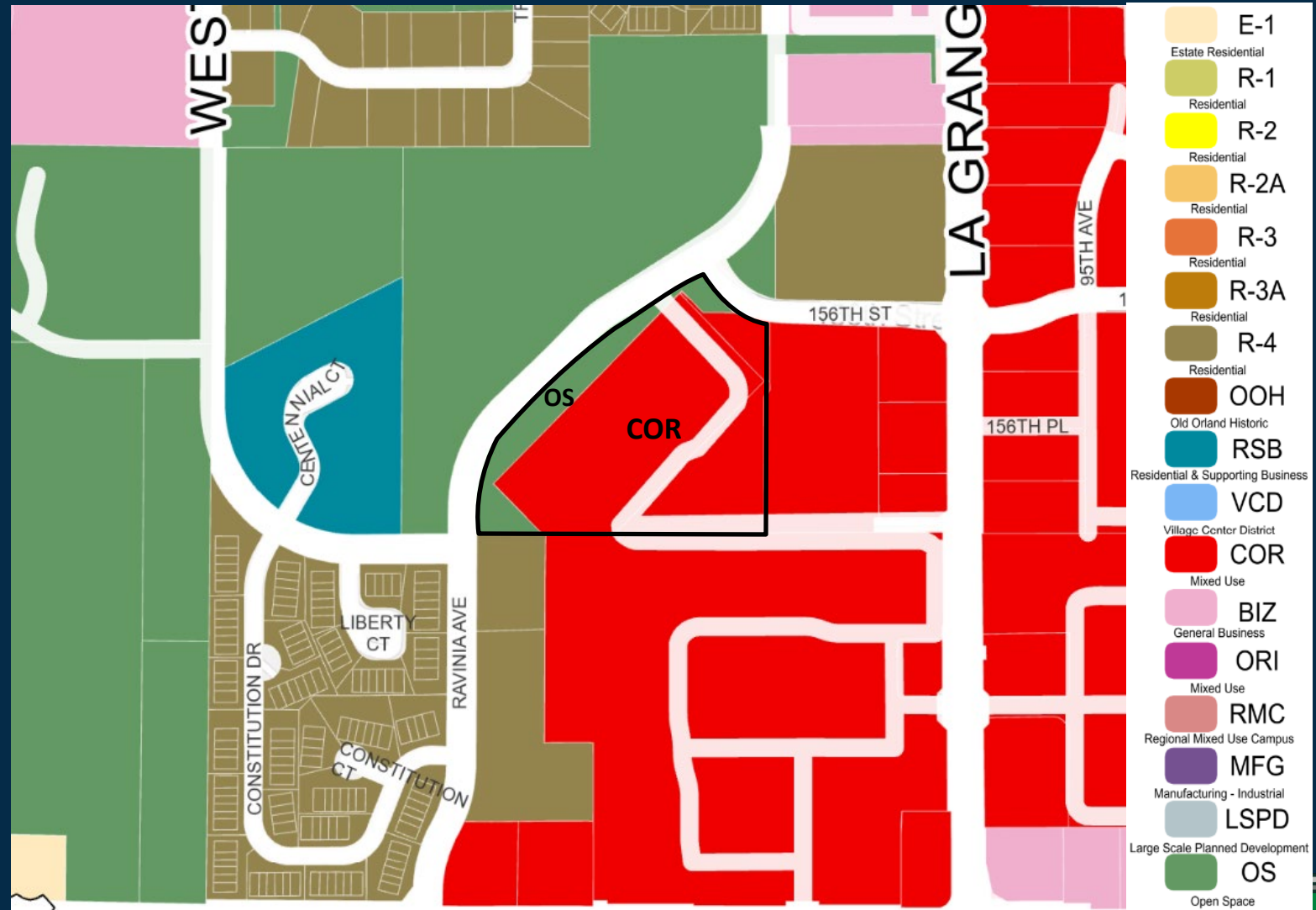
Special Use Permit for a Planned Development
with Modifications from the Land Development
Code (2024-0892)

