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**Staff Report to the Board of Trustees**

Prepared: 11/13/2023

**PROJECT SUMMARY**

**Project:** Bank of America Subdivision

**Address:** 15854 LaGrange Road

**P.I.N.:** 27-16-403-011-0000

**Purpose:** The petitioner is seeking approval of a Plat of Subdivision.

**Petitioner:** Lakeview Plaza (Orland), LLC

**Contact:** George Weems, Ice Miller LLP

**Parcel Size:** 36.64 acres

**BACKGROUND**

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Lake View Plaza, located at the intersection of 159th Street and LaGrange Road stands as one of Orland Park’s most significant retail centers. This shopping center, established in 1986, holds about 43 stores, covering 360,000 square feet of retail space, and provides ample parking with 2,852 parking spaces. Formerly known as LaSalle Bank, Bank of America now occupies the bank building at the corner of 158th Place and LaGrange Road within this retail center.

**PLAT OF SUBDIVISION**

The Applicant seeks approval for a subdivision of the Lake View Plaza and Bank of America parcels, namely Lot 1 and Lot 2. All building setbacks are compliant with the new boundaries of each new lot. There are no changes to the land uses on the site. Minor landscaping enhancements will be approved administratively through the Appearance Review process separate from this case.

**PLAN COMMISSION DISCUSSION**

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Present at the Plan Commission on November 7, 2023 were 6 commissioners, Village staff, and the petitioner. The Plan Commission had no comments regarding this case and were supportive of the project. The Plan Commission recommended approval with 6 ayes and 1 absent.

**PLAN COMMISSION RECOMMENDED MOTION**

Regarding Case Number 2023-0519, also known as Bank of America Subdivision, 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**

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I move to approve the Plat of Subdivision titled “Bank of America Subdivision”, prepared by Xcel Consultants, dated August 9, 2023, and I authorize staff to execute and record the plat.