

**MAYOR**

James Dodge

**VILLAGE CLERK**

Mary Ryan Norwell

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



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PARK**

**DEVELOPMENT SERVICES**

**TRUSTEES**

William R. Healy

Cynthia Nelson Katsenes

Michael R. Milani

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## Staff Report to the Board of Trustees

### Costco Wholesale Gas Station Relocation and Parking Improvements

Prepared: 9/5/2025

**Project:** 2025-0348 - Costco Wholesale Gas Station Relocation and Parking Improvements

**Planner:** Marcus LeVigne

**Petitioner:** Kayleen Burnett, Costco Wholesale Corporation

**Project Representative:** Larry Dziurdzik, The JNL Design Group, Inc.

**Location:** 9913 159th Street (Proposed Gas Station), 9915 159th Street (Existing Warehouse)

**P.I.N.s:** 27-22-120-007-0000, 27-21-200-009-0000, 27-12-200-011-0000, 27-12-200-012-0000

**Parcel Sizes:** Gas Station: 6 acres, Warehouse: 15.6 acres, Detention: 18 acres

### REQUESTED ACTIONS

The Petitioner, Costco Wholesale, is requesting approval to relocate its gas station to the east side of Ravinia Avenue. The existing gas station will be demolished and replaced with new parking spaces, with additional parking proposed on the south side of the building. The project also includes site reconfiguration and roadway improvements, including a new roundabout on Ravinia Avenue. The request includes approval of the following:

- Zoning Map Amendment from COR Mixed Use District to BIZ General Business District (Case No. 2025-0719)
- Special Use Permit Amendment for a Planned Development
- Site Plan, Landscape Plan, and Building Elevations
- Special Use Permit for Motor Vehicle Services (Case No. 2025-0718)
- Special Use Permit Amendment for the Disturbance of a Non-Tidal Wetland
- Three modifications from the Land Development Code:
  - Allow for a reduction in the required parking for the gas station (Table 6-306(B)).
  - Allow for an increase in parking in the main Costco parking lot (Table 6-306(B)).
  - Allow for parking lots between the building and the street (Section 6-207.F.4).

### PLAN COMMISSION SUMMARY

Present at the August 19, 2025 Plan Commission meeting were 5 Commissioners, the Petitioner, project representatives, several residents, and staff. Costco's team presented the proposed relocation of the gas station, the addition of a roundabout to improve site circulation, and the expansion of parking. Following Costco's presentation, staff presented the case. During the staff presentation, staff noted that the Petitioner was no longer seeking approval of a Plat of Subdivision, and the Plan Commission Recommended Action was amended to reflect this change.

## **PUBLIC COMMENTS**

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A neighboring property owner requested a continuation of the August 19 Public Hearing. Staff read into the record a statement opposing a continuation of the case, citing the Petitioner's two years of coordination with the Village, proper notification requirements being met, and the need to maintain a construction schedule. No members of the public provided comments during the meeting.

## **PLAN COMMISSION DISCUSSION**

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Following the Petitioner and Staff presentations, and public comments, the following topics were discussed:

### **Stormwater Management**

The Commissioners raised concerns about the detention pond, noting the existing sediment issues caused by adjacent development (Estates at Ravinia Meadow, Case No. 2024-0676). Petitioners explained that a stormwater easement and maintenance agreement requires Estates at Ravinia Meadow to share in maintenance costs and confirmed that dredging will occur. Staff added that invasive species such as phragmites will be addressed through final engineering. Commissioners also asked about the wetland on Lot 2. Petitioners stated it will remain in its natural state, continuing to drain into the pond, though phragmites and cattails present on-site will require ongoing management.

### **Traffic and Site Access**

The Commissioners discussed site circulation and safety, including how vehicles will move through the roundabout and into the parking lot. Costco project representatives explained that traffic will follow a counterclockwise pattern, with both north and south lots still accessible from Ravinia. The Commissioners asked who had proposed the roundabout, noting ongoing issues at the existing site entrance. Staff responded that the Engineering Department had introduced the roundabout concept, while the Petitioners explained that earlier designs had considered a four-way stop sign at the intersection of the Costco main entrance and Ravinia Avenue.