June 16, 2025

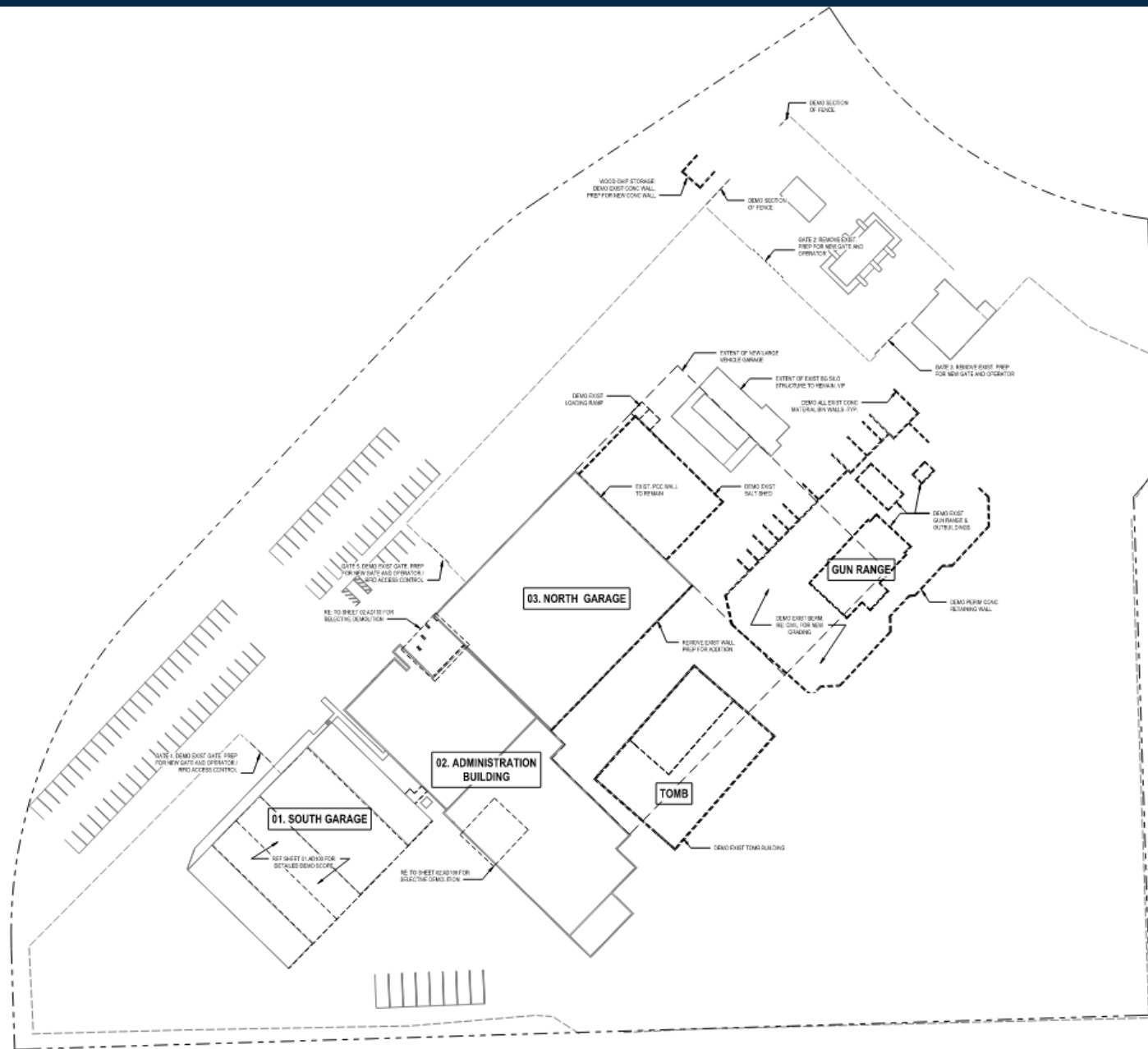


Rezoning

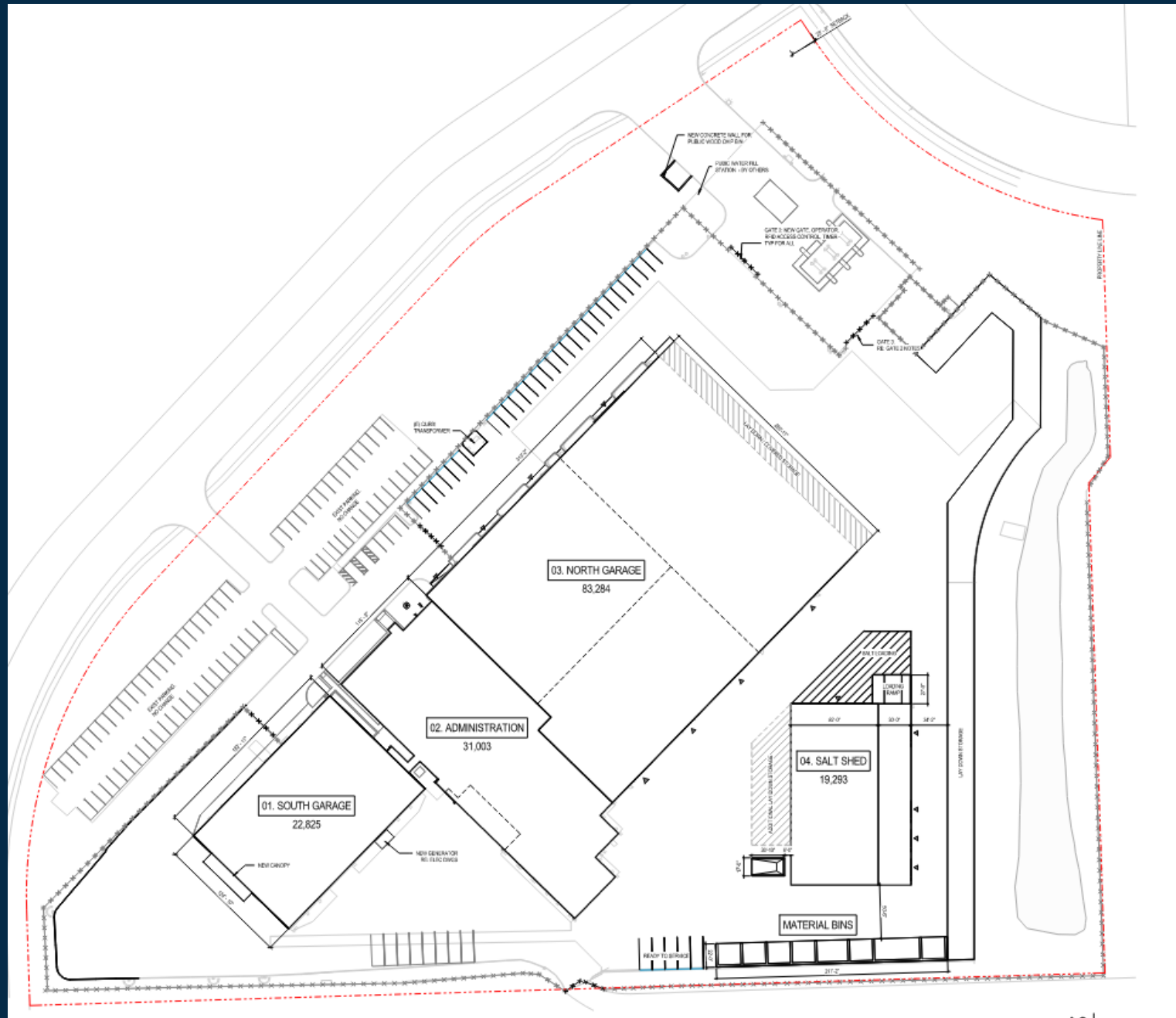
- The property is currently within 2 zoning districts: COR & OS.
- We are requesting to rezone 1 of the 4 parcels from OS Open Space to COR Mixed Use, to make the zoning consistent with the use of the property.



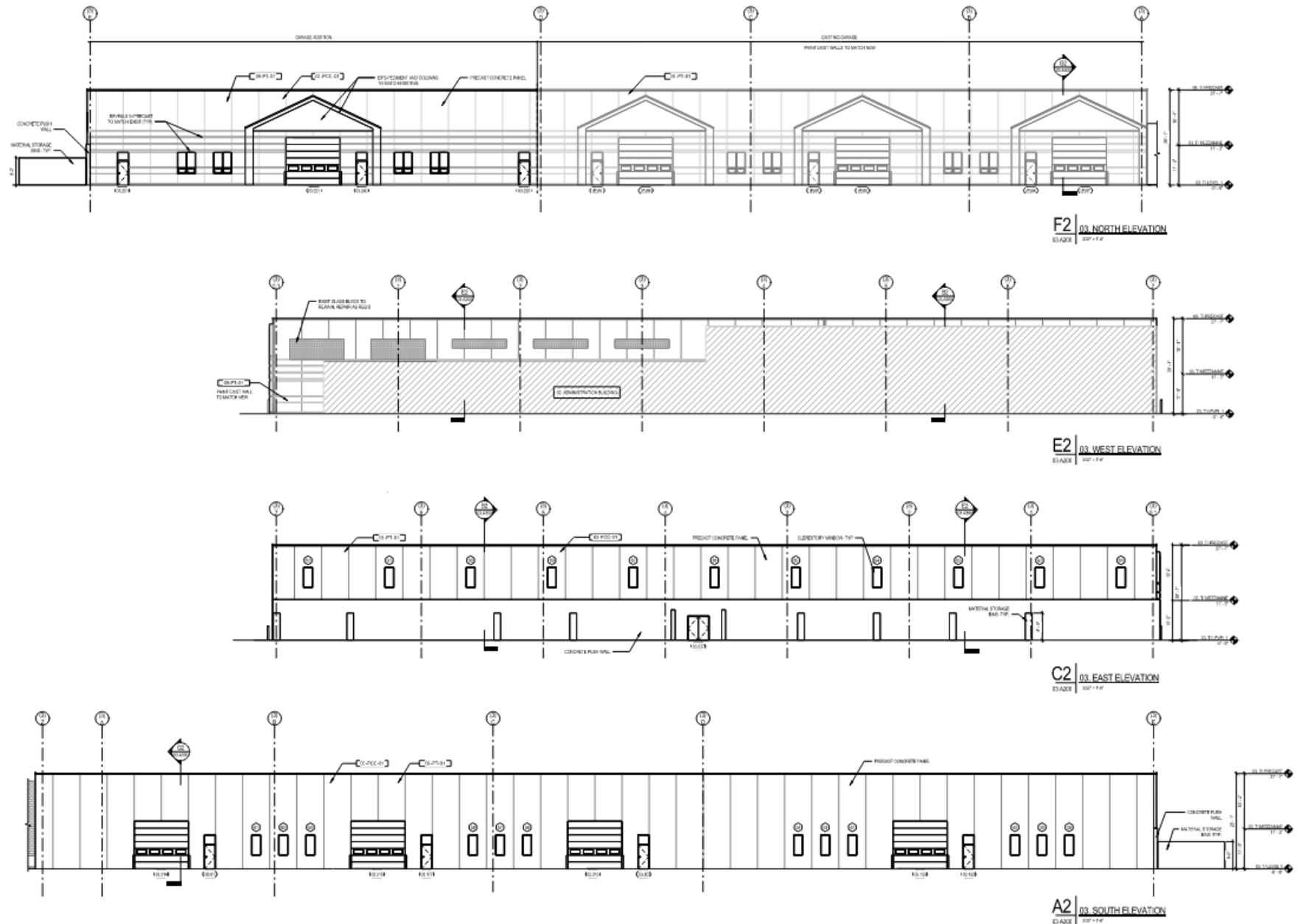
Existing Site Plan



Proposed Site Plan



