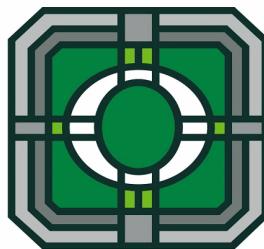


VILLAGE OF ORLAND PARK

*14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org*



Meeting Minutes

Tuesday, January 6, 2026

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Yousef Zaatar,
Daniel Sanchez, Kathy Fenton and Dave Shalabi*

CALLED TO ORDER/ROLL CALL

The meeting was called to order at 7:00 p.m.

Present: 7 - Chairman Parisi; Member Fenton; Member Paul; Member Sanchez; Member Schussler; Member Shalabi, Member Zaatar

APPROVAL OF MINUTES**2026-0004 Minutes for the November 18, 2025 Plan Commission Meeting**

A motion was made by Member Fenton, seconded by Member Shalabi, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Fenton, Member Paul, Member Sanchez, Member Schussler, Member Shalabi and Member Zaatar

Nay: 0

PUBLIC HEARINGS

A motion was made by Chairman Parisi to change the order of the petitions, seconded by Member Shalabi, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Fenton, Member Paul, Member Sanchez, Member Schussler, Member Shalabi and Member Zaatar

Nay: 0

OPEN PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Fenton, Member Paul, Member Sanchez, Member Schussler, Member Shalabi and Member Zaatar

Nay: 0

2025-0560 Amazon Retail Planned Development - 9600 159th Street

Village Attorney Anne Skrodzki swore in Petitioners for Amazon.

Attorney Katie Jahnke-Dale, from DLA Piper, 444 West Lake Street, Chicago, Illinois, introduces all petitioners present for Amazon.

Ms. Jahnke-Dale stated the agenda will cover a summary of the site and approvals they're seeking, proposed use of the site, the design team, the engineers, and the architects will talk about the project plans. Ms. Fancler will talk about the traffic analysis that she completed and was reviewed and vetted by the

Village staff as well as IDOT. We'll wrap up with economic, community benefits, and questions.

Ms. Jahnke-Dale gave a presentation on the 35-acre proposed site location at the southwest corner of 159th and LaGrange. The current zoning is COR Mixed Use and it's in the Regional Planning Core District. She noted, a warehouse is not an allowed use in this zoning district or under the comprehensive plan and no warehouse use is proposed as part of this application. (refer to audio)

Ms. Jahnke-Dale stated they are seeking approval for a plat of consolidation, plat of dedication, special use permits, building elevations, site plan, and the landscape plan. (refer to audio)

Ms. Jahnke-Dale added this is a new retail use being proposed by Amazon and will likely be one of the first of its kind. It's going to be grocery with additional merchandising offerings. It's explained as the best that Amazon has to offer under Whole Foods, Fresh, and their online offerings. Ms. Dale gives examples of how customers can shop. (refer to audio)

Kyle Smyth, Manager of Entitlements & Economic Development Public Policy Team for Amazon stated the corner of 159th and LaGrange is a very interesting corner. It's a valuable corner and what they would call in the retail industry, "Main and Main", being that it's valuable for both the Village and Amazon. The land will be owned by Amazon once the contract is complete, and that is not traditional for what Amazon does in the retail world. This shows the level of investment we are trying to put into Orland Park. (refer to audio)

Brooks Stickler, Civil, Traffic, and Landscaping from Kimley-Horn, 4201 Winfield Road, Warrenville, Illinois. Mr. Stickler gives a presentation on the proposed development. The building is a 225,000 sq. ft. facility with around 800 parking spaces. There are seven truck docks and two dumpster enclosure locations that are all enclosed all the back by the truck docks. We are proposing a new right-in turn lane off of LaGrange. The right-of-way needed for Ravinia Road is on our property. We are working with the Village to dedicate that property to the Village for that roadway extension. The storm water pond located at the back of our property will be utilized to serve the proposed development, Ravinia Road extension, as well as it helps treat and drain the water for the shopping center to the south of us. The wetlands and the stormwater criteria are all in compliance with MWRD (Metropolitan Water Reclamation District). Mr. Stickler continues his presentation with the proposed landscape plan. (refer to audio)

Greg Nakata, Architect with BRR Architecture in Seattle, gives a presentation on the building elevations which will have an architectural gateway at the entrance of building. The size is consistent with the scale of other buildings in the community and will have a pedestrian-oriented feature at the corner of 159th and LaGrange. (refer to audio)

