

MAYOR
Keith Pekau

VILLAGE CLERK
Brian L. Gaspardo

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



DEVELOPMENT SERVICES

TRUSTEES

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

Staff Report to the Board of Trustees

Marcus Theatres Parking Garage Demolition

Prepared: 12/18/2024

Project: 2024-0445 – Marcus Theatres Parking Garage Demolition

Petitioner: Doug Pellock, Vice President of Construction and Purchasing, Marcus Theatres

Project Representative: Eric Olson, Marcus Corporation

Location: 16350 LaGrange Road

P.I.N.s: 27-21-401-008-0000

Parcel Size: 11.35 acres

Requested Actions: The petitioner seeks approval of a Special Use Permit Amendment in order to demolish the existing parking structure on the southwest corner of the lot and convert the area to landscaped open space. Please see attached Staff Report to the Plan Commission for full scope of site improvements.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 7 Commissioners, the project representative, and members of staff. No members of the public attended the meeting. The Commissioners discussed the rationale for the demolition, future development possibilities, and compliance with Code.

The Commissioners questioned the need for demolishing the parking garage. The petitioner clarified that there is a reduced total occupancy of Marcus Theatres resulting from the installation of larger "Dream Lounger" seating added in 2016, which has decreased the overall parking demand for the site. Additionally, high maintenance costs played a significant role in the decision to remove the parking garage.

The Commissioners raised questions about the parking regulations in the code. Staff clarified that the plan complies with Code requirements by providing 587 parking spaces on site, which exceeds the required 547 spaces. Parking requirements are calculated at 1 space per 3 theater seats. With the reduced seating capacity, the excess garage parking is no longer necessary, and the area will be converted to landscaped green space.

Questions about future development were asked, with staff confirming that any new development would be required to meet parking and lot coverage regulations. The proposed plan meets all Code requirements without the need for any variances.

The Plan Commission unanimously recommended approval of this case 7-0.

PLAN COMMISSION MOTION

Regarding Case Number 2024-0445, also known as Marcus Theatres Parking Garage Demolition, 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 ACTION

The Plan Commission recommends the Board of Trustees **Approve** the Site Plan prepared by Arc Design Resources, Inc. dated September 25, 2024; and Landscape Plan prepared by Gary R. Weber and Associates dated November 11, 2024;

And

The Plan Commission recommends the Board of Trustees **Approve** a Special Use Permit Amendment, subject to the following conditions:

1. The petitioner shall develop the Subject Property in substantial conformance with the final Village-approved site plan and landscape plan.
2. Prior to the issuance of building permits, the petitioner shall submit for approval fully developed civil engineering plans that comply with the county WMO requirements and Village's stormwater control provisions, engineering plans to address all aspects of private and public utility services.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2024-0445, also known as Marcus Theatres Parking Garage Demolition, I move to approve the Plan Commission Recommended Action for this case.

And

I move to adopt an Ordinance entitled: