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Staff Report to the Plan Commission

Public Works Optimization Project

Prepared: 5/29/2025

Prepared by: Hailey Gorman, Associate Planner

Project: Public Works Optimization Project**Case Numbers:** 2024-0892 | DP-24-00505**Petitioner:** Mike Mazza, Public Works Operations Manager

Purpose: The petitioner is seeking approval of a Rezoning from OS to COR, a Plat of Consolidation, a Special Use Permit for a Planned Development with Modifications from the Land Development Code, a Site Plan, and Building Elevations to construct a 62,173 square-foot building addition to the North Garage of the existing Public Works Facility and to construct a new 19,293 square-foot Salt Shed.

Address: 15655 Ravinia Avenue, Orland Park, IL**P.I.N.s:** 27-16-401-010-0000, 27-16-401-012-0000, 27-16-401-018-0000, 27-16-401-019-0000

BACKGROUND

The subject property is occupied by the Public Works Facility and has been used as such since at least 1971. The property was previously used as a missile site by the U.S. Army. In 1992, a Special Use Permit to allow a Municipal Public Services Facility was granted to the property. At that time, the property was zoned P-O, Planned Office District. Since then, the subject property has been rezoned and expanded over four separate parcels. One of the parcels is within the Open Space District (OS) while the other three are within the Mixed-Use District (COR). The property has a gross land area of approximately 15 acres, with approximately 137,000 square-feet of building area. There are currently five buildings on site:

- The main building which houses the Administration Building, South Garage, and North Garage
- The Tomb (storage building)
- The Gun Range with two out lot buildings

The Tomb, Gun Range, and the two out lot buildings will be demolished as part of this project. The proposal consists of a plan to rezone the parcel that is zoned OS to COR to match the remaining 3 parcels, then to consolidate the 4 lots into one single parcel to construct a 62,173 square-foot addition to the North Garage and to construct a 19,293 square-foot Salt Shed. Due to the size of the Salt Shed, it is considered a second principal structure, which triggers the requirement for a Special Use Permit for a Planned Development for two principal structures on one lot. The proposal also includes a request for Modifications from the Land Development Code.

COMPREHENSIVE PLAN

The Comprehensive Plan identifies the Public Works Facility as an ideal use for this site. Overall, the proposed improvements are consistent with the intent of the Comprehensive Plan for this area.

COMPREHENSIVE PLAN

Planning District	Regional Core
Planning Land Use Designation	Regional Mixed Use

ZONING DISTRICT

Existing	OS – Open Space District (1 parcel) COR – Mixed Use District (3 parcels)
Proposed	COR – Mixed Use District (4 parcels)

LAND USE

Existing	Governmental Use (Public Works Facility)
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ADJACENT PROPERTIES

	Zoning District	Land Use
North	OS – Open Space District	Vacant
East	COR – Mixed Use District	Restaurant (Seasons 52, Miller's Ale House, & Stan's Donuts)
South	COR – Mixed Use District R-4 – Residential District	Multi-Tenant Commercial Center (Lakeview Plaza) Multi-Family Residential (Condos)
West	OS – Open Space District	Vacant

DETAILED PLANNING DISCUSSION

The petitioner is seeking approval of a rezoning, plat of consolidation, special use permit for a planned development with modifications from the Land Development Code, site plan, and building elevations to construct a 62,173 square-foot building addition to the North Garage of the existing Public Works Facility and to construct a new 19,293 square-foot Salt Shed.

The proposed scope of work includes the demolition of 4 existing structures located in the rear of the site. These structures are currently used for storage. Demolishing these structures is necessary to make room for the proposed Salt Shed and addition to the North Garage. The project also includes paving an additional 80,000 square feet of impervious surface, restriping 35 parking spaces, and adding 6 new parking spaces. A detailed parking analysis is provided later in the staff report.

LASALLE FACTORS

When reviewing an application for rezoning property, the decision-making body shall review the following factors for consideration. The factors below come principally from the 1957 case *LaSalle v. County of Cook*. The petitioner has submitted responses to the factors, which are attached to this report. Staff finds the petitioner responses sufficient for this case.

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 propose.

SPECIAL USE STANDARDS

When reviewing an application for a Special Use Permit, the decision-making body shall review the following standards for consideration. The petitioner has submitted responses to the standards which are attached to this case file. Staff finds the petitioner responses satisfactory and recommends approval of the Special Use Permit for a Planned Development. The standards below come from Section 5-105.E of the Land Development Code:

1. Will the special use be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, and adopted overlay plan and these regulations?
2. Will the special use be consistent with the community character of the immediate vicinity of the parcel proposed for development?
3. Will the design minimize adverse effects, including visual impacts on adjacent properties?
4. Will the proposed use have an adverse effect on the value of adjacent property?
5. Has the applicant demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service?
6. Has the applicant made adequate legal provisions to guarantee the provision and development of any open space and other improvements associated with the proposed development?
7. Will the development adversely affect a known archeological, historical, or cultural resource?
8. Will the proposed use comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village?

In their responses, the Petitioner concurs that the continued use of the site as a Public Works Facility complies with the intent of the Comprehensive Plan and is consistent with the character of the neighborhood.

SITE PLAN

Lot Coverage

Part of the scope of work for this project includes paving an additional 80,000 square feet (SF) of impervious surface. The existing stormwater detention will be maintained, and the project still complies with the maximum lot coverage requirement. The site will have approximately 72% of impervious surface area, whereas the maximum allowed for the COR District is 75%.