Rory Fancier-Splitt, Traffic Engineer from Kimley-Horn, 4201 Winfield Road in Warrenville gives a presentation on the traffic study. Ms. Fancier-Splitt stated the traffic study was submitted to the Village and IDOT and an initial technical review has been completed. Agencies have both generally concurred with the proposed access configuration, although they are still continuing to work through some technical modifications. (refer to audio)

Ms. Jahnke-Dale continued the presentation on public infrastructure and amenities discussing the Ravinia Road extension, accommodating stormwater on-site, traffic improvements, and the pedestrian-oriented feature at the corner of 159th and LaGrange. Ms. Jahnke-Dale also discusses the economic benefits, such as 500 plus jobs generated, increased sales tax revenue, and expansion of property tax base. (refer to audio)

Chairman Parisi stated thank you for a great presentation and I am relieved that you seem to have covered some of the concerns I may have had before I read this.

Associate Planner Hailey Gorman respectfully requested her staff report be entered into the record as written and as presented during this meeting. (refer to staff report)

Ms. Gorman stated the Amazon Retail planned development project includes a number on zoning entitlement requests, the plat of consolidation and the plat of dedication will proceed directly to the Board of Trustees and are not necessarily for discussion tonight but are part of the project as a whole. The requests for discussion tonight will include the special use permit for a planned development with a modification from the Land Development Code, a special use permit for a commercial retail establishment greater than 50,000 sq. ft., and a special use permit for a development within 50' of a non-tidal wetland. It also involves the approval of the site plan, landscape plan, and building elevations. (refer to audio)

Village Engineer Aladdin Husain stated the existing grading slopes east to west. The proposed plan follows the existing drainage pattern and they're draining everything into that stormwater pond on the left through storm sewers in the parking lot. As part of the project, the Village is working on the Ravinia Avenue extension that was discussed before and the petitioners agreed to take the stormwater from our Ravinia Avenue extension and handle it in their pond. There's no adverse drainage impact to the neighboring properties. All of the wetland and stormwater permitting will go through the Metropolitan Water Reclamation District (MWRD), and it'll follow MWRD and Village requirements. (refer to audio)

Director of Engineering Khurshid Hoda stated we looked at the traffic for the project, and we also looked at the traffic as a region and how it's impacting us. We reviewed the traffic study that was conducted by the petitioner, as well as IDOT. We both have what we call a general concurrence. IDOT made some

additional comments that are already incorporated into this design. Mr. Hoda goes into detail regarding the right-in and right-out at 159th at the Western and Eastern Drives. There will be no truck access through either drive. The existing driveways located at the former Petey's II restaurant will be eliminated. The LaGrange Road drive will be a right-in and right-out only with no truck access. The Ravinia Avenue (extended) Eastern Drive will feature a right-in and separate right-out and left-out lanes with no truck access. The Ravinia Avenue (extended) Middle Drive will have shared inbound and outbound lanes with a left-turn inbound lane and no truck access. The Ravinia Avenue (extended) Western Drive will be designated for deliveries and trucks. All trucks for this development will use Ravinia Avenue and truck access is during off-peak hours only. Mr. Hoda further details the regional traffic improvements to ease traffic overall in the area. (refer to audio)

Chairman Parisi stated thank you Khurshid for a very informative presentation. Much appreciated.

Ms. Gorman continued her presentation stating the proposed retail building has a height of 42'-6" measured to the highest point of the roof. The maximum height allowed in the COR District is 75' or six stories, whichever is less. The height requirement is met. Ms. Gorman noted that the building's position on the site is at a lower elevation compared to the center of the intersection of LaGrange Road and 159th Street. At the intersection, the building won't appear as tall. Anchored brick, stone, or similar masonry material will be the primary material utilized for the structure in accordance with the Village's design standards. The building's color scheme will consist of tans, grays, browns, and green. Ms. Gorman discusses the renderings and findings of fact. (refer to audio)

Ms. Gorman stated staff recommends the Plan Commission approves a special use permit for a planned development with a modification from the Land Development Code subject to conditions, 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, a special use permit for a commercial retail establishment over 50,000 sq. ft., a special use permit for a development within 50' of a nontidal wetland, a site plan prepared by Kimley-Horn and Associates, Inc., a landscape plan prepared by Kimley-Horn and Associates, Inc., and building elevations prepared by BRR Architecture, Inc.