Building Elevations – North Garage



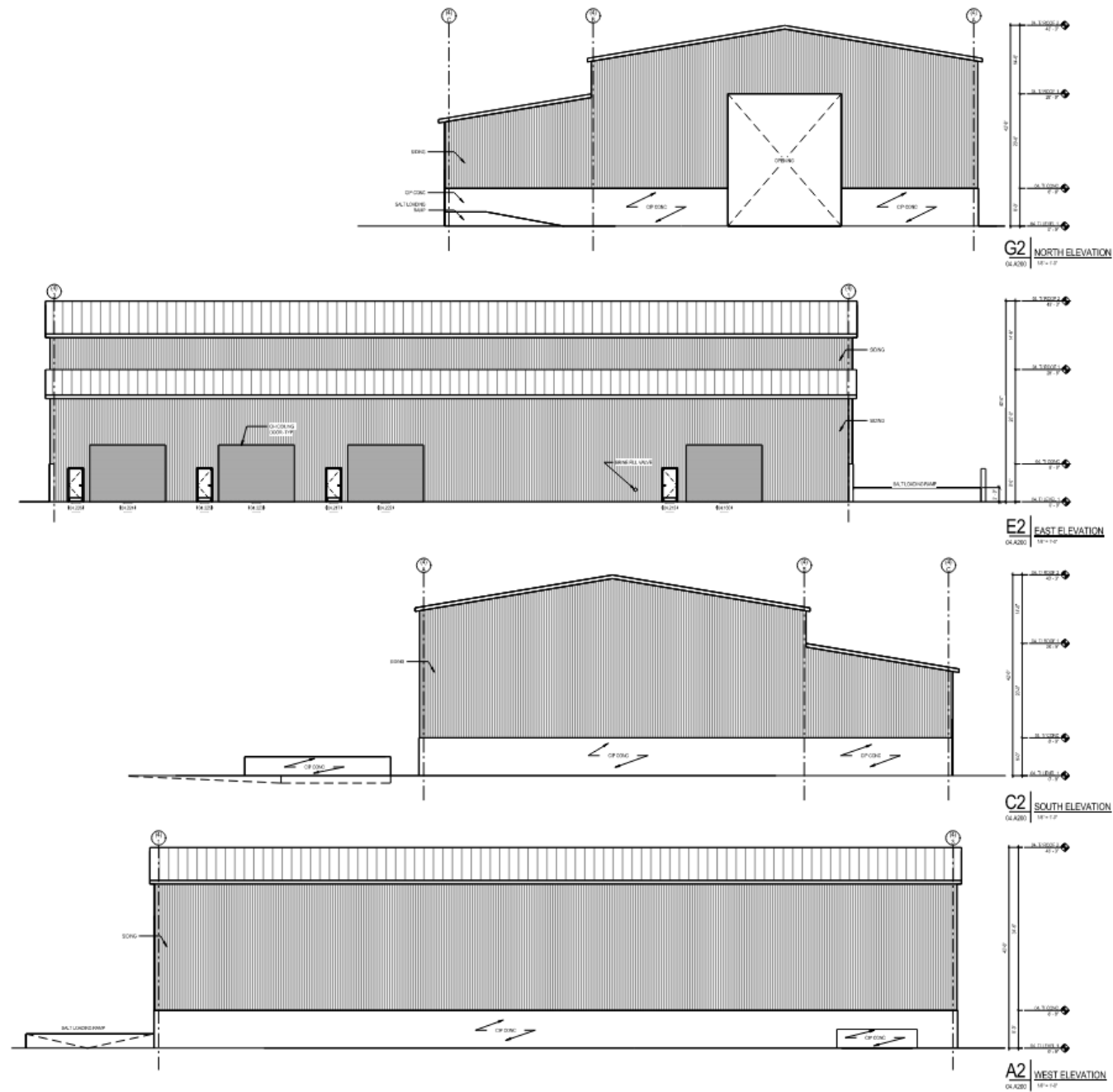
Building Elevations – North Garage