Maximum Allowed	75% (~486,783 SF)
Existing	~60% (~387,224 SF)
Proposed	~72% (~467,359 SF)

Building Setbacks

The proposed building addition and Salt Shed comply with the minimum setbacks required for the COR District. The table below include the required and proposed building setbacks for each structure.

Yard	Min. Setback Required	North Garage Addition – Proposed Setbacks	Salt Shed – Proposed Setbacks
Front	25' from the lot line with frontage on 156 th Street	306'	485'
Rear	30'	65'	90'
Exterior Side	15' from the lot line with frontage on Ravinia Avenue	190'	515'
Side	15'	218'	173'

Parking and Loading

As outlined in Section 6-306 of the Land Development Code (LDC) Off-Street Parking and Loading, parking requirements are contingent upon the intended purpose of each use. The Public Works Facility is required to provide 113 parking spaces. Including the additional 6 parking spaces shown on the preliminary site plan, there are a total of 132 parking spaces provided on site.

OFF-STREET PARKING COUNT

Required	113 (+/- 20%)
Proposed	132 (+16%)

The petitioner is requesting a modification from the LDC to eliminate the requirement to install 1 parking lot landscape island for every 10 parking spaces. With the restriping/installation of 43 parking spaces, 4 parking lot landscape islands are required by code. The petitioner has provided justification for their modification request, noting that they plan to plant an additional 58 trees around the site to exceed the landscaping that would be required for each parking lot island. They will plant 12 new trees in the landscape berm adjacent to the parking lot in front of the building, as well as planting 46 additional trees in the parkway along Ravinia Avenue.

Additionally, one bicycle parking space is required for every 10 automobile spaces for government uses. There are 10 bicycle parking spaces existing on-site, so this requirement has been met as determined by the Director of Development Services.

BUILDING ELEVATIONS

North Garage Addition

The North Garage Addition is approximately 28' tall, matching the height of the existing structure. This addition will extend the front façade of the building by approximately 133'. The petitioner is requesting a modification from the LDC to eliminate the requirement to use brick or other masonry materials for all sides of the building. They have provided justification for this request, in that the existing building does not meet this requirement and, if the building addition were to meet this requirement, it would not match the rest of the façade. To offset this request, the petitioner will plant additional trees around the site.

West Elevation

The exterior of the addition to the North Garage will match the existing façade. This elevation features a garage door with EIFS pediment and columns. There will also be three access doors and eight windows, consistent with the design of the existing building. This façade will be the most visible from the public right-of-way.

North Elevation

This elevation features precast concrete panels on the top half of the structure with a concrete push wall on the lower half. There are 11 windows placed to break up the façade along the top half of the building. There will be one access door towards the middle of the façade, which will be surrounded by lay down/covered storage.

East Elevation

This elevation is also designed to match the existing façade with precast concrete panels. The addition includes one garage door, one access door, and six windows.

Salt Shed

The Salt Shed will be located in the rear of the site, mostly hidden from the public right-of-way. The building will be approximately 43' tall, which is taller than the other building on-site. The maximum height for a building in the COR district is 75', so this requirement is met. The salt loading area and ramp will be located on the north side of the building, and additional lay down storage space will be designated on the west side of the building. Directly south of the salt shed will be storage bins while there will be additional lay down storage to the east of the structure.

The petitioner is also requesting a modification from the LDC to eliminate the requirement to use brick or other masonry materials for all sides of the Salt Shed building. The Salt Shed will feature siding with cast-in-place (CIP) concrete. They have provided justification for this request, in that the storage of salt requires specific building materials to ensure minimal corrosion and/or deterioration of the structure. Moreover, the Salt Shed will not be as visible from the public right-of-way and will match the rest of the buildings on-site which do not meet the masonry/brick requirement. To offset this request, the petitioner will plant additional trees around the site.

ENGINEERING PLAN

Stormwater Management

The site has an existing stormwater detention pond on the Eastern side. The petitioner has provided a Wetland & Waters Determination Report prepared by V3 Companies, which determined that there are no wetlands or waters on the subject property. This project will need to be reviewed by the Metropolitan Water Reclamation District (MWRD) prior to permit issuance. A Photometrics Plan will be required with the Final Engineering Plan.

STAFF RECOMMENDED ACTION

Regarding Case Number 2024-0892, also known as the Public Works Optimization Project, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 29, 2025;

And

Staff recommends the Plan Commission approve a rezoning of one of the four parcels from the Open Space District (OS) to the Mixed Use District (COR);

And

Staff recommends the Plan Commission approve a Plat of Consolidation prepared by Valdes Architecture & Engineering, revised April 28, 2023;

And

Staff recommends the Plan Commission approve a Special Use Permit for a Planned Development with Modifications from the Land Development Code, subject to the following conditions:

1. All ground based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J.
2. Meet all code requirements, landscape requirements, and final engineering requirements, including required permits except where otherwise modified in this ordinance;

Staff further recommends Modifications from the Land Development Code:

1. Eliminate the 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).
2. Eliminate the requirement to provide parking lot landscape islands (Section 6-305.D.6.a.2);

And

Staff recommends the Plan Commission approve a site plan prepared by Valdes Architecture & Engineering, revised January 16, 2025, subject to the condition that the development will be in substantial conformance with the preliminary site plan;

And

Staff recommends the Plan Commission approve building elevations prepared by Valdes Architecture & Engineering, revised September 20, 2024, subject to the condition that the development will be in substantial conformance with the preliminary building elevations.

PLAN COMMISSION RECOMMENDED MOTION

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.