Chairman Parisi stated thank you staff for a very detailed presentation and further explains how public comments will be conducted.

Ms. Gorman stated I have two public comments to read into the record that we received prior to the public hearing. (refer to audio)

Chairman Parisi commented I thought that was a very well-written and articulate letter. I'm happy to say that I feel that with the presentations we've given so far,

we've addressed most of the concerns of this letter. I invite the public.

[Public Comments]

Ms. Skrodzki swore in Patrick Bredlau at 15401 Pembridge Road, Orland Park.

Mr. Bredlau stated I support the Amazon project. How will traffic be controlled with construction on 143rd and 159th streets? There is a big school on 159th with many buses. (refer to audio)

Chairman Parisi asked what school is that?

A member of the public stated Century Junior High.

Chairman Parisi stated questions will be answered individually as we go along. Thank you for your time.

Ms. Skrodzki swore in John Nugent at 15060 81st Court, Orland Park.

Mr. Nugent stated I want the Village to organize a hearing and informational session for the 11-14 condo and townhome associations near the development. I also want a hearing and informational session for nearby commercial and retail businesses. The traffic study mentioned that two of the five out lots will be dependent on parking that Amazon will use. That parking requires a variance and is an 8% reduction in what we allow. Costco does not have enough parking and is moving their gas station so they can build more parking. Where are the semi-trucks going to go? 161st Street should not be designed for Amazon. I think other businesses should have access. If they fail, we are stuck with a big box. We should limit warehouse space and docks. (refer to audio)

Chairman Parisi stated that I want engineering to address these comments now.

Mr. Hoda stated 159th Street will not be under major construction. 143rd Street will be under major construction. Nothing we are doing will affect the school on 159th Street. Having a public hearing with homeowners is a policy question. There will be separate parking for outlots, they will not take any of the proposed parking for Amazon. Trucks will enter and exit onto LaGrange Road. They will not use the roundabout. They'll go back to LaGrange Road and head towards I-80. This is not a distribution center. The 161st traffic signal is designed for Ravinia Avenue, it has nothing to do with this development. That extension is also required for Estates at Ravinia Meadows and Costco, and the Village has been working on this project for over 10 years. Traffic is distributed. The Village has conducted a separate traffic study for Ravinia Avenue only. (refer to audio)

Ms. Skrodzki swore in Brad McGinnis at 16836 Cardinal Drive, Orland Park.

Mr. McGinnis stated my concerns are similar to many that have been echoed tonight. It's interesting we're here to talk about Amazon when it has reshaped Orland Park's footprint in terms of retail. It's astounding that they're building a retail environment and are now going to be in further direct competition with all our partners that we've had over the course of a number of years. It's also a privilege they considered Orland Park first. I want to highlight that LaGrange Road is a six-lane arterial roadway with curb cuts. It has 16 traffic lights from 131st Street to 179th Street. 159th Street is only a two-lane highway with a few curb cuts and is heavily signalized with 16 traffic lights between Will Cook Road and Harlem Avenue. Now we're adding an additional light at 161st making it 17 along LaGrange Road. Pep Boys was held to high aesthetic standards. This project should meet high aesthetic standards. (refer to audio)

Ms. Skrodzki swore in Corin Tablis at 13249 Lahinch Drive, Orland Park.

Ms. Tablis stated we own the Pep Boys property across the street. We've owned that property for almost 50 years. We had to jump through hoops in order to get something approved that the Board wanted years ago. I think we did a good job. I just want to make sure that anybody that comes in has to do the same thing. I'd like to make sure as a property owner and a resident that I'm not adversely affected. We had to go through eminent domain with IDOT. Am I going to be impacted again in the case this project is larger than anticipated and traffic is worse? Is this sale pending? (refer to audio)

Mr. Hoda stated they are under contract, and they will buy this property before they break ground.

Ms. Tablis asked its pending approval?

Mr. Hoda responded yes, that's the right answer.

Chairman Parisi added it is under contract.

Ms. Tablis replied I'm all for improvements in tax revenue as long as it's done the right way and that it doesn't just benefit one business and then it negatively impacts my business or anyone else's business or their residence.

Chairman Parisi stated I can assure you that this Plan Commission and Board of Trustees feel exactly the same way. Thank you.

Ms. Skrodzki swore in Carol McGury at 11130 Dover Court, Orland Park.

