

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 Board of Trustees

GW Properties Harbor Freight Subdivision

Prepared: 2/6/2025

Project: 2024-0884 GW Properties Harbor Freight Subdivision

Petitioner: Mitch Goltz, GW Orland Park

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 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.

PLAN COMMISSION ACTION

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

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 Commissioners, Staff, the petitioner, and members of the public. Following Staff's presentation, the commissioners and members of the public raised questions.

The Commissioners raised questions on shared parking with the Planned Development to the east, where the petitioner responded that he owns the lots to the east and allows shared parking, and there are existing cross access easements with adjacent properties, allowing for easy movement between the two developments.

There were concerns raised by the Commissioners regarding parking, and whether there is enough parking spaces, especially with the potential overflow from a nearby daycare. Harbor Freight has more parking spaces than needed, but most of it is underused. The parking lot behind Harbor Freight was also discussed, with a large amount of unused parking.

Residents questioned potential future developments on the subdivided land, specifically whether fast food restaurants or other businesses could be allowed. The property is zoned for general commercial use, which could include retail, office, or restaurants. Staff confirmed that if development occurs, it will have to follow the necessary approval process, including public meetings.

The Plan Commission unanimously recommended approval of the subdivision 6 ayes, 0 nays, and 1 absent.

This item is now before the Board for consideration.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2024-0884, also known as GW Properties Harbor Freight Subdivision, I move to approve the Plan Commission Recommended Action as presented for this case.

FULL MOTION TEXT (NOT NECESSARY TO BE READ OUT LOUD)

Regarding Case Number 2024-0884, also known as GW Properties Harbor Freight Subdivision, I move to approve a Plat of Subdivision, subject to the final copy of the plat being 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.

AND

I authorize staff to execute and record the plat.