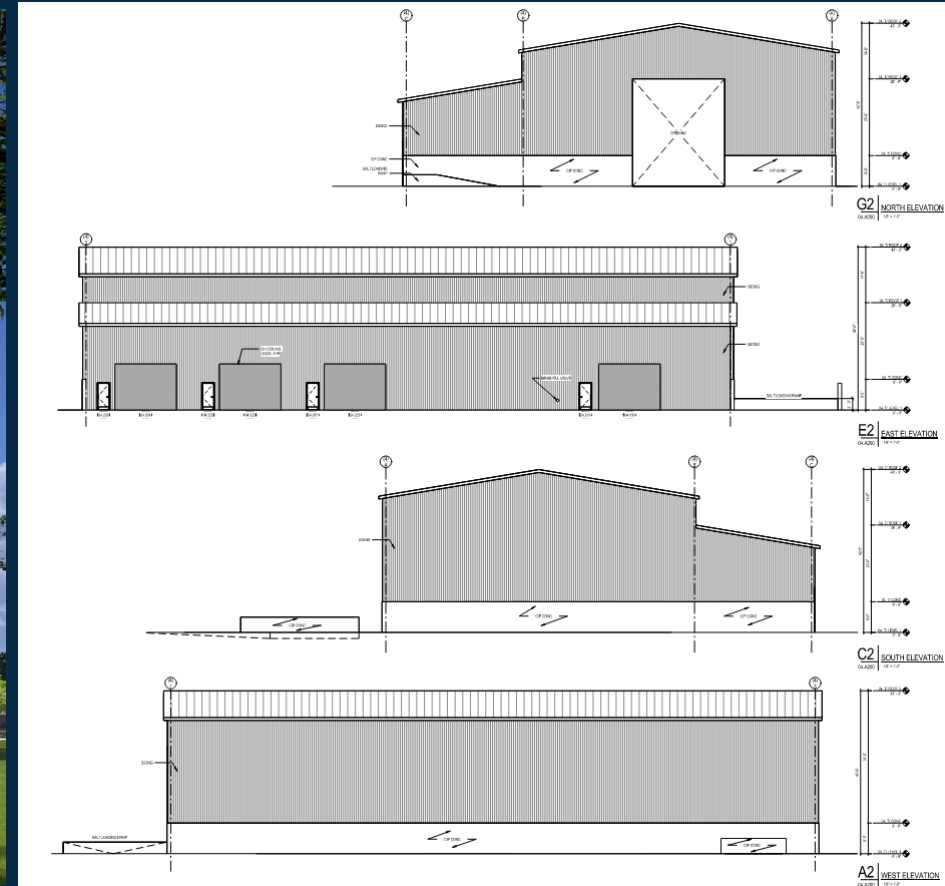
Building Elevations – Front (West) Façade