Ms. McGurdy stated I was disappointed not to see any renderings of the inside. Everything we've talked about is external. Let's say there's 100,000 sq. ft. of cool new internal stuff. That means that this large storage area is 100,000 sq. ft. Is that a warehouse?

Chairman Parisi stated no.

Ms. McGurdy continued it's a 100,000 sq. ft. storage area.

Chairman Parisi continued the petitioner mentioned at the onset that you'll have a good experience as shoppers. You won't be obstructed by workers from Amazon filling orders. That's in a different area.

Ms. McGurdy stated you'll have the traffic. You have seven docks. (refer to audio)

Chairman Parisi responded one of the main concerns was the interior traffic and the experience of the shopper.

Ms. McGurdy replied I'm not worried about that. I'm more worried about the traffic in terms of it being a hybrid of some sort. How is my life going to be better other than the tax revenue? How will my life be better that Amazon is across from Walmart Super Center? How many years will this take? How long will all of this take? (refer to audio)

Chairman Parisi asked are you talking about Amazon?

Ms. McGurdy responded I'm talking about everything. (refer to audio)

Chairman Parisi replied this is one of the last large commercial properties of its size.

Ms. McGurdy stated yes, something has to go there. I totally agree.

Chairman Parisi continued it's not like there's 10 of them around the Village because there's not.

Ms. McGurdy replied no, but there could be others. I'm wondering if Amazon is the right thing culturally. Put it down by the I-80 corridor. Put something else there. How many cars will be in and out? How many cars are going to be here? This should not be rushed. (refer to audio)

Chairman Parisi responded the traffic study by both IDOT and ourselves has already taken that into consideration along with Amazon's own traffic.

Ms. Skrodzki swore in Ben Feithen at 8530 Walnut Avenue, Orland Park.

Mr. Feithen stated as an Amazon shareholder, I am a big supporter of this type of investment in our community. Will Whole Foods continue to operate? I wonder how this will affect small and medium market businesses in the village. Has that been taken into account? There are commercial vacancies in village. Do we understand

how long it will take the village to turn these properties over to where they can be occupied by new tenants that would in turn generate new tax revenue? Those are my comments. Thank you. (refer to audio)

Ms. Skrodzki swore in Jim Savage at 14029 Green Valley Drive, Orland Park.

Mr. Savage stated my major concern with Amazon is it destroying the retail base of America primarily. We used to have an Eagle grocery store, Omni, Dominick's, they're all gone. Having a store like this, Amazon, is going to cannibalize all these other businesses in Orland Park. That's something you guys need to think about. Do I hate Amazon, no, I have lots of money in Amazon. It's a great business model. (refer to audio)

Chairman Parisi stated over many years that's just been the fact of life. Walgreens and CVS have wiped out private pharmacies, and a lot of mom-and-pop stores have been wiped out by larger retail stores. We're a community of 60,000 people and our goal is to enhance the situation for our residents, and we think this will do that. (refer to audio)

Ms. Skrodzki swore in Jeffrey Linnert at 15342 Regent Drive, Orland Park.

Mr. Linnert stated I am opposed to this development. Our town is rapidly growing at a speed where our schools and police department are having trouble keeping up. Our schools are hitting maximum capacity. We've seen increases in shoplifting at the mall, altercations at businesses with people who don't live in our community. Tinley Park has an Amazon store, we don't need another one. Roundabouts are not safe, especially double lanes. I almost died in an accident with a semi-truck in 2018 that was trying to get through traffic on LaGrange. This development will bring in crime. Small businesses in Orland Park are closing. Listen to the residents before moving forward. (refer to audio)

Chairman Parisi added it would be very difficult to get a speedbump on your road because the trouble with speedbumps is they have a tendency to damage cars and they'll come back and sue the Village. Cindy Wendt is next but has decided not to speak.

Ms. Skrodzki swore in Kristine Lang at 10300 W 159th Street, Orland Park.

Ms. Lang stated I'm all for development, growth, and creating better tax revenues. I'm hearing about Ravinia becoming five lanes and all this traffic. I am concerned with the safety of children in our community, people walking their dogs, people riding their bicycles. They need safe passage on 159th Street. (refer to audio)

Chairman Parisi stated that you mentioned this before when we were discussing the Costco gas station.

Ms. Lang continued with her suggestion of a boardwalk. (refer to audio)

Chairman Parisi added you referenced Ravinia being five lanes, one of the purposes of Ravinia is having an alternate route to LaGrange so that everybody's not trying to make up time speeding through the side streets and that's for public safety.

