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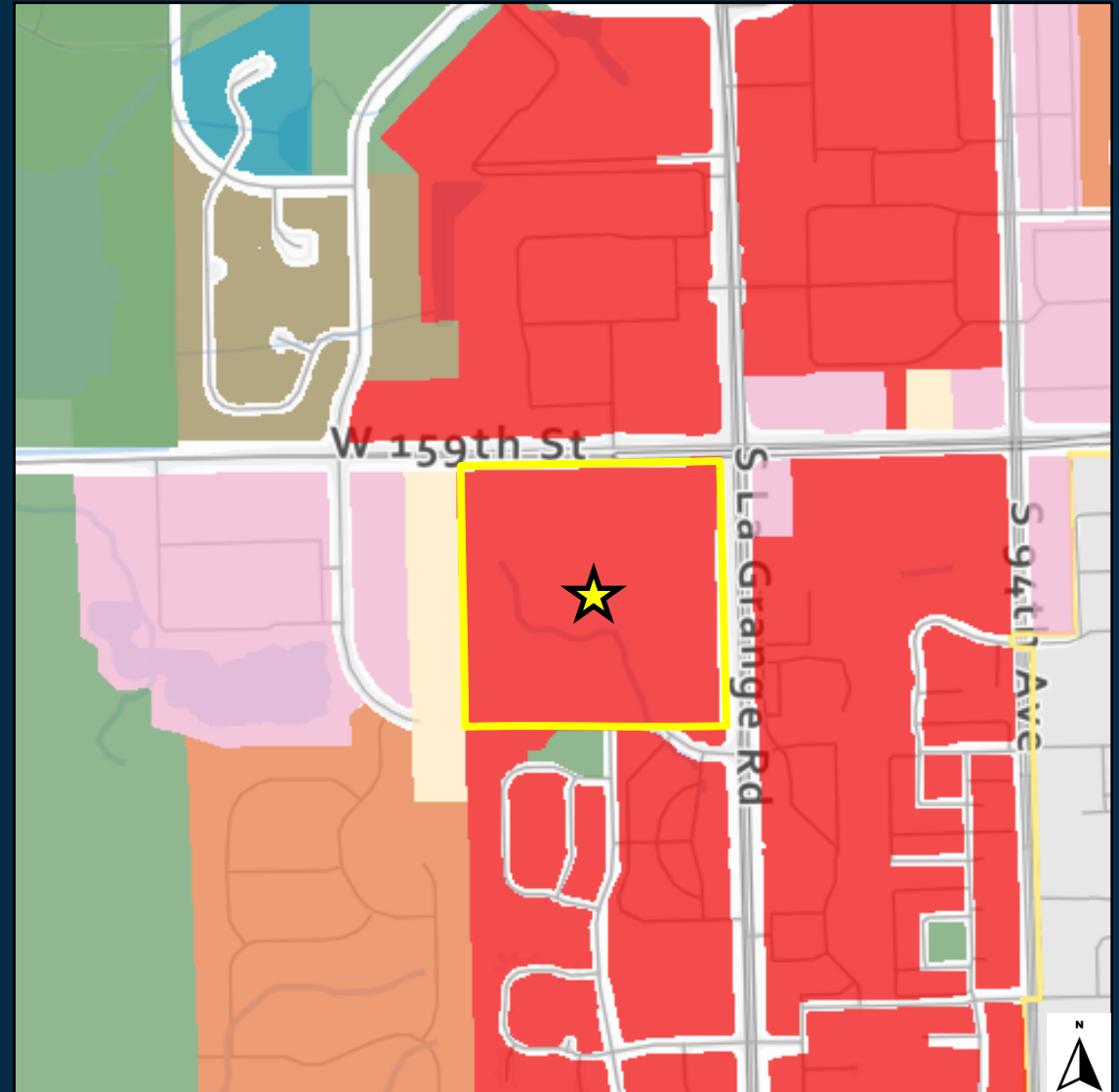
Amazon Retail Planned Development

Plat of Consolidation, Plat of Dedication, Special Use
Permit for a Planned Development with a Modification
from the Land Development Code, Special Use Permit for
a Commercial Retail Establishment over 50,000 SF, and a
Special Use Permit for Development within 50' of a
Nontidal Wetland

January 6, 2026

Project Attributes

- Address: 9600 159th Street
- Petitioner: Amazon Retail LLC
- PIN(s): 27-21-201-002-0000, 27-21-201-003-0000
- Zoning: COR, Mixed Use District
- Planning District: Regional Core
- Comprehensive Plan: Regional Mixed Use
- Site Area: ~35 Acres



Requested Approvals

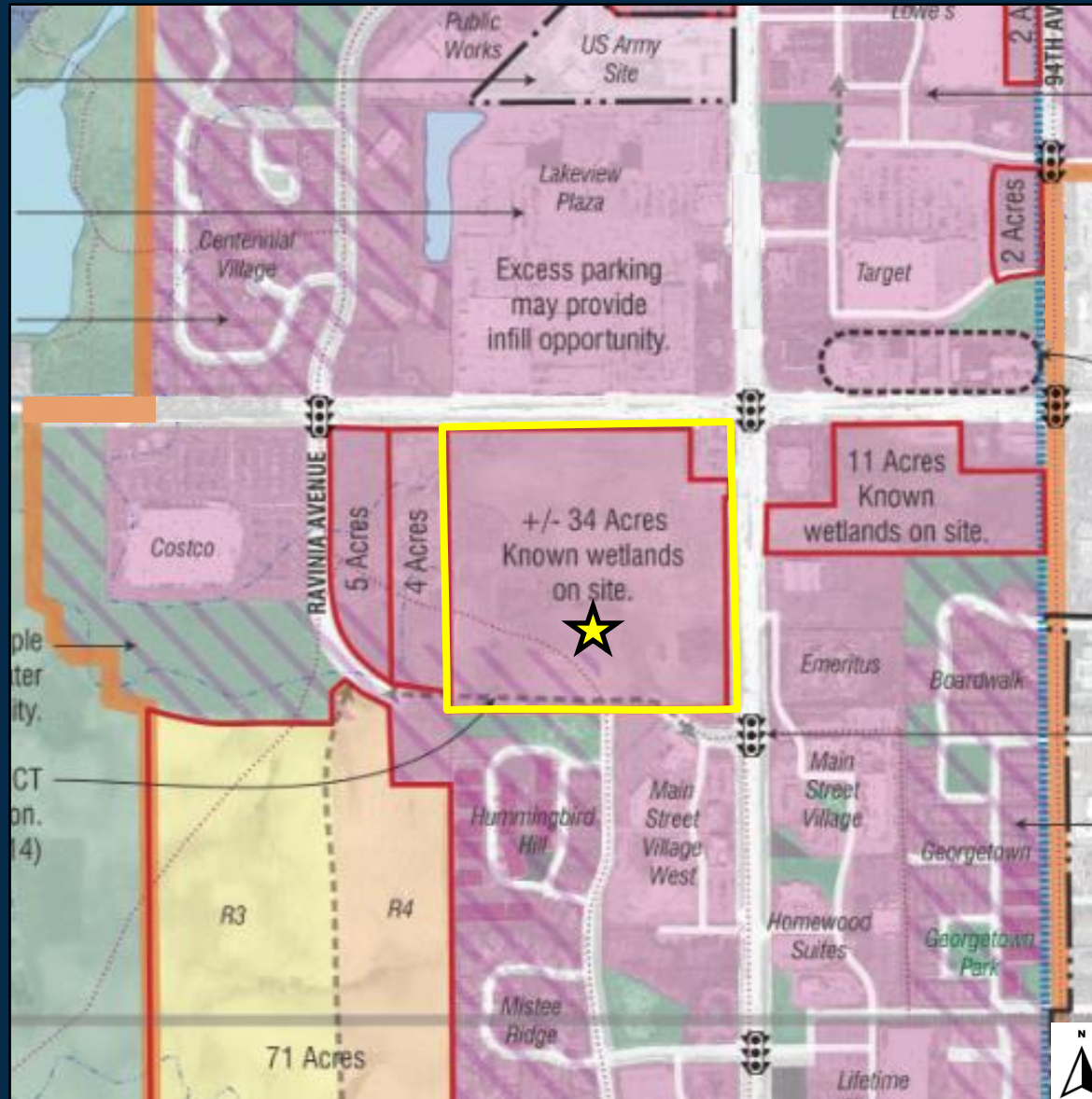
The Petitioner is requesting the approvals below for a multi-phased planned development located at 9600 159th Street:

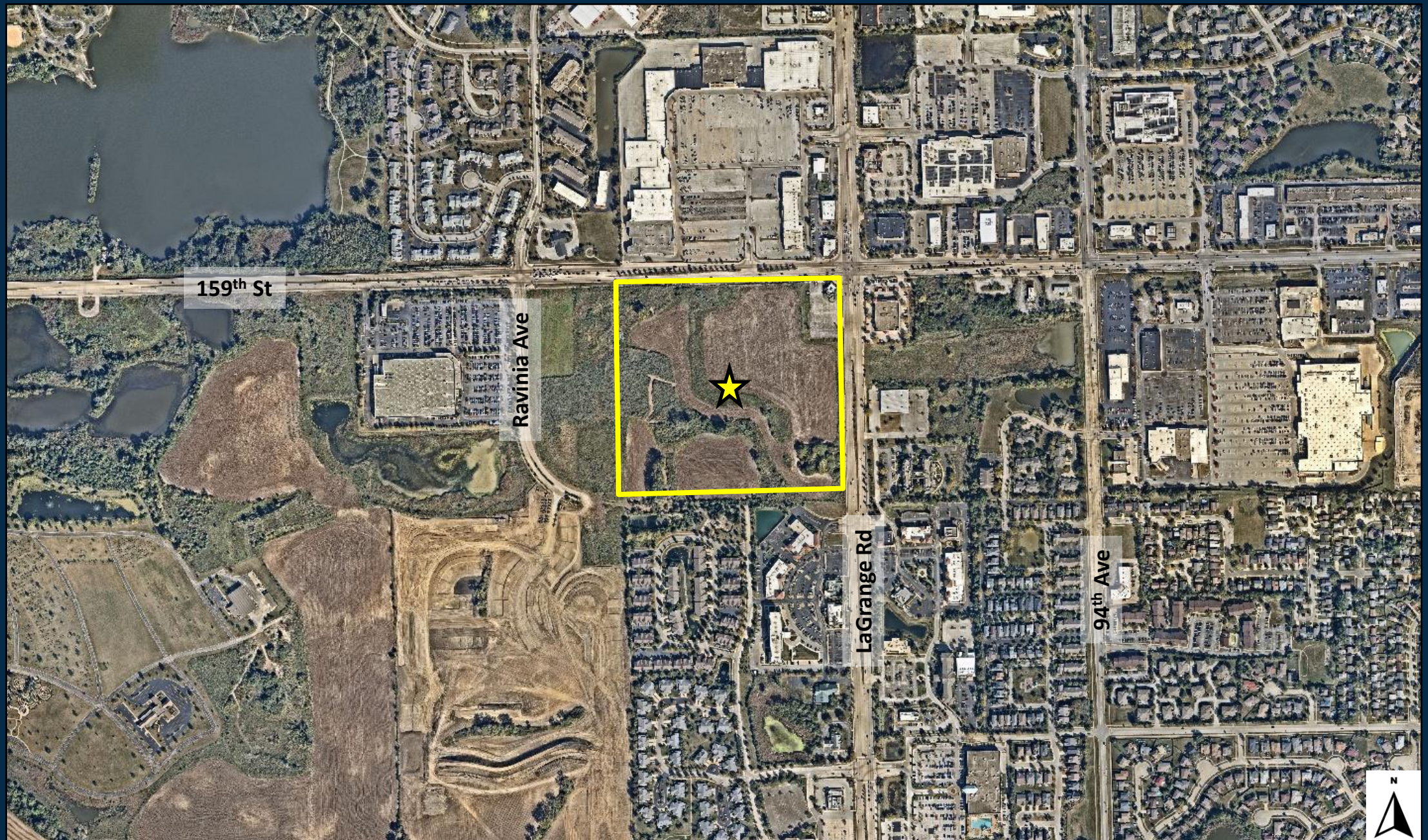
- Plat of Consolidation
- Plat of Dedication
- Special Use Permit for a Planned Development with a modification from the Land Development Code:
 - Allow a parking lot within the setback area between the building façade and the street (Section 6-210.F.4).
- Special Use Permit for a Commercial Retail Establishment over 50,000 SF
- Special Use Permit for Development within 50' of a Nontidal Wetland
- Site Plan
- Landscape Plan
- Building Elevations



Comprehensive Plan

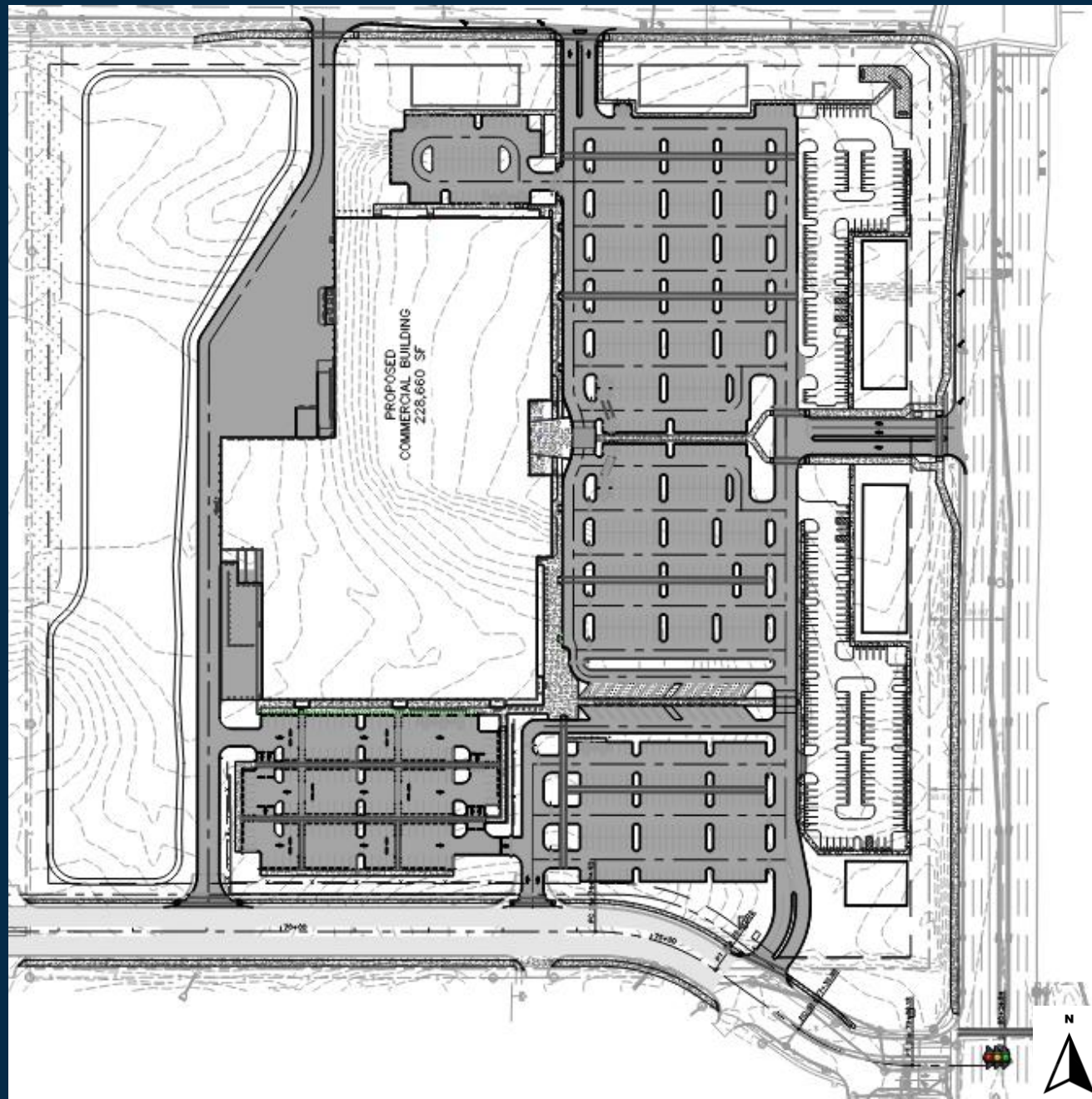
- The project aligns with the intent of the Comprehensive Plan
- The Regional Core District is dominated by commercial development along the LaGrange Road Corridor which is home to some of the largest and most intense developments in the Village



