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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

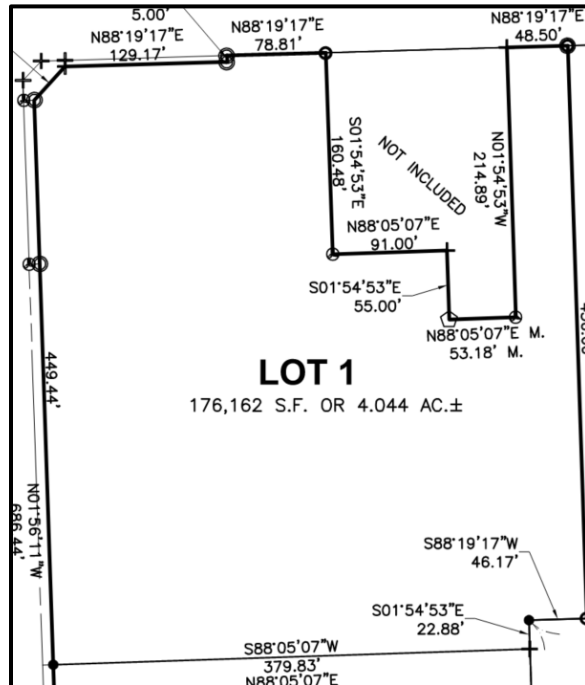
## ADJACENT PROPERTIES

|       | Zoning District        | Land Use                                    |
|-------|------------------------|---------------------------------------------|
| North | COR – Mixed Use        | Commercial (LaGrange Square)                |
| East  | BIZ – General Business | Community and Institutional (Center School) |
| South | COR – Mixed Use        | Commercial (Orland Park Place)              |
| West  | BIZ – General Business | Commercial (Ravinia Plaza)                  |

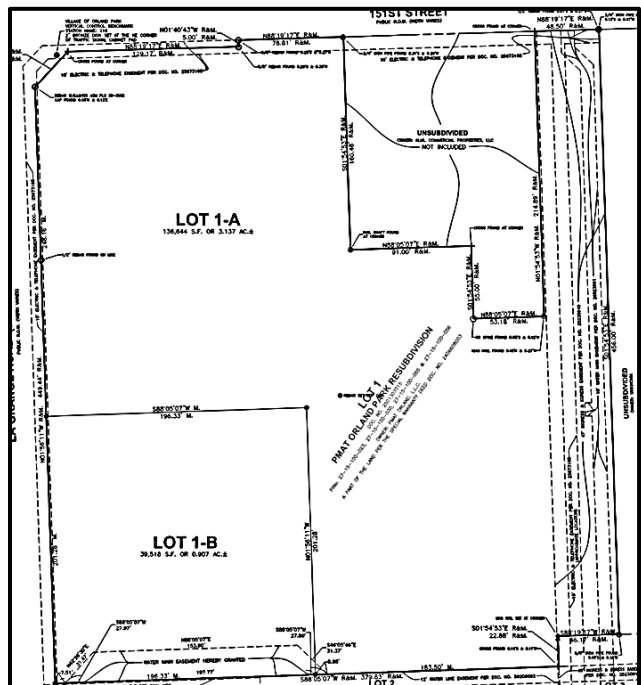
## PLAT OF SUBDIVISION

The applicant seeks approval for a subdivision of Orland Park Place to create a new outlet that separates the two buildings located within the existing Lot 1 of the shopping center. All proposed building setbacks comply with the requirements of the COR Mixed Use District. The newly created Lot 1A, at 136,644 square feet, and Lot 1B, at 39,518 square feet, both exceed the minimum lot size of 10,000 square feet required for commercial properties in the COR Zoning District.

CURRENT PLAT



PROPOSED PLAT



## STAFF RECOMMENDED ACTION

Regarding Case Number 2025-0882, also known as Orland Park Place Lot 1 Resubdivision, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated November 12, 2025;

And

Staff recommends that the Plan Commission approve a Plat of Subdivision for Orland Park Place Lot 1, subject to the condition that the final copy of the plat is printed on mylar and submitted to the Village with all non-Village related signatures ready for recording at the Cook County Recorder of Deeds office.

**STAFF RECOMMENDED MOTION**

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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.