Ms. Lang responded, I understand.

Chairman Parisi replied thank you.

Ms. Lang added Amazon, if you're listening, put the boardwalk for the kids.

Ms. Skrodzki swore in Lucas Holly, a Tinley Park resident.

Mr. Holly stated I want to speak in favor of the development. Not so much on what it would add to the community, but how it would add to the tax base of the community. (refer to audio)

Ms. Skrodzki swore in Terry Abert at 8836 W. 167th Street, Orland Hills.

Ms. Abert stated when the Walmart was built in Orland Hills it negatively impacted nearby residents through noise and traffic. I was a trustee at the time and didn't agree with it. The impact will be south of 159th Street. We do not need more grocery stores in Orland Park. I oppose this just because of the area itself. It takes me 20 minutes to get from 171st to 143rd. 16 lights, he said. It doesn't impact everybody that lives north of 159th, it impacts all of us that live south of it. (refer to audio)

Chairman Parisi added the type of business being used adheres to our zoning, the usage of the property, and our Land Development Code. If a development complies in this way, the Village cannot turn it down. Mr. Hoda can answer questions now before the commissioners speak. (refer to audio)

Mr. Hoda stated that most truck traffic will come from I-80. Eminent domain will not affect nearby businesses including Pep Boys. Ravinia widening and roundabout are projected to be completed by 2026. The Amazon development will be completed anywhere from 12 to 18 months, so sometime in 2027 if it's approved. (refer to audio)

Chairman Parisi added I think you addressed the question about construction blocking traffic.

Mr. Hoda responded I did. 159th will not be impacted in that regard. It is important for me to make clear the roundabout is built for Ravinia Avenue and Costco. (refer to audio)

Chairman Parisi stated that with regards to the request to notify townhome and condo associations, this project has been very public and the developer complied with the Village's notification requirements. Did we post on the property within 30 days? (refer to audio)

Ms. Gorman added the requirement is 15 to 30 days prior to the public hearing date.

Chairman Parisi asked and we've done that?

Ms. Gorman responded that was met, correct.

Chairman Parisi asked if there was any residential within 300', we' done that?

Ms. Gorman replied correct.

Chairman Parisi stated we've met our requirements addressing that one particular question.

Mr. Hoda stated that Ravinia will be designed to accept truck traffic. Not just in terms of its layout but also the pavement. The roundabout being built at Costco is a single lane roundabout. It's not a dual lane. Roundabouts by data, not opinion, are much safer than intersections. We are working on a project to complete a loop around Centennial Park's lake on the south side. (refer to audio)

Chairman Parisi stated another question was about hurting other businesses. Arguably, the reason it hurts other businesses is because all of us in this room went to those new businesses and quit going to the other one because the new satisfied their needs better.

[Commissioners]

Commissioner Schussler asked what is the breakdown between the retail front end and back end square footage-wise? Approximate?

Ms. Jahnke-Dale stated back of house space will be just above 50% of the total square footage and it's a little bit larger in the back of house. (refer to audio)

Commissioner Schussler asked why seven loading docks and are they all the depressed kind where a semi can back into them? Will they all accommodate a semi?

Ms. Jahnke-Dale stated we'll go to Brooks to talk about depressed versus otherwise. As far as the number is concerned, we worked with staff, reviewed other retailers, and we're right within what we're seeing in the market as far as

loading needs. (refer to audio)

Commissioner Schussler stated and seven is what is needed?

Ms. Jahnke-Dale responded correct. It's right in line with what we're seeing from the retailers.

Mr. Stickler stated these are at grade. They will not be truck wells to where you're going down into a ramp.

Commissioner Schussler asked how many will be at grade?

Mr. Stickler stated the seven wells for the trucks will be at grade. The ones for the compactor will be at grade but blocked off. There will be one just for access into it. There are seven because there will be no leaving of trailers. (refer to audio)

Commissioner Schussler asked do you expect 10 deliveries in a 24-hour period?

Mr. Stickler replied less than 10.

Commissioner Schussler asked is the lane split on LaGrange? Will there be double left turn lanes to go north on LaGrange? (refer to audio)

Mr. Hoda stated yes.

Commissioner Schussler asked will there be a dedicated right turn lane? Will there be one to go straight?

Mr. Hoda stated if you are going northbound on LaGrange and making a left going westbound on Ravinia, you'll have dual lanes to make that. Those two lanes will continue. There will be a separate right-turn lane, a deceleration lane, that will allow access into the first drive into Amazon.

Commissioner Schussler asked going the other way, coming out of the site?

Mr. Hoda stated coming out, we will have two lanes.

Commissioner Schussler asked two left, double left?

Mr. Hoda stated no, that will be single left right there. If you are coming eastbound on Ravinia and then northbound on LaGrange, that will be a single left.

Commissioner Schussler asked single left?

Mr. Hoda replied yes.

Commissioner Schussler asked is there a dedicated right and what about going straight?

Mr. Hoda stated it will be shared right and through.

Commissioner Schussler asked so it will be lanes coming out then one left and one straight, or right?

Mr. Hoda stated correct.

Commissioner Schussler asked when you did the traffic study, did you consider the impact on 159th and Ravinia of adding a right deceleration lane there?

Mr. Hoda stated as you exit Ravinia to LaGrange, there will be a separate right turn lane, a separate through lane, and a separate left turn lane. Before the intersection it will be two lanes.

Commissioner Schussler asked did you consider the impact on 159th and Ravinia of adding a dedicated right turn lane? Not necessarily for Costco to do it but for good traffic flow.

Mr. Hoda asked which direction are you referencing?

Commissioner Schussler replied going eastbound?

Mr. Hoda stated going eastbound, that roadway is owned by IDOT so there is a right-of-way issue. We will talk about it with IDOT at a later date. (refer to audio)

Commissioner Schussler asked have you thought about widening 159th to six lanes between Ravinia and 94th avenue?

Mr. Hoda stated those are discussions with IDOT.

Commissioner Schussler asked have you had those discussions or is that on the Board to think about?

Mr. Hoda responded it will be something we will bring up to them as we are looking at approaching the intersection of LaGrange Road. (refer to audio)

Commissioner Schussler stated it seems like it's always a struggle to educate IDOT as to what's needed. (refer to audio)

Mr. Hoda responded IDOT has a limitation on construction funding for expansion of roadway capacity.

Commissioner Schussler stated there's a document we have called "Project

Narrative Application for Special Use Responses", that states the size of the building is 225. The staff report says 228,660. Which one is it, 228,000 or 225,000?

Ms. Jahnke-Dale stated it will be 228,000 sq. ft. (refer to audio)

Commissioner Schussler asked what are the placemaking elements mentioned in the project narrative? (refer to audio)

Ms. Jahnke-Dale stated that is the entry plaza, pedestrian walkways, seating areas, and pedestrian feature. (refer to audio)

Commissioner Schussler asked what are third-party delivery drivers and how many are expected in a 24-hour period? (refer to audio)

Ms. Jahnke-Dale responded with Rory was going through the site plan, the parking area designated for third-party delivery drivers was in yellow. The people who are taking those orders will be in the yellow part of the plan so they will not need to be in the store with the customers. (refer to audio)

Commissioner Schussler asked will delivery drivers only deliver items purchased in the store or will they also pick up online orders? (refer to audio)

Ms. Jahnke-Dale stated this is not an online fulfillment center. Only items available in the backroom will be available for purchase. (refer to audio)

Commissioner Schussler replied you have to purchase something that's in the back of the building?

Ms. Jahnke-Dale responded correct.

Commissioner Schussler asked in the report there was a statement about integration with online orders, what does that mean? (refer to audio)

Ms. Jahnke-Dale stated it's similar to what we were just talking about. You could place an order online through an app or Amazon, say I'm going to pick it up at this location, place the order, and go to the light blue covered area with angled parking as shown on the site plan. (refer to audio)

Commissioner Schussler clarified its things that are in the back that are going to come out and be delivered to somebody.

Ms. Jahnke-Dale responded correct. You don't have to wait for next-day delivery or two-day delivery. You just pick it up. (refer to audio)

Commissioner Schussler stated this project conforms to our comprehensive plan

and all of our code requirements, with one very minor modification regarding parking. It would be difficult for me as a commissioner to vote no on this project when it complies 99% with everything we have in our documents. (refer to audio)

Commissioner Zaatar asked what is the definition of a warehouse or fulfilment center? (refer to audio)

Development Services Director Steve Marciani stated a warehouse has a single purpose. Goods are leaving the space, but no sales of goods happen at the location. (refer to audio)

Commissioner Zaatar asked how is this not considered a warehouse when it has so much back of house space and will serve so many delivery drivers?

Chairman Parisi asked Amazon to answer the question.

Ms. Jahnke-Dale stated I misspoke [earlier], we are over 50% front of house. It is approximately 100,000 sq. ft. that will be at the back of house area. Having this large back of house area allows us to carry more items than if they were mostly in the front of house. This large proportion of back of house space improves the customer experience and safety. (refer to audio)

Chairman Parisi stated I would describe a warehouse as storing goods for third-party vendors, this type of back of house storage is for the consumers at the location, not for third-party vendors to come and supply their businesses.

Commissioner Zaatar stated I wish we could have seen the interior plan. 50% back of house seems high. (refer to audio)

Commissioner Sanchez asked is this truly the first of its kind for this concept, or are there other locations out there?

Mr. Smyth stated yes, this is truly the first of its kind. It's a unique concept in this development. (refer to audio)

Commissioner Sanchez asked what will it officially be called? Has it been determined yet?

Mr. Smyth stated that it is still officially in development.

Commissioner Sanchez asked what are the hours of the operation?

Mr. Smyth stated roughly we're looking at 7:00 a.m. to 10:00 p.m.

Commissioner Sanchez asked if there are roughly 500 jobs created with this project?

Mr. Smyth stated yes.

Commissioner Sanchez asked are you going to have a second shift?

Mr. Smyth responded 500 for the overall kind of operation of the building between all the functions that the building provides. About half of them as full-time equivalent.

Commissioner Sanchez stated reading through the plans, I counted six separate modification requests, which I think is concerning. I saw requests for size, parking, traffic, wetlands, setbacks, and the future phases. Why are we granting six modifications for this project? (refer to audio)

Ms. Gorman stated I believe you are talking about the six conditions of approval that staff is recommending. There is only one modification request that the petitioner is requesting, that being to allow the parking lot being located between the building and the street. The conditions of approval that staff is recommending are in regard to a couple of different things. Are those what you are referring to? (refer to audio)

Commissioner Sanchez responded I know the parking size, I think the size was bigger than we're normally accustomed to for retail.

Ms. Gorman replied the parking lot being larger is not a modification. It can be larger. It just can't be smaller than the minimum that's required by Code. The larger parking spaces is not a modification. (refer to audio)

Commissioner Sanchez responded I don't remember it saying that. I thought it said they had less than the required parking spaces. Anyone else see that?

Chairman Parisi stated they have more than the required parking spaces.

Commissioner Sanchez replied maybe I read that wrong.

Commissioner Shalabi stated Commissioner Sanchez is correct, this is an 8% reduction from the original parking criteria.

Commissioner Sanchez stated I feel that there are a lot of special uses or modifications that are being requested. Most of my points have been covered. Overall, I think it's great. The scale and fit and off-peak hours of the project concerns me. What if improvements aren't completed by the time the site becomes operational? (refer to audio)

Mr. Hoda stated this project is not expected to open until the fourth quarter of 2027. Ravinia Avenue construction is under the Village's control. We expect to get

the IDOT permit needed for the traffic signal. Latest that these improvements will be made is either 2027 or 2028. Demand will stabilize at some point, which is when we will complete improvements if needed. (refer to audio)

Commissioner Paul stated I am satisfied with the explanation that this is a retail center. This is your first time doing this, if this doesn't work could this become a warehouse? What safeguards do we have as a Village to prevent that from happening? (refer to audio)

Mr. Marciani stated it cannot become a warehouse because the COR District does not allow warehouses. They could not use this as a fulfillment center. They would have to get a zoning change. (refer to audio)

Commissioner Paul responded that's not going to happen.

Mr. Marciani replied no.

Commissioner Paul stated I get where people are coming from. This is a retail community. This is a prime retail location. There's not going to be another Petey's, gift shop, or bike store. This is a big and prominent site, anything that is built here will be big. Good retail inherently brings traffic. The Village does not regulate competition between businesses. Developers come to the Village, the Village does not seek out certain types of businesses. Something is going to go there, and I think this is one of the best options. (refer to audio)

Mr. Parisi stated on the matter of need for this development, Amazon has spent a lot of money and determined that this site would work. (refer to audio)

Commissioner Fenton stated I am satisfied with the explanations on traffic flow. I am happy that Ravinia Avenue is finally being extended. It would be worth it to add to the aesthetics of the façade. Retail leads to traffic and not having retail means less tax dollars. Try to attract businesses to the outlots that the Village doesn't already have. (refer to audio)

Commissioner Shalabi stated I think aesthetics are important down the 159th corridor. I think you can warm it up and make it look significantly nicer. I am concerned about traffic flow after adding a bunch of retail to this corridor. You're hoping to fill those outlots relatively soon?