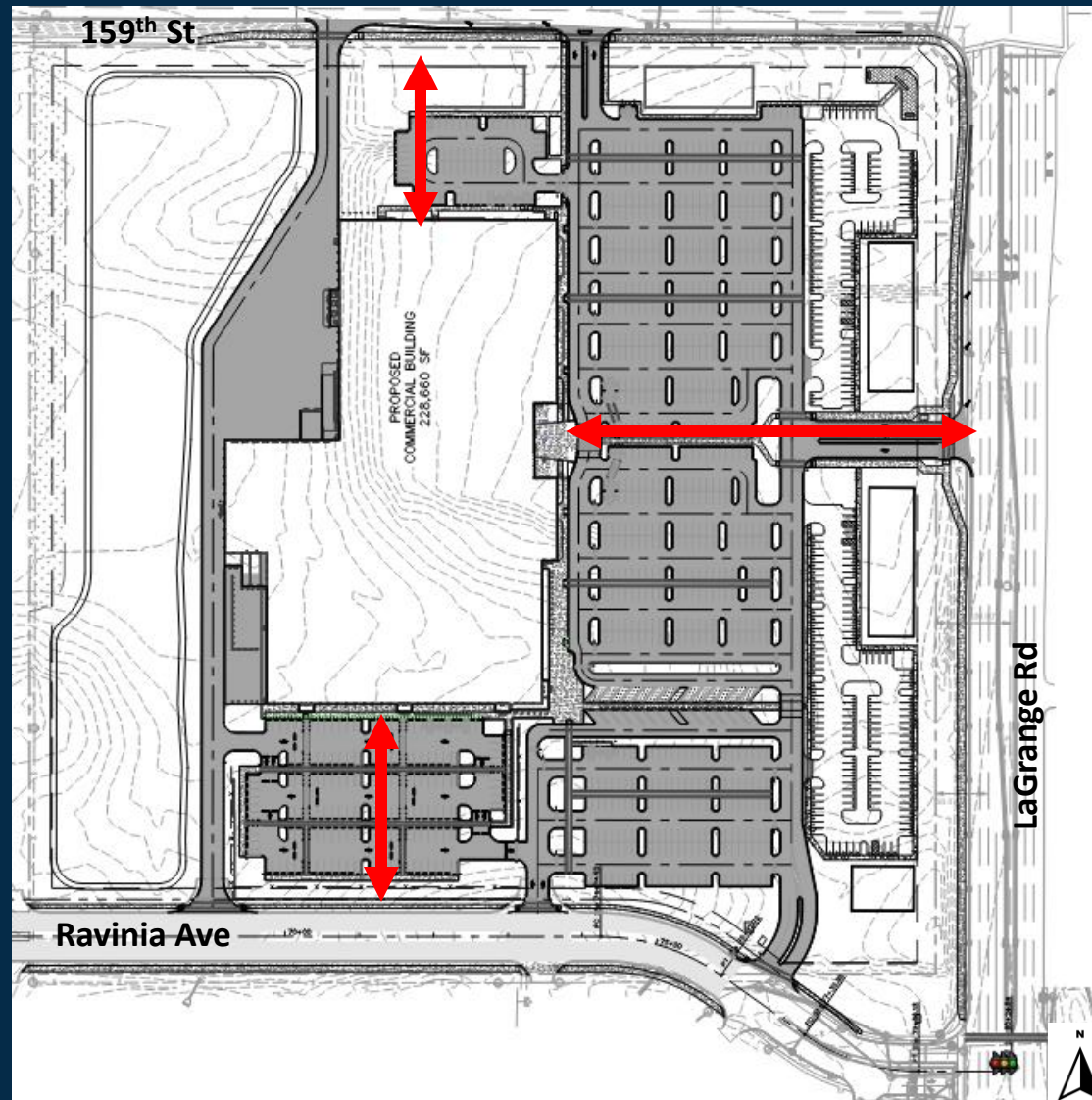




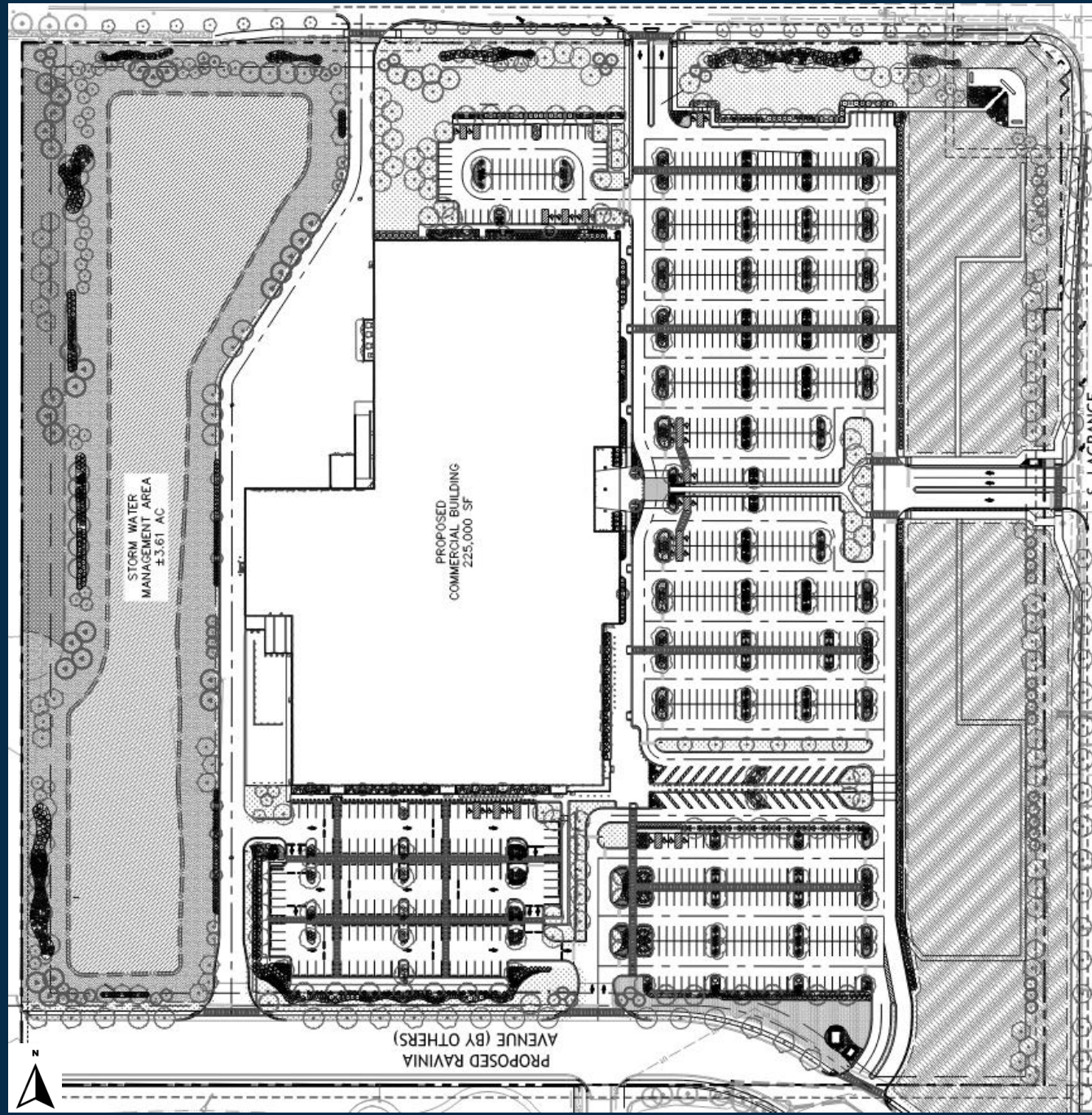
Proposed Site Plan



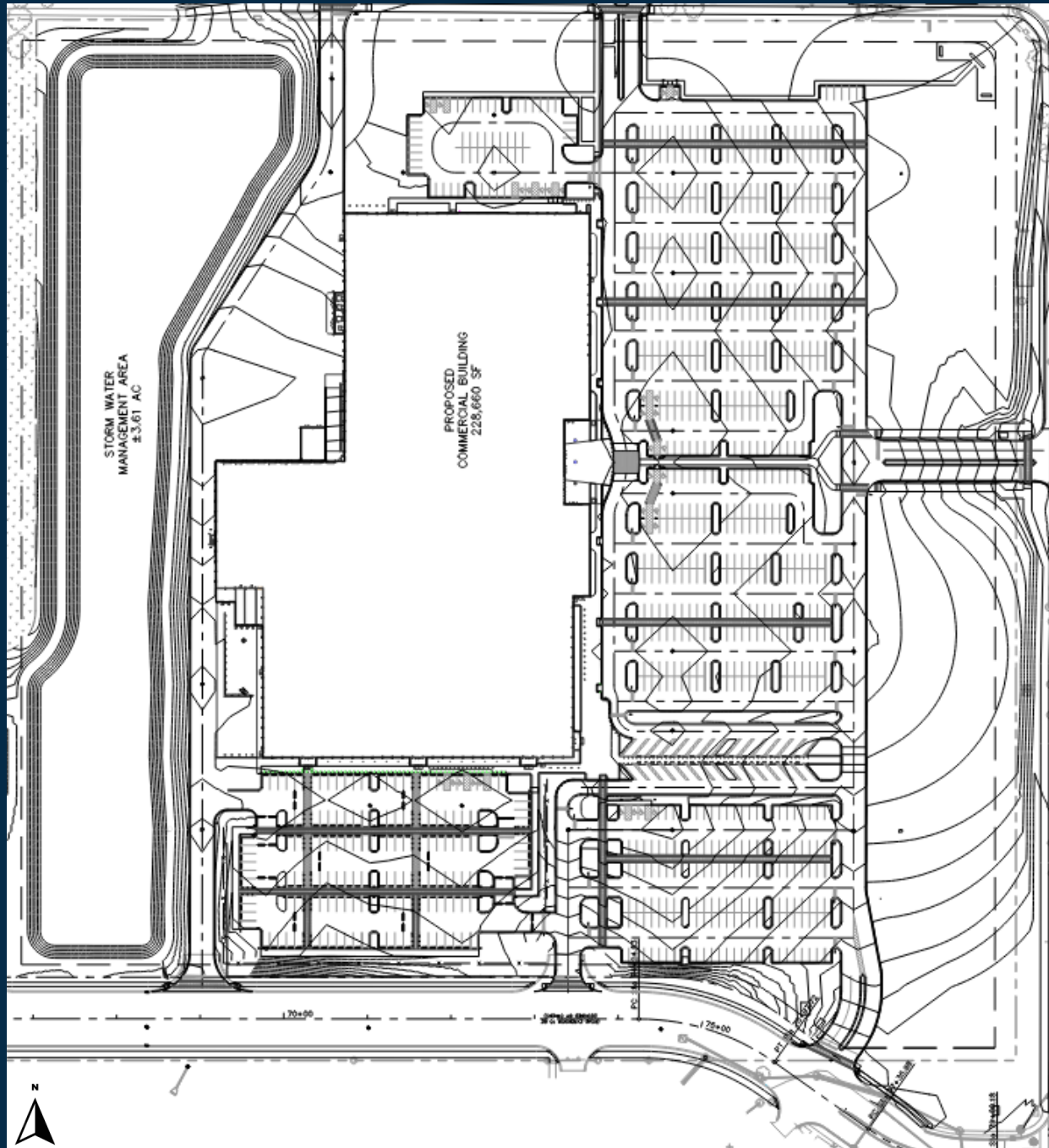
Modification: Allow a parking lot within the setback area between the building façade and the street (Section 6-210.F.4).



Proposed Landscape Plan



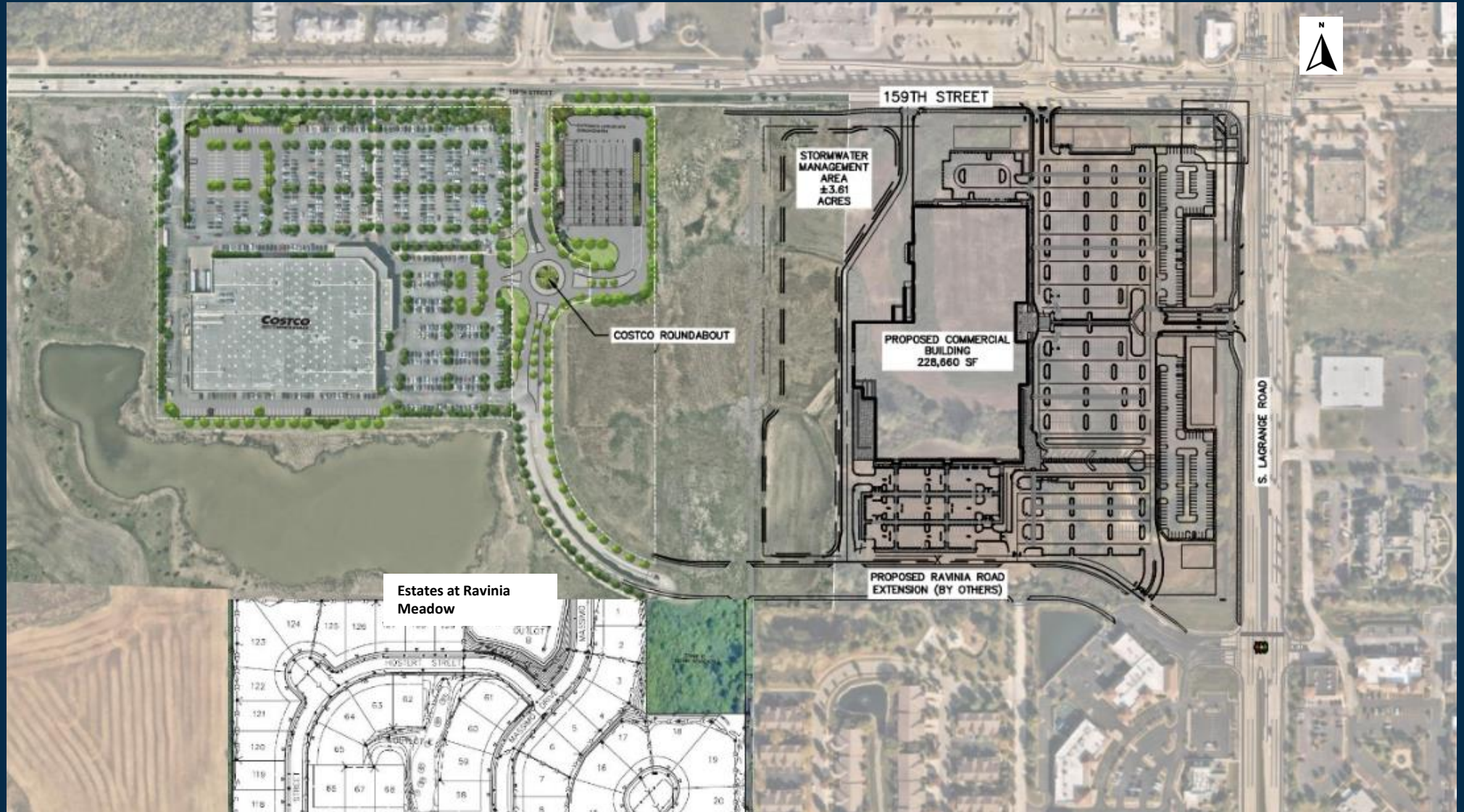
Proposed Grading & Paving Plan



Traffic Impact and Proposed Solutions



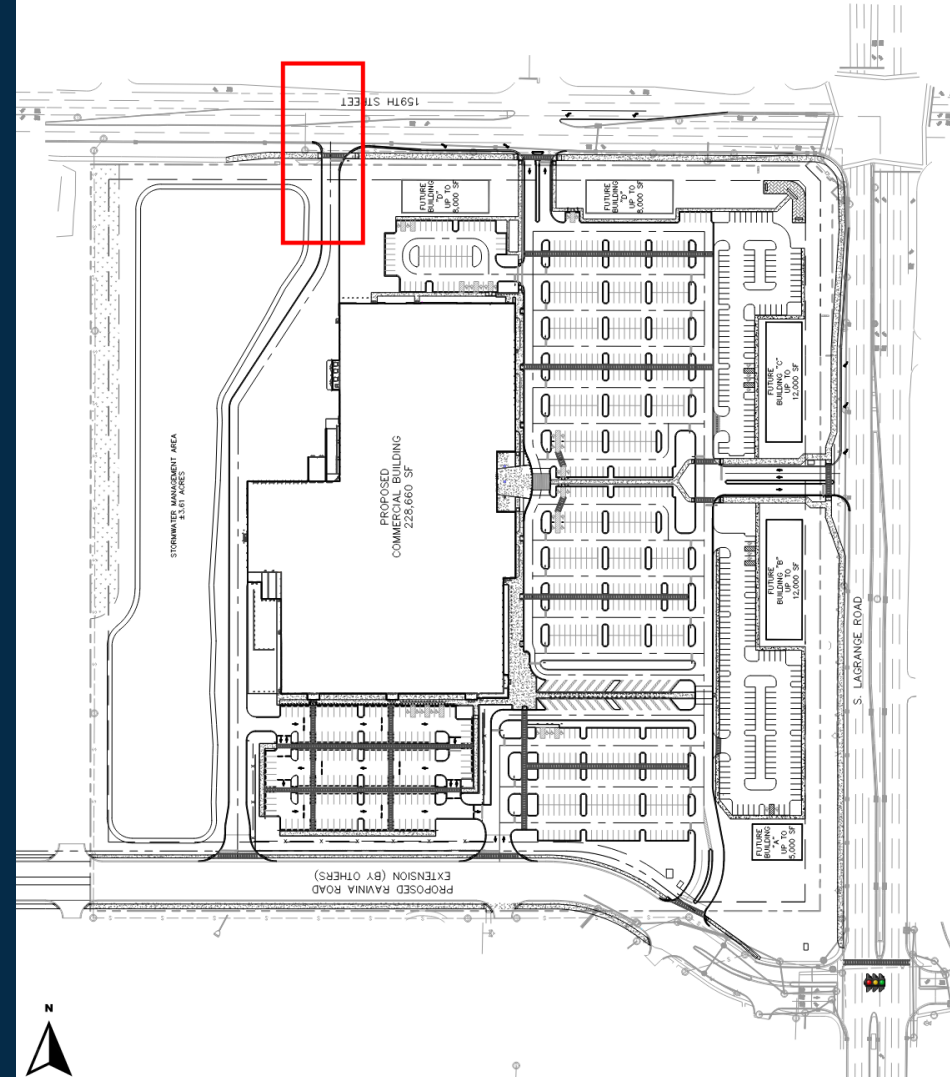
Project Traffic Impact



Project Related Traffic Improvements

159th St – Western Drive

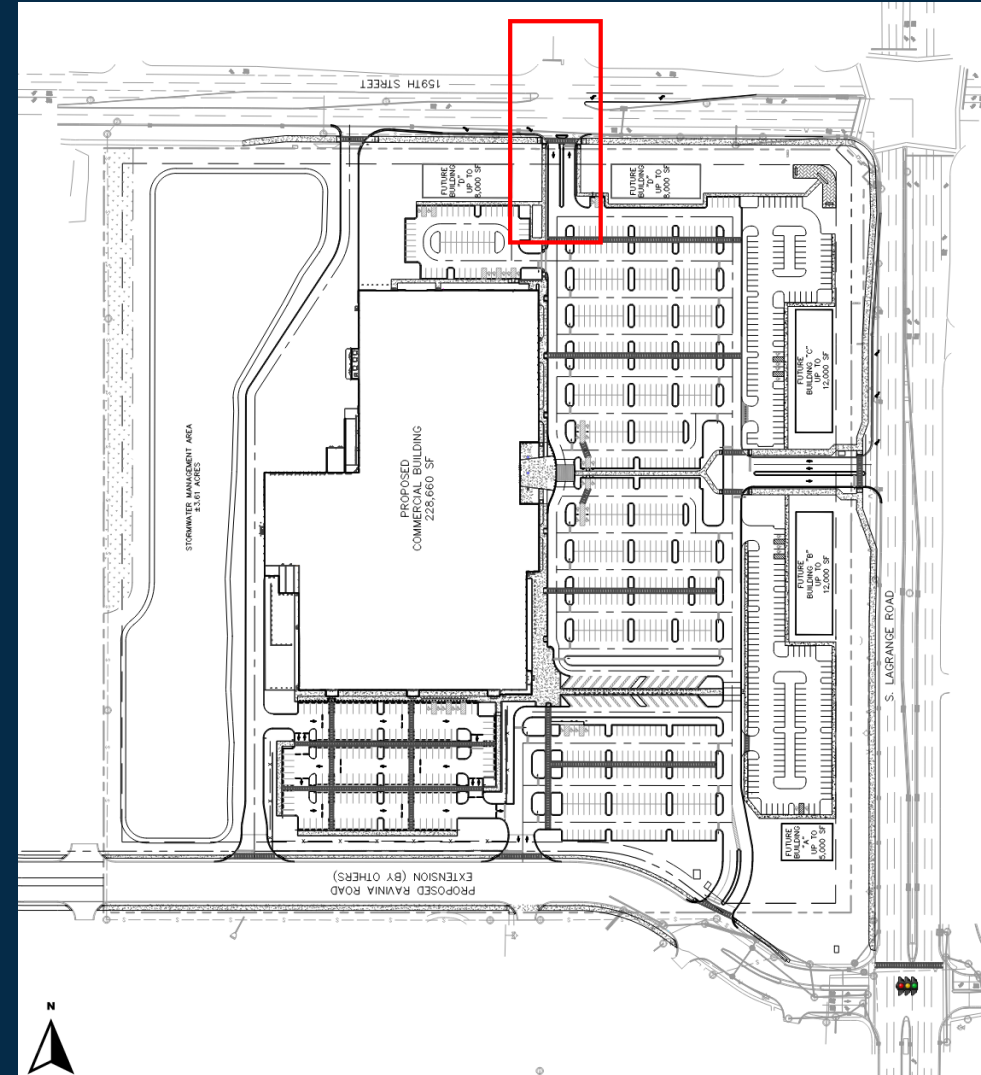
- Inbound deceleration and outbound acceleration lanes
- Right-in and Right-out only
- No truck access through this drive



Project Related Traffic Improvements

159th St – Eastern Drive

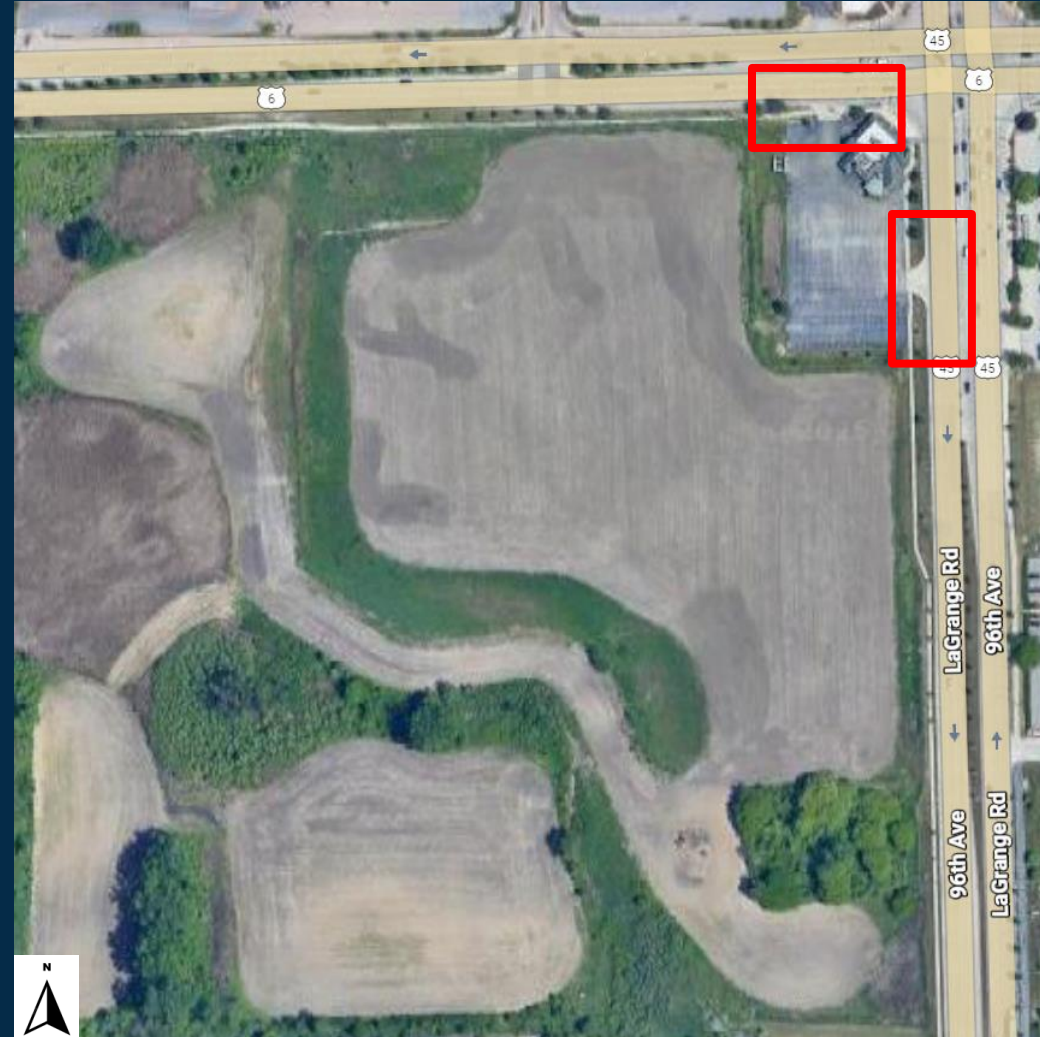
- Inbound deceleration and outbound acceleration lanes
- Right-in and Right-out only
- Wider in-bound lane for reduced congestion
- In-bound and out-bound lanes are uninterrupted, separated by a median and long queueing space
- No truck access through this drive



Project Related Traffic Improvements

159th Street and LaGrange Road – Other Driveways

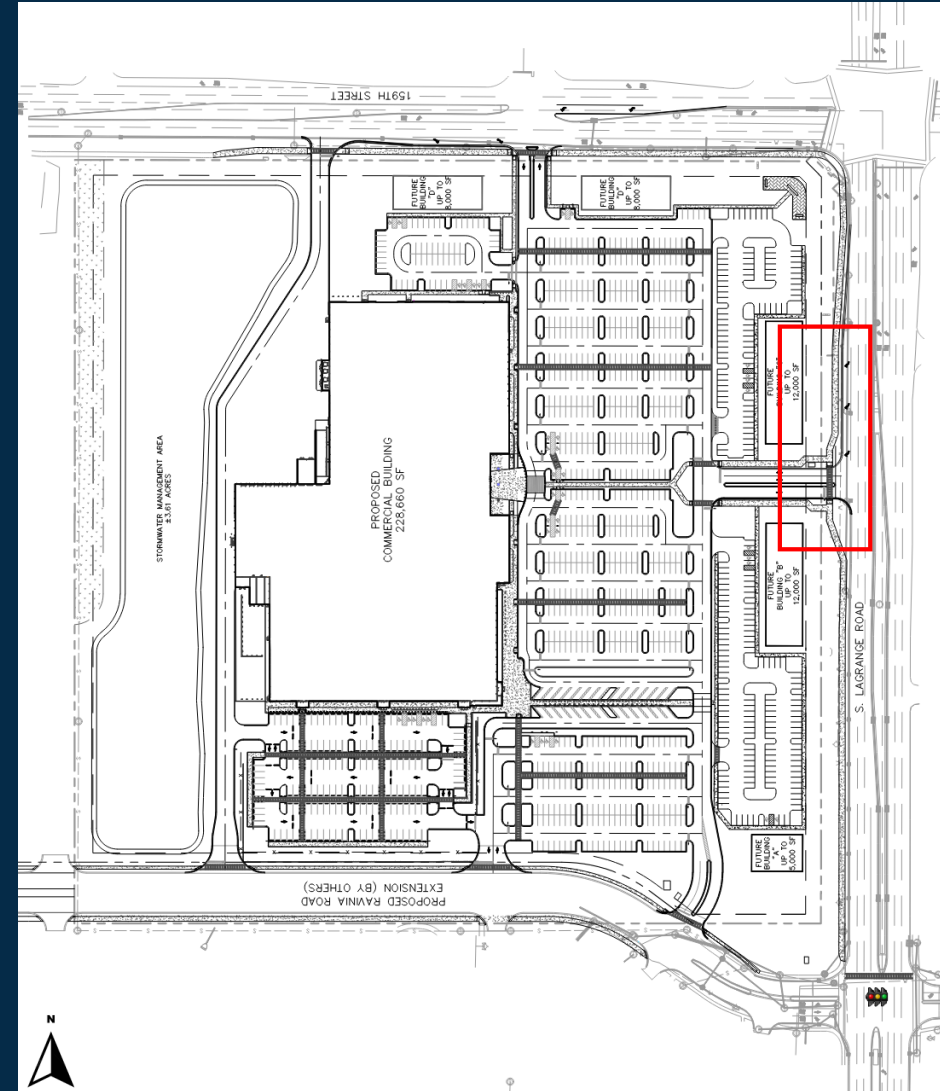
- Eastern most drive along 159th Street – Eliminated
- Northern most drive along LaGrange Road – Eliminated



Project Related Traffic Improvements

La Grange Road – Northern Drive

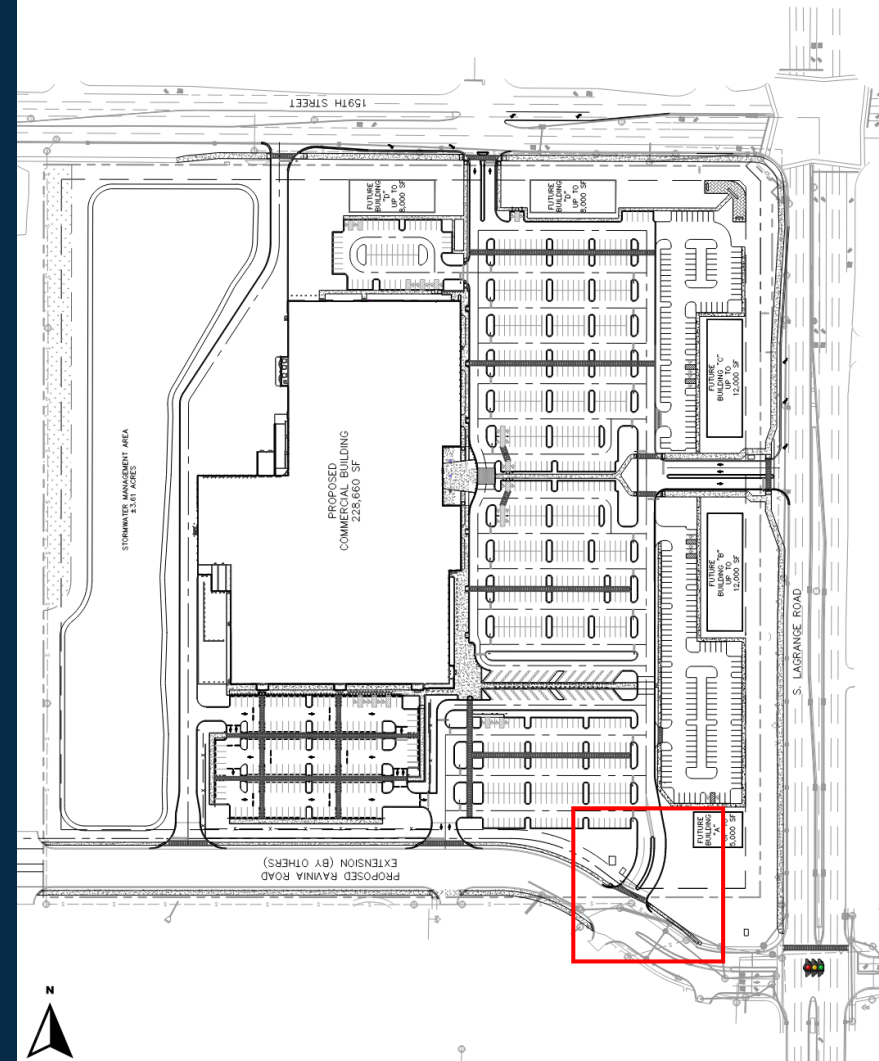
- Inbound deceleration lane
- Right-in and Right-out only
- Wider in-bound lane for reduced congestion
- In-bound and out-bound lanes are uninterrupted, separated by a median and long queueing space
- No truck access through this drive



