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Staff Report to the Board of Trustees

Public Works Optimization Project – Special Use Permit for a Planned Development with Modifications

Prepared: 6/5/2025

Prepared by: Hailey Gorman, Associate Planner

Project: Public Works Optimization Project

Case Numbers: 2024-0892 (2025-0470, 2025-0470) | DP-24-00505

Petitioner: Mike Mazza, Public Works Operations Manager

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

Requested Action: 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.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 Commissioners and members of staff. No members of the public were present. Following the presentations by public works and planning staff, the commissioners discussed that they are generally supportive of the project, but noted a couple of minor concerns.

Commissioners engaged in a discussion about the significance of granting a modification from the brick/masonry requirement for the proposed addition to the North Garage and the proposed Salt Shed. Several commissioners expressed concern about setting a precedent, but ultimately decided that this project qualifies for such a modification due to the use of the buildings for material and vehicle storage, and keeping the design consistent with the other buildings on site and match the building addition to the existing design of the North Garage. The commissioners also questioned the cost and scale of the project, as some were concerned whether the project took population growth and new development into consideration. Public works staff noted that the need for the expansion is so that the site can accommodate additional storage and improve daily operations in anticipation of future development and population growth.

Overall, the project was unanimously approved 6-0 by the Plan Commission with the Staff Recommended Action.

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)