Building Elevations – Salt Shed

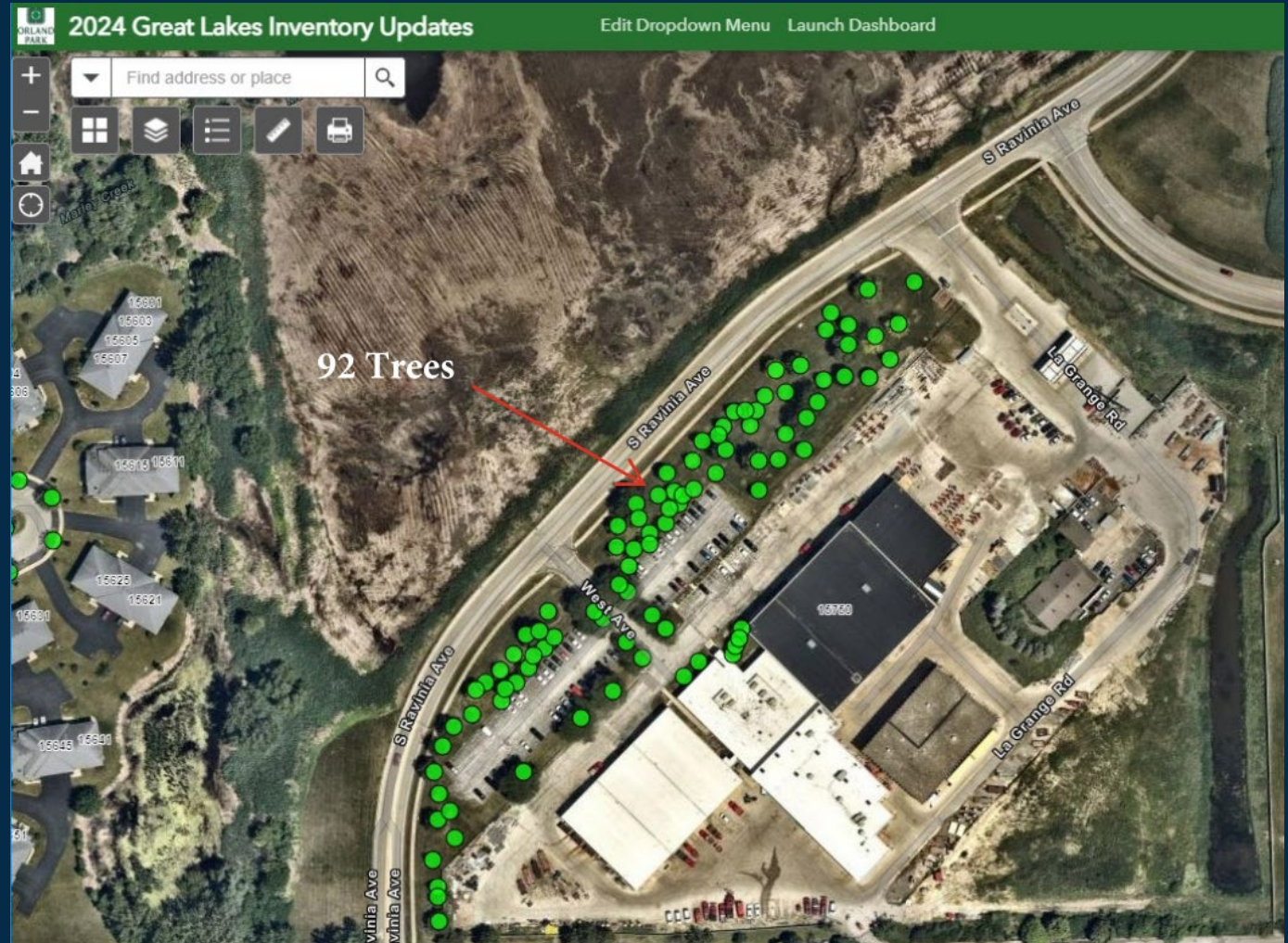


Modification #1 – Eliminate requirement to use brick or other masonry materials for all sides of the building addition to the North Garage and the Salt Shed building (Section 6-308)



Modification #2 – Eliminate requirement to provide parking lot landscape islands (Section 6-305.D.6.a.2)

- There is an existing berm along the front of the property facing Ravinia Avenue, which has 92 trees. We have agreed to plant 12 additional trees in the berm and 46 additional trees in the parkway along Ravinia Avenue in-lieu of the parking lot landscape island requirement.



REZONING/ZONING MAP AMENDMENT

Plan Commission Recommended Action

Regarding Case Number 2025-0470, also known as Public Works Optimization Project Rezoning, I move to approve a Rezoning for 1 of the 4 parcels from the OS Open Space District to the COR Mixed Use District.

Board of Trustees Recommended Motion

Regarding Case Number 2025-0470, also known as Public Works Optimization Project Rezoning, 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 OS OPEN SPACE TO COR MIXED USE (PUBLIC WORKS FACILITY – 15655 RAVINIA AVENUE)



PLAT OF CONSOLIDATION

Plan Commission Recommended Action

Regarding Case Number 2025-0474, also known as Public Works Optimization Project Plat of Consolidation, I move to approve a Plat of Consolidation prepared by Valdes Architecture & Engineering, revised April 28, 2023.

Board of Trustees Recommended Motion

Regarding Case Number 2025-0474, also known as Public Works Optimization Project Plat of Consolidation, I move to approve the Plan Commission Recommended Action for this case;

And,

Approve the Plat of Consolidation prepared by Valdes Architecture & Engineering, revised April 28, 2023;

And,

Authorize staff to execute and record the plat.



SPECIAL USE PERMIT WITH MODIFICATIONS

Plan Commission Recommended Action

Regarding Case Number 2024-0892, also known as the Public Works Optimization Project, 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

Regarding Case Number 2024-0892, also known as the Public Works Optimization Project, I move to approve the Plan Commission Recommended Action for this case;
And,

I move to adopt an Ordinance entitled: ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT WITH MODIFICATIONS (PUBLIC WORKS FACILITY – 15655 RAVINIA AVENUE)