Project Related Traffic Improvements

Ravinia Av (Extended) – Eastern Drive

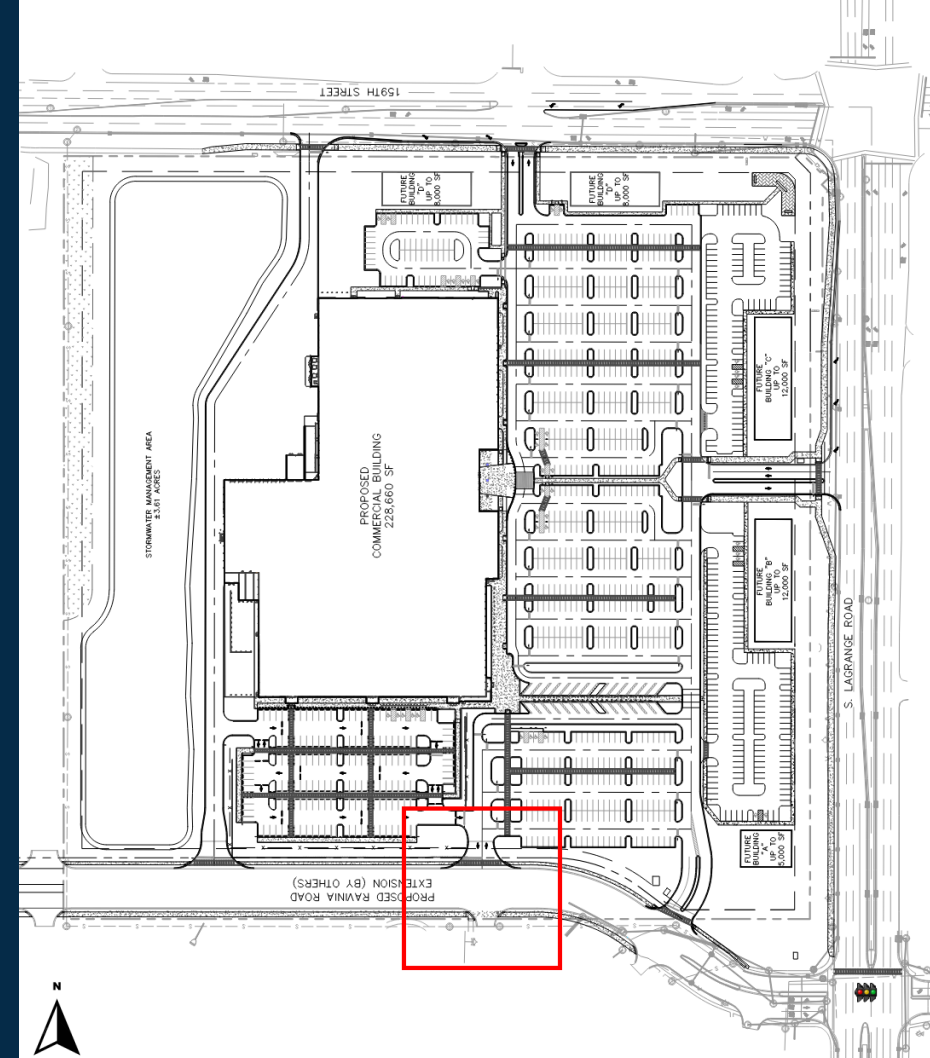
- Deceleration lane
- Right-in and separate Right-out and Left-out lanes
- Wider in-bound lane for reduced congestion
- Left-turn in-bound lane along Ravinia Ave
- In-bound and out-bound lanes are uninterrupted, separated by a median and queueing space
- No truck access through this drive



Project Related Traffic Improvements

Ravinia Av (Extended) – Middle Drive

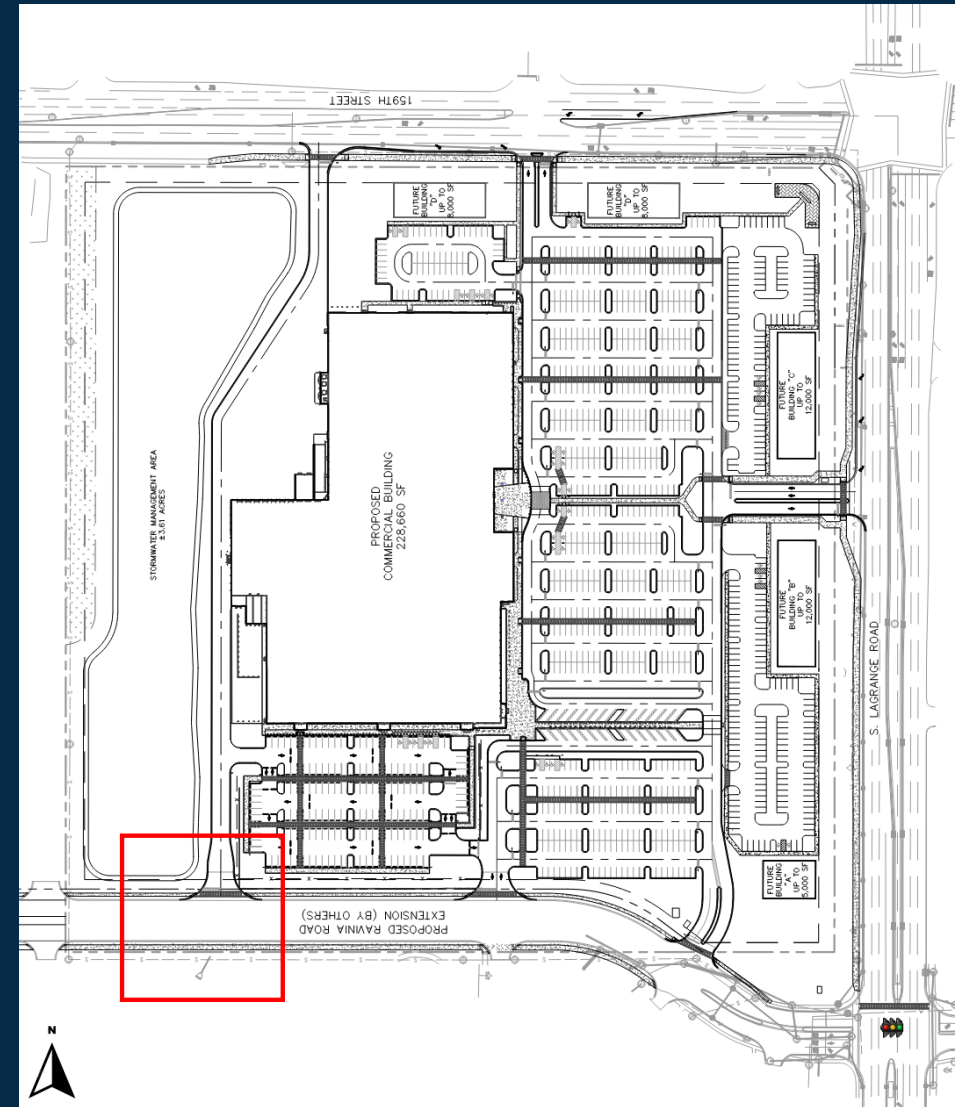
- Shared inbound and outbound lanes
- Limited use
- Left-turn in-bound lane along Ravinia Ave
- No truck access through this drive



Project Related Traffic Improvements

Ravinia Av (Extended) – Western Drive

- All trucks for this development will use Ravinia Ave
- Truck access during off-peak hours only
- Only designated drive for deliveries and trucks
- Limited use by others
- Shared inbound and outbound lanes
- Left-turn in-bound lane along Ravinia Av



Regional Traffic Impact and Proposed Solutions



Regional Traffic Improvements

- Village is working on comprehensive, long-range traffic improvements for this area, specifically addressing all four approaches of the La Grange Road and 159th Street intersection
- Several improvements are currently in design, with construction anticipated over the coming months and years
- For multi-jurisdiction roadway improvements, Village is coordinating closely with IDOT and Cook County



Regional Traffic Improvements

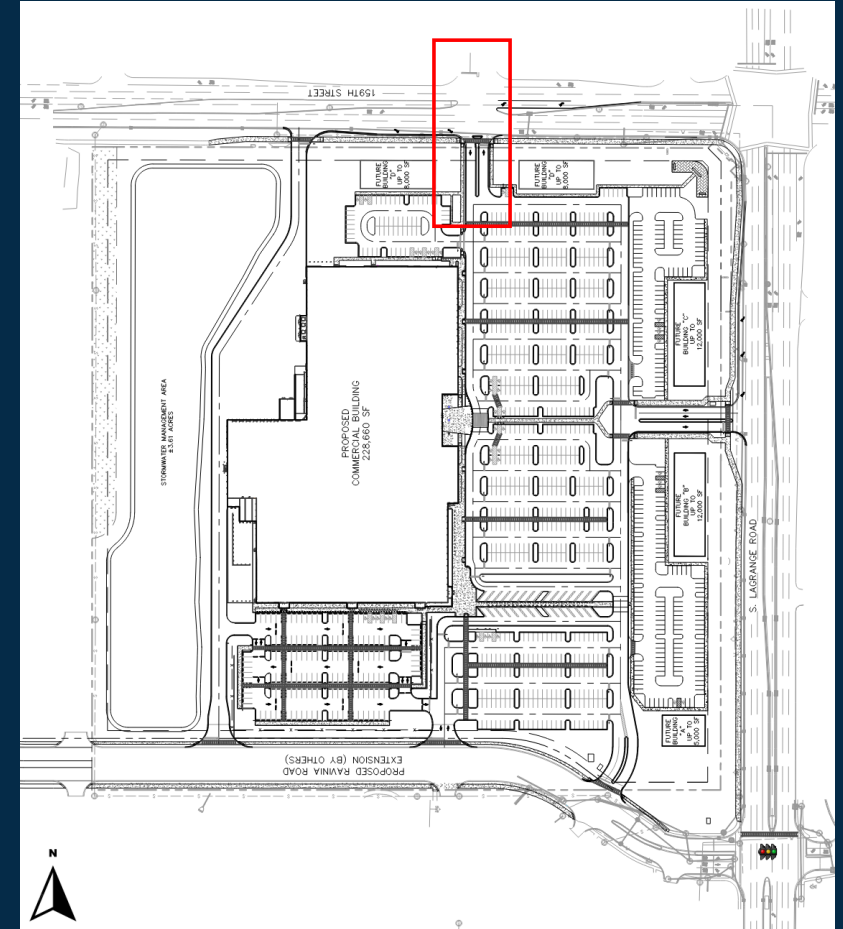
- Most of the recommended traffic improvements have been conceptually accepted by IDOT and Cook County
- Ravinia Avenue extension will serve as a bypass to La Grange Road and help reduce traffic at the La Grange Road and 159th Street intersection
- Widening of 143rd Street between SW Highway and Will-Cook Road is also expected to help shift traffic from 159th Street to 143rd Street