The Commissioners noted potential conflicts between cars backing out of spaces and vehicles exiting the site, and the project representatives responded that this is a standard retail condition and is expected to function adequately.

### **Parking**

Questions were raised about where employees will park once the site is redeveloped. Project representatives confirmed that employees will use the new south and west parking spaces. Staff stated that this location is preferred for Costco employees, as it leaves more parking spaces for customers closer to the main entrance of the warehouse. The General Manager of Costco confirmed that the proposed parking plan would adequately accommodate employees under Costco's rotating shift schedule.

### **Future Site Development**

The Commissioners asked about potential for additional development on the southern and western portions of the site (lots 2 and 3). Staff explained that the southern portion of the gas station parcel is entirely wetland and not feasible for development without wetland mitigation.

### Existing Landscaping Conditions

The Commissioners discussed the existing landscaping conditions at the northwest corner of lot 3, just west of the existing gas station. They noted that the proposed plan shows this area remaining in a naturalized state with native grasses. The project representatives explained that this portion of the site is constrained by floodplain and bad soil conditions, making it unsuitable for development or additional landscaping.

Staff confirmed that maintaining the area in native vegetation is consistent with Village standards and provides stormwater and erosion control benefits. The Commissioners emphasized the importance of ongoing maintenance to ensure the area does not become overgrown or neglected.

After the August 19 Public Hearing, Costco provided a revised plan addressing the Plan Commission's concerns, showing maintenance and naturalized seeding of the northwest corner of Parcel 3. The attached plan will be incorporated into the final landscape plan submittal for the project, and the Monitoring and Maintenance Plan will reflect these updates.

### Lighting

A Commissioner asked about potential light spill from the gas station canopy. Petitioners explained that all canopy fixtures will be recessed and directed downward, with dimming after the gas station is closed for the evening. Staff responded that all lighting will meet the approved existing Variance and Land Development Code requirements during final engineering for the project.

The Plan Commission unanimously recommended approval of the Staff Recommended Motion 5 ayes, 0 nays, and 2 absent. This item is now before the Board of Trustees for consideration.

### PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2025-0348 - Costco Wholesale Gas Station Relocation and Parking Improvements, the Plan Commission recommends that the Board of Trustees **approves** a Special Use Permit for a Planned Development for lots 1, 2, 3, and 3A.

And

The Plan Commission recommends that the Board of Trustees **approves** the following Modifications to the Planned Development:

1. Allow for a reduction in the required number of parking spaces for the proposed gas station (Table 6-306(B)).
2. Allow for an increase in parking spaces permitted in the main Costco Wholesale parking lot (Table 6-306(B)).
3. Allow parking lots to be located between the building and the street (Section 6-207.F.4)

And

The Plan Commission recommends that the Board of Trustees **approves** a Special Use Permit Amendment for the Disturbance of a non-tidal wetland, subject to the condition that a wetland delineation is provided with the final engineering plan submittal.

And

The Plan Commission recommends that the Board of Trustees **approves** the Site Plan, Landscape Plan, and Building Elevations, subject to the following conditions:

1. The development shall be in substantial conformance with the preliminary site plan titled "Costco Wholesale Overall Site Plan," prepared by MG2, last revised June 27, 2025; the building elevations titled "Fuel Elevations," prepared by MG2, last revised June 13, 2025; the landscape plan titled "Costco Landscape Plan," prepared by Kimley Horn and Associates, last revised June 20, 2025; the preliminary civil engineering plans titled "Preliminary Engineering Plans for Costco Wholesale," prepared by V3 Companies, last revised June 18, 2025.
2. The final engineering plan shall include a watermain extension from the existing watermain located at the southeast corner of 159th Street and Ravinia Avenue to the east property line of the gas station parcel.
3. That a stormwater management area restoration plan is submitted with the final Engineering Plans for the site.
4. Meet all building code requirements and final engineering requirements, including any required permits from outside agencies.
5. 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.
6. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

#### **BOARD OF TRUSTEES RECOMMENDED MOTION**

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Regarding Case Number 2025-0348, also known as Costco Wholesale Gas Station Relocation and Parking Improvements, I move to approve the Plan Commission Recommended Action as presented for this case.

AND

I move to adopt an Ordinance entitled: