

MAYOR

James Dodge

VILLAGE CLERK

Mary Ryan Norwell

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



**ORLAND
PARK**

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Cynthia Nelson Katsenes

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Staff Report to the Board of Trustees

Public Works Optimization Project - Zoning Map Amendment

Prepared: 6/5/2025

Prepared by: Hailey Gorman, Associate Planner

Project: Public Works Optimization Project

Case Numbers: 2025-0470 (2024-0892, 2025-0474) | 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. Following the staff presentations, the commissioners discussed that they are supportive of the rezoning so the entire property is under the same zoning district.

There was additional discussion about the other requests for the Public Works Optimization Project, but any concerns that were discussed were in regard to the addition to the North Garage and the new Salt Shed. The recommendation to amend the zoning map was unanimously approved 6-0 by the Plan Commission.

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)