Regional Traffic Improvements

Along 159th Street

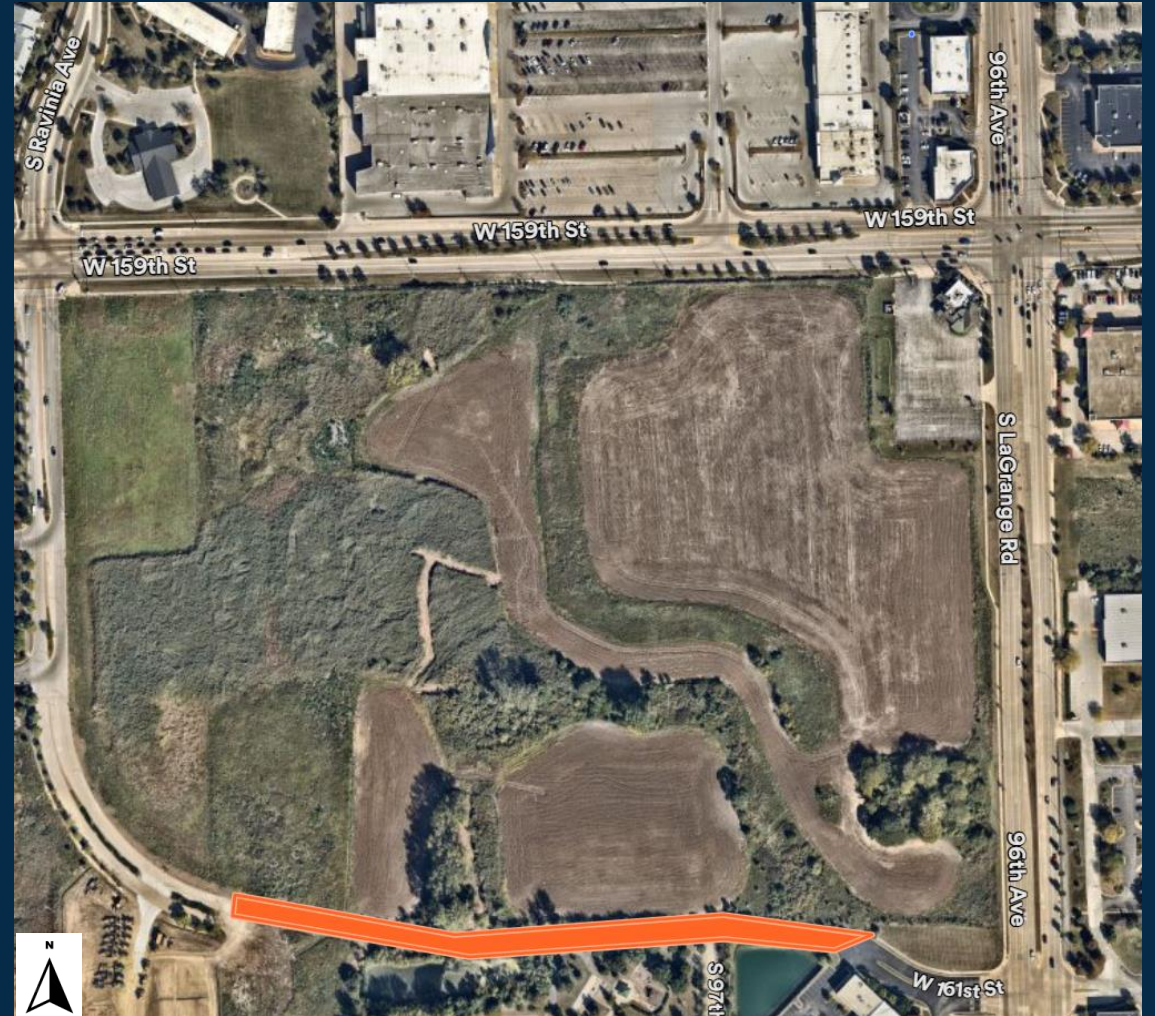
- Median opening between Lake View Plaza and the proposed retail may be closed
- Drive to Lake View Plaza may be converted to right-in/right-out only
- Capacity of the existing eastbound dual-left-turn lanes from 159th St to northbound LaGrange Road may be increased
- In coordination with the owners of the Lake View Plaza, internal traffic circulation improvements are currently being evaluated
- Other improvements will be implemented as the Village continues to study the area and develops better understanding of traffic issues



Regional Traffic Improvements

Ravinia Avenue Extension

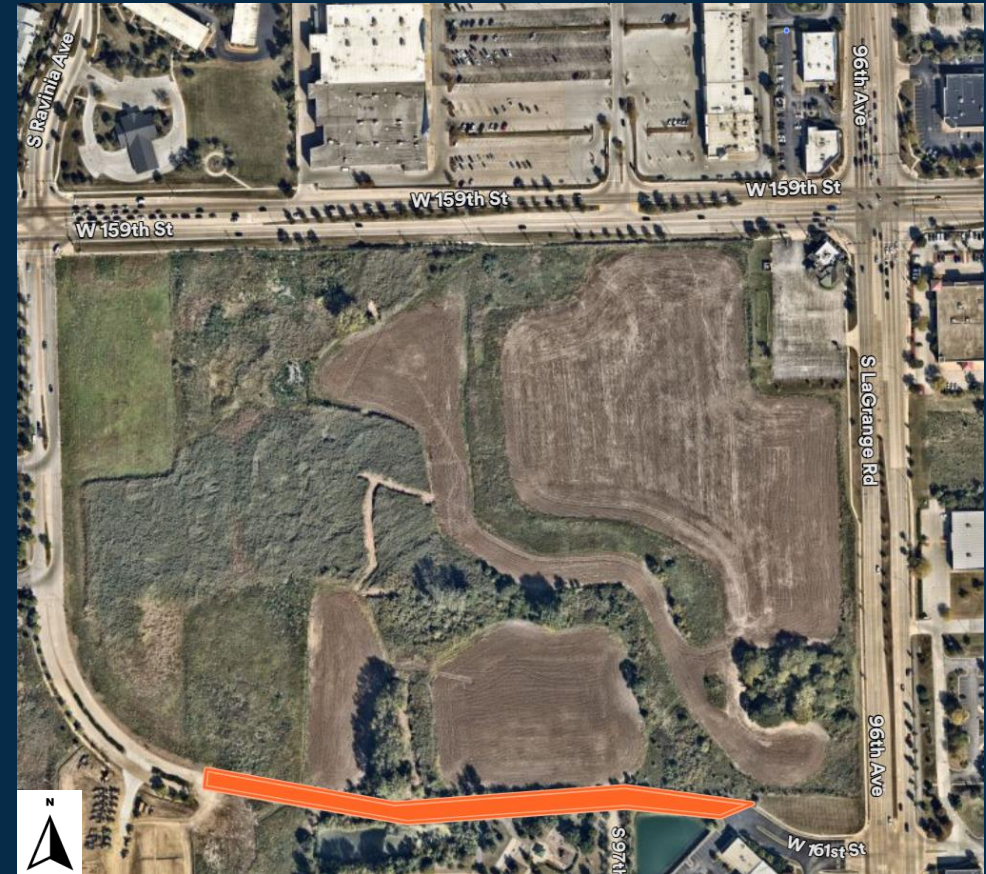
- This project has been in process for over 10 years with delays primarily due to ROW acquisition challenges
- Now Village is proceeding with eminent domain to complete this critical roadway connection
- Design is currently in progress, construction funds are included in 2026 Village budget, and construction is expected to begin in 2026



