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Staff Report to the Plan Commission

GW Properties Harbor Freight Subdivision

Prepared: 1/7/2025

Project: 2024-0884 GW Properties Harbor Freight Subdivision

Petitioner: Mitch Goltz, GW Orland Park

Project Representative: Matt Callaghan, Manhard Consulting

Location: 7520 159th Street

P.I.N.: 27-13-402-017-0000

Existing Parcel Size: 3.2 acres

Requested Actions: The Applicant requests approval to subdivide the subject parcel to create two legal lots.

PLAT OF SUBDIVISION

The petitioner requests approval of a Plat of Subdivision for the property located at 7520 159th Street. Approximately 7,231 square feet will be dedicated as right-of-way. The subdivision will create two lots: Lot 1, approximately 2 acres, will contain the existing Harbor Freight building. Lot 2, approximately 1 acre in size, is a proposed lot along 159th Street for future development. Both lots exceed the minimum 10,000sf lot size required in the BIZ – General Business District.

Once subdivided, the petitioner must submit a Development Petition Application to proceed with developing the property. Future site improvements will require compliance with stormwater management, parking reconfiguration, and the addition of sidewalks.

Overall, the proposed plat of subdivision conforms to the Village's Land Development Code and policies for this area.

COMPREHENSIVE PLAN

Planning District	159th and Harlem District
Planning Land Use Designation	Community Commercial

ZONING DISTRICT

Existing	BIZ – General Business
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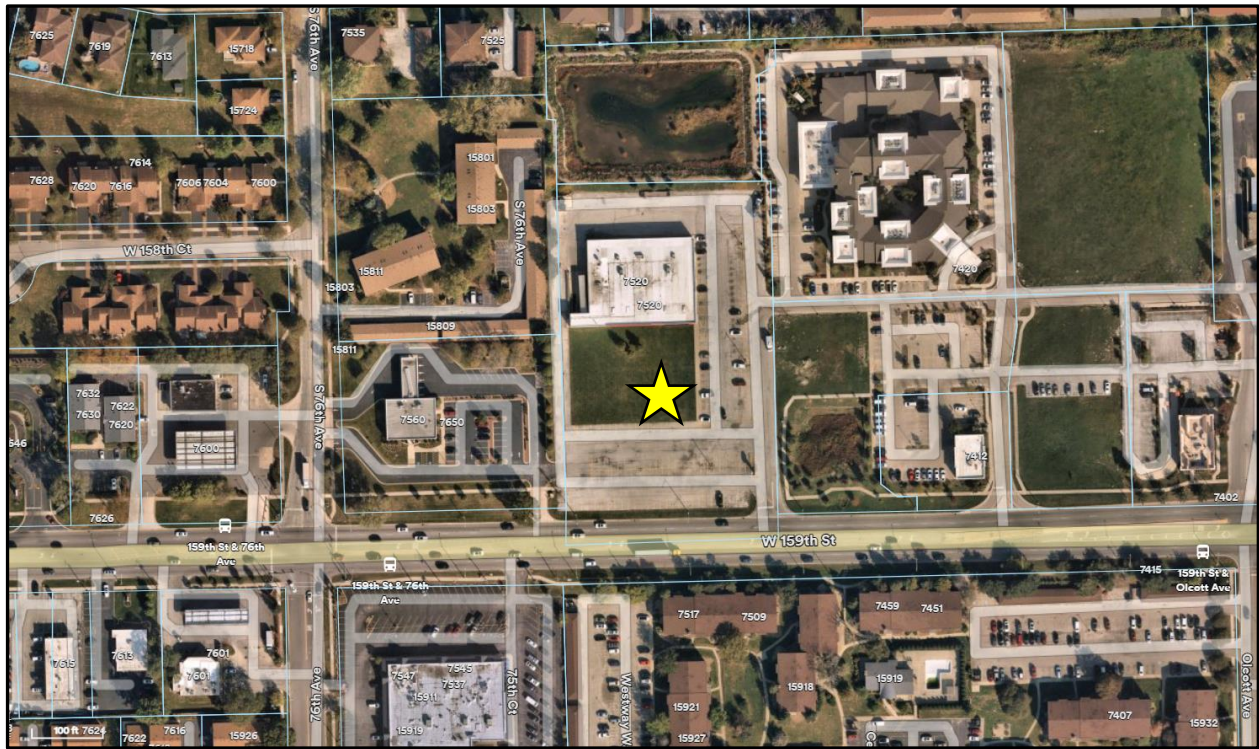
LAND USE CLASSIFICATION

Existing	Commercial Retail Establishment
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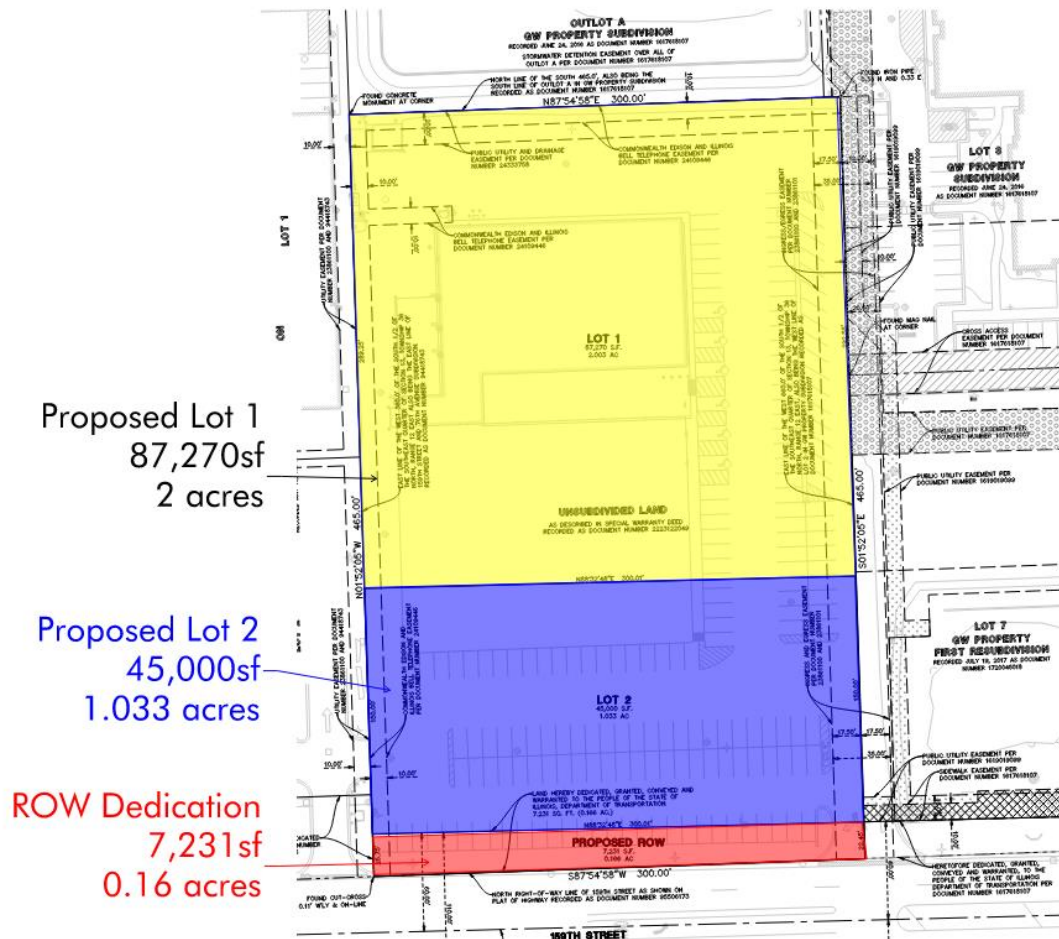
ADJACENT PROPERTIES

	Zoning District	Land Use
North	R-4 Residential	Multifamily Residential (Colonades)
East	BIZ – General Business	Commercial (AVIS)
South	R-6 Residential (Tinley Park)	Multifamily Residential (159 Residences Tinley Park)
West	BIZ – General Business	Financial Institution (Marquette Bank)

MAP OF SURROUNDING CONTEXT



PROPOSED PLAT OF SUBDIVISION



PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2024-0884, also known as GW Properties Harbor Freight Subdivision, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated January 7, 2025;

And

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

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2025-0884, also known as GW Properties Harbor Freight Subdivision, I move to approve the Staff Recommended Action for this Case.