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Staff Report to the Board of Trustees

Orland Park Place Lot 1 Resubdivision

Prepared: 11/19/2025

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 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. Please see attached "Staff Report to the Plan Commission" for the full report on this case.

PLAN COMMISSION SUMMARY

Present at the Plan Commission were 6 commissioners, the petitioner, and members of staff. No members of the public were in attendance. Following the Petitioner and Staff's presentations, one question was asked by a commissioner clarifying which properties at Orland Park Place were owned by PMAT, LLC.

Overall, the Commissioners were supportive of the subdivision and unanimously approved the motion 6 ayes, 0 nays, and 1 absent. This item is now before the Board of Trustees for consideration.

PLAN COMMISSION ACTION

The Plan Commission recommends that the Village Board of Trustees 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.

PLAN COMMISSION RECOMMENDED MOTION

I move to approve the Plan Commission Recommended Action as presented for Case Number 2025-0882, also known as Orland Park Place Lot 1 Resubdivision.