Regional Traffic Improvements

Ravinia Avenue Extension

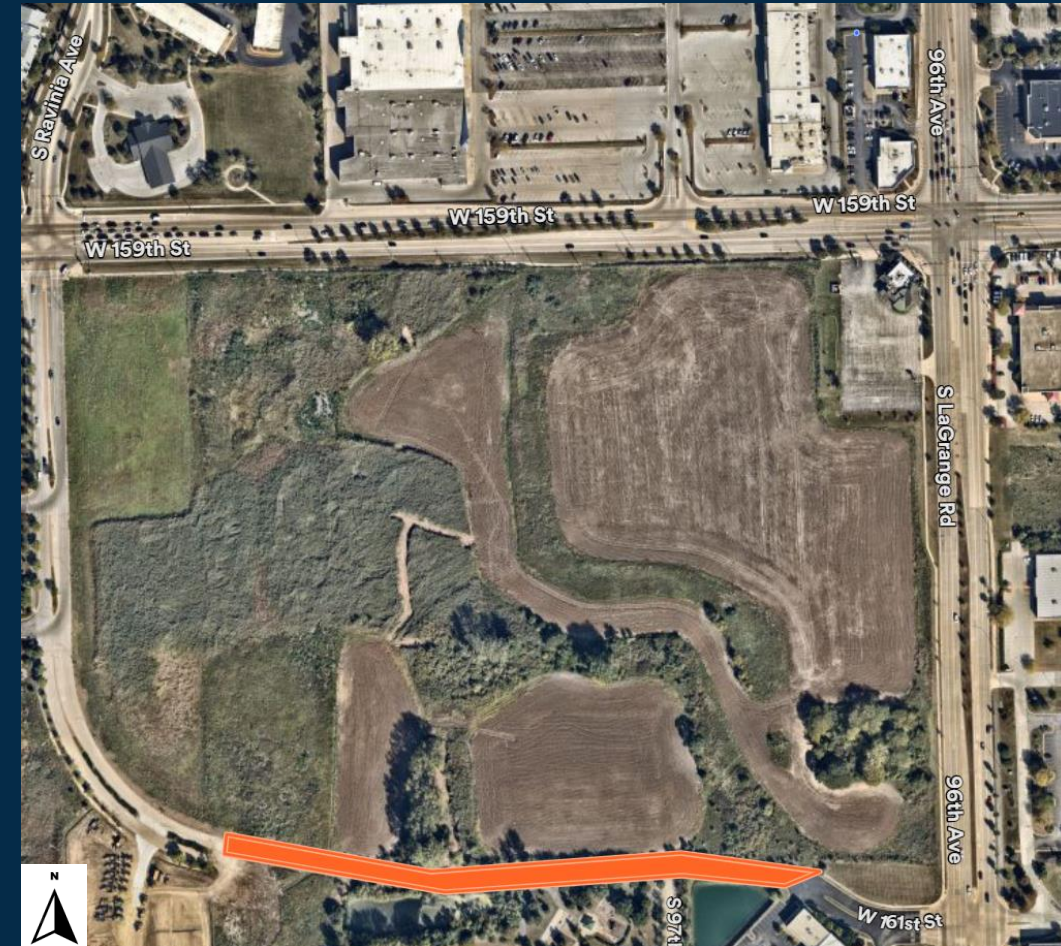
- Bypass to La Grange Road
- 5-lane wide, two lanes each way with a center left-turn lane
- Designed for multi-axle truck loading
- Median has been intentionally eliminated to provide queueing space for left-turning vehicles
- Eastern median opening located west of La Grange Road and Ravinia Ave will be closed. Access to the Main Street Village West development will be maintained using the western entrance from Ravinia Ave



Regional Traffic Improvements

Ravinia Avenue Extension

- A new traffic signal will be installed at the intersection of La Grange Road and Ravinia Ave (161st Street) – This signal will be coordinated with other signals along LaGrange Road
- Northbound single left-turn lane from La Grange Road to westbound extended Ravinia Avenue will be converted to dual left-turn lanes AND extended southward to further increase vehicle queueing capacity
- In future, IDOT is considering adding a southbound right-turn lane from La Grange Road to westbound extended Ravinia Avenue, ROW is already in place



Regional Traffic Improvements

Ravinia Ave – Roundabout at Costco Entrances

- Significant traffic improvements and reduction in delays are expected along Ravinia Ave and 159th St
- Several traffic engineering enhancements have been integrated in the design to achieve the above objectives
- This project was previously approved by the Planning Commission and Village Board
- Construction is expected to start in 2026 with substantial completion is also expected in 2026



Regional Traffic Improvements

159th Street and 94th Avenue Intersection

- In 2025, Village led and completed a conceptual traffic improvement study for this intersection
- Preliminary Engineering Study (Phase I) is in progress
- Eastern and western approaches are under IDOT jurisdiction, southern is under Cook County and the northern is under Orland Park
- Improvements may include replacing and modernizing the existing traffic signal, and adding right-turn and left-turn lanes on some or all approaches
- All improvements must be reviewed and approved by IDOT, Cook County and the Village



Regional Traffic Improvements

143rd Street Widening

- This project has been underway for over 20 years, with delays largely due lack of construction funding
- Significant design and funding progress has been made in the last few years
- Widening of 143rd Street between SW Highway and Will-Cook Road is also expected to help shift traffic from 159th Street to 143rd Street, reducing congestion on 159th St and at the La Grange Road and 159th St intersection
- Construction funding status
 - SW Hwy to West Ave – In place, construction is expected to start in 2027
 - West Ave to Wolf Road – Not available yet, actively pursued
 - Wolf Road to Will-Cook Road – IDOT included it in the next 5-year funding plan, construction is expected to start within five years



Regional Traffic Improvements

Regional Traffic Study - 2026



Regional Traffic Improvements

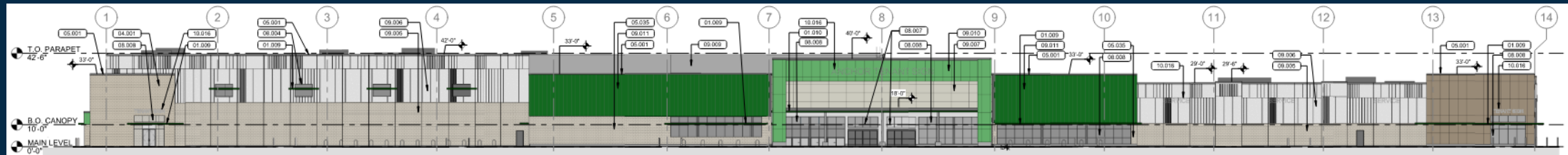
La Grange Road and 159th Street – Regional Traffic Study

- Later this year (2026), Village is initiating a regional traffic study surrounding the La Grange Road and 159th Street intersection
- Study will focus on the major roadways within the study area
- The purpose of the study is to understand current, mid-term and long-term traffic issues and develop phased mitigation solutions

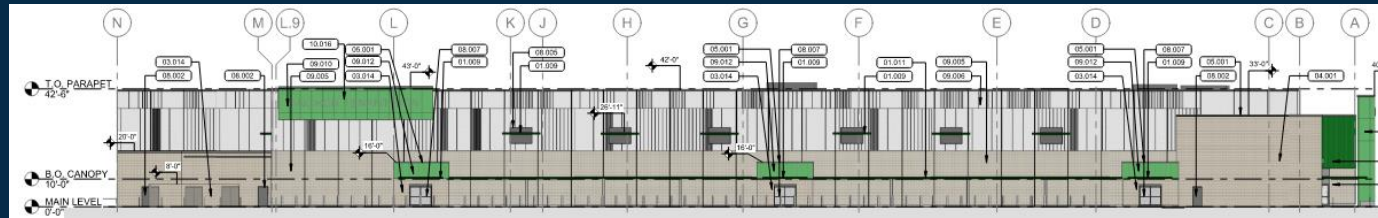


Building Elevations

Front (East)



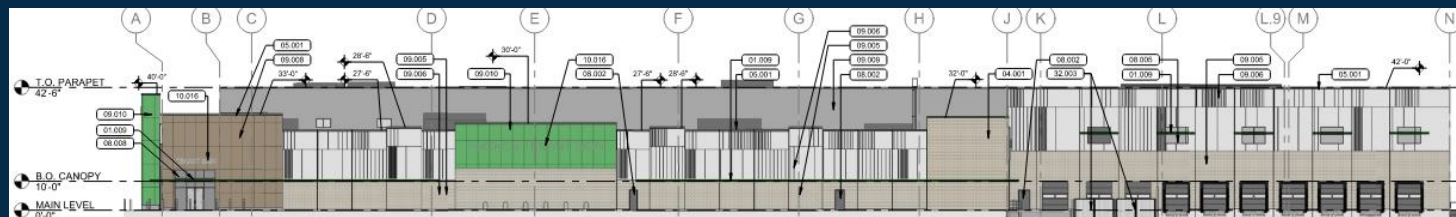
Side (South)



Rear (West)



Side (North)



Renderings

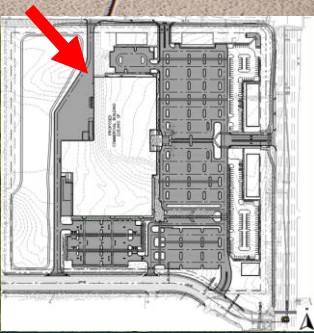




















Findings of Fact

1. The special use will be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.
3. The design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties.
4. The proposed use will [not] have an adverse effect on the value of adjacent property.



Findings of Fact (cont.)

5. The applicant has demonstrated that public facilities and services will be capable of serving the special use at an adequate level of service.
6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.
7. The development will **not** adversely affect a known archaeological, historical, or cultural resource.
8. The proposed use will comply with all additional standards imposed on it by particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village.



Staff Recommended Action

Regarding Case Number 2025-0560, also known as the Amazon Retail Planned Development, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated December 18, 2025;

And

Staff recommends the Plan Commission approves a Special Use Permit for a Planned Development with a Modification from the Land Development Code, subject to the following conditions:

1. Meet all code requirements, landscape requirements, and final engineering requirements, including required permits except where otherwise modified in this ordinance;
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J;
3. A Plat of Consolidation and Plat of Dedication are prepared and presented to the Board of Trustees at the January 19, 2026 meeting;
4. The existing Petey's II signs shall be removed as part of the restaurant building demolition;
5. Cash-in-lieu of tree planting will be paid prior to the issuance of building permits for the project in the amount of \$100,000;

And

Staff further recommends a Modification from Section 6-210.F.4 of the Land Development Code to allow a parking lot within the setback area between the building façade and the street;

And



Staff Recommended Action

Staff recommends the Plan Commission approves a Special Use Permit for a Commercial Retail Establishment over 50,000 square feet;

And

Staff recommends the Plan Commission approves a Special Use Permit for a Development within 50' of a Nontidal Wetland;

And

Staff recommends the Plan Commission approves a site plan prepared by Kimley Horn and Associates, Inc., dated December 11, 2025, subject to the condition that the development will be in substantial conformance with the preliminary site plan;

And

Staff recommends the Plan Commission approves a landscape plan prepared by Kimley Horn and Associates, Inc., dated December 11, 2025, subject to the following conditions:

1. Relocate the trees proposed within the required maintenance access around the stormwater basin to a code-compliant location;
2. The development will be in substantial conformance with the preliminary landscape plan;

And

Staff recommends the Plan Commission approves building elevations prepared by BRR Architecture, Inc., dated November 17, 2025, subject to the condition that the development will be in substantial conformance with the preliminary building elevations.



Recommended Motion

Regarding Case Number 2025-0560, also known as the Amazon Retail Planned Development, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

