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Staff Report to the Plan Commission

Orland Park Place Lot 1 Resubdivision

Prepared: 11/12/2025

Project: 2025-0882 - Orland Park Place Lot 1 Resubdivision

Petitioner: Jason Reibert, PMAT Orland, LLC

Address: 15105-15139 LaGrange Road and 9559 151st Street

P.I.N.s: 27-15-100-056-0000; 27-15-100-030-0000; 27-15-100-055-0000

Requested Action: The Petitioner seeks approval of a Plat of Subdivision to resubdivide Lot 1 within the Orland Park Place Shopping Center.

BACKGROUND

Lot 1, located at the northwest corner of 151st Street and LaGrange Road, contains two outlot buildings within the Orland Park Place shopping center and has undergone several redevelopment efforts over the past two decades.

In 2002, the building identified as "Retail Center I" on the attached map was subdivided into three tenant spaces to accommodate the Vitamin Shoppe and two retail/restaurant tenants. This building now includes the Vitamin Shoppe, Dave's Hot Chicken, and America's Best Eyewear.

In 2009, the Village Board approved construction of the "Orland Park Place Outlot Building" on the former Lot 10, fronting 151st Street and LaGrange Road. The lot previously had a standalone restaurant building, which was demolished and replaced by a new multi-tenant commercial building with Fidelity Insurance as the anchor tenant.

Previously, the Vitamin Shoppe building was located on Lot 1, and the Fidelity building was located on Lot 10. In November 2024, PMAT, LLC provided a new plat of subdivision that created additional outlots along 94th Avenue and also consolidated the former Lots 1 and 10 into a single parcel designated as the new Lot 1.

The property is owned by PMAT, LLC, which has continued to maintain and reinvest in the center. The applicant now seeks approval to subdivide this consolidated parcel into two new lots, identified as Lot 1A and Lot 1B, to support future leasing and redevelopment within Orland Park Place.

COMPREHENSIVE PLAN

Planning District	Regional Core Planning District
Planning Land Use Designation	Regional Mixed Use

ZONING DISTRICT

Existing (no change)	COR – Mixed Use
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STAFF RECOMMENDED MOTION

Regarding Case Number 2025-0882, also known as Orland Park Place Lot 1 Resubdivision, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.