

MAYOR
Keith Pekau

VILLAGE CLERK
Brian L. Gaspardo

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



DEVELOPMENT SERVICES

TRUSTEES

William R. Healy
Cynthia Nelson Katsenes
Michael R. Milani
Sean Kampas
Brian J. Riordan
Joni J. Radaszewski

Staff Report to the Plan Commission

Orland Park Place Resubdivision

Prepared: 9/25/2024

Project: Orland Park Place Resubdivision

Case Numbers: 2024-0664 | DP-24-00468

Petitioner: PMAT Orland, LLC

Project Representative: Jason Reibert

Purpose: The Applicant is requesting approval to subdivide parcels within the Orland Park Place Shopping Center in order to create additional outlots and address previous nonconformities.

Address: 153rd Street & LaGrange Road

P.I.N.s: 27-15-100-014-0000, 27-15-100-016-0000, 27-15-100-023-0000, 27-15-100-030-0000, 27-15-100-036-0000, 27-15-100-037-0000, 27-15-100-040-0000, 27-15-100-042-0000, 27-15-100-044-0000, 27-15-100-045-0000, 27-15-100-046-0000, 27-15-100-049-0000, 27-15-100-051-0000, 27-15-100-055-0000, 27-15-100-056-0000, 27-15-100-058-0000

BACKGROUND

Orland Park Place, originally named Orland Court, was developed in 1981 as an enclosed mall and later redeveloped in 1999 into an open-air shopping center. The shopping center contains major retailers such as Dick's Sporting Goods, Barnes & Noble, and Steinhafels Furniture. The building area spans 439,110 square feet and the property contains 3,336 parking spaces. The property is currently owned by PMAT, LLC and continues to be one of the premier shopping centers in Orland Park.

COMPREHENSIVE PLAN

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

ZONING DISTRICT

Existing	COR – Mixed Use
-----------------	-----------------

LAND USE

Existing	Commercial Retail Establishment >50,000sf
-----------------	---

ADJACENT PROPERTIES

	Zoning District	Land Use
North	COR – Mixed Use	Community and Institutional (Center School)
East	BIZ General Business District	Offices (Orland Executive Pointe)
South	COR – Mixed Use	Commercial (Lowe's Plaza)
West	BIZ – General Business	Commercial (Ravinia Plaza)

PLAT OF SUBDIVISION

The Applicant seeks approval for a subdivision of Orland Park Place to create an outlet for the building at 15159 LaGrange Road. All building setbacks meet the requirements of the existing building and proposed lot boundaries, and the new 66,993sf lot exceeds the minimum 10,000sf lot size required for commercial properties in the COR Zoning District.

Additionally, two new outlots are proposed within the parking lot along 94th Avenue: Lot 6 (30,340 square feet) and Lot 7 (25,578 square feet). While no immediate development is planned, future commercial development of these lots will require site plan approval and Special Use Amendments. Staff recommended the petitioner create conceptual building footprint plans to ensure development is possible and to minimize the need for future code relief. Other changes to the proposed plat include resolving older lot line overlap and correcting nonconformities from prior subdivisions.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2024-0064, also known as Orland Park Place Resubdivision, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 25, 2024;

And

Staff recommends that the Plan Commission approve a Plat of Subdivision.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2024-0064, also known as Orland Park Place Resubdivision, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.