Amazon responds.

Commissioner Shalabi asked you don't feel that the flow will support the second phase of outlots, correct?

Mr. Hoda responded I do believe that it will but similar, just like what we saw in the last month or so, the November to December timeline, that will be a different

scenario. I still believe with the number of access points we have in the project that it will work. (refer to audio)

Mr. Smyth added we intend to develop them as soon as we can. Obviously, the main focus will be the main building. As we develop that, we will work closely with staff to make sure we get all the approvals accordingly. (refer to audio)

Commissioner Shalabi stated thank you to the residents for asking wonderful questions and being engaged. As you can see Amazon, Orland Park is a vibrant community that cares about their community. We welcome you. I think it's going to be a great addition. (refer to audio)

Chairman Parisi added I want to thank staff and our engineering department and thank you all for being here and expressing your valuable opinions. Any considerations I may have I think were adequately addressed. I think it's a great project and location. (refer to audio)

Commissioner Schussler asked the plans say you will be getting water from the Illinois American Water Company and not the Village of Orland Park, is that correct?

Ms. Jahnke-Dale stated we are using the typical water provider. We are getting water from the Village of Orland Park.

Commissioner Schussler replied that's a mistake then.

Ms. Jahnke-Dale responded we will make that correction before the Board meeting. (refer to audio)

Chairman Parisi stated I would entertain a motion.

I move to approve the Committee of the Whole Recommended Action regarding Case Number 2025-0560, also known as the Amazon Retail Planned Development;

AND

I move to adopt Ordinance 6086, entitled: AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT WITH A MODIFICATION, A SPECIAL USE FOR A COMMERCIAL RETAIL ESTABLISHMENT WITH A FLOOR AREA GREATER THAN 50,000 SQUARE FEET, AND A SPECIAL USE FOR DEVELOPMENT WITHIN 50 FEET OF A NONTIDAL WETLAND (AMAZON RETAIL PLANNED DEVELOPMENT- 9600 159TH STREET) subject to Village Attorney review.

A motion was made by Member Schussler, seconded by Member Shalabi, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Member Fenton, Member Paul, Member Schussler, Member Shalabi and Member Zaatar

Nay: 1 - Member Sanchez

CLOSE PUBLIC HEARING

Chairman Parisi stated the motion has passed and the hearing will move on to the Committee of the Whole then to the Board of Trustees.

Commissioner Zaatar states he wants a clearer answer as to how a warehouse is defined, I think it should be detailed in code if not already.

Chairman Parisi continues the next Board of Trustees meeting is Monday, January 19.

A motion was made by Chairman Parisi, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Fenton, Member Paul, Member Sanchez, Member Schussler, Member Shalabi and Member Zaatar

Nay: 0

NON-PUBLIC HEARINGS

[Five-Minute Recess Taken]

OPEN NON-PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Fenton, Member Paul, Member Sanchez, Member Schussler, Member Shalabi and Member Zaatar

Nay: 0

2025-0708 Certificate of Appropriateness for the Old Orland/Old Library - Exterior Work (Siding, Soffit, Fascia, Gutters) - 9917 W. 143rd Street

Associate Planner Robert Fischer respectfully requested his staff report be entered into the record as written and as presented during this meeting. (refer to staff report)

Mr. Fischer stated we are discussing the Old Orland Library, currently known as 9915-9917 143rd Street. The petitioner is here tonight, Raphael Rosales of Rosales Roofing. Currently the zoning is the Old Orland Historic District. The

petitioner is seeking approval for a certificate of appropriateness for exterior cladding, new windows, and roof edge component replacements. (refer to audio)

Mr. Fischer stated staff recommends the Plan Commission approve a certificate of appropriateness, with the condition that, per Section 6-209.F.3.a.2, windows with wood or metal frames will be used.

Chairman Parisi asked so you know the conditions the Village requires in terms of the siding and the windows and you're all in accord with that?

Mr. Rosales responded yes.

Chairman Parisi asked do you have any comments or questions for us?

Mr. Rosales stated I do. There's a bit of a mix up with the color.

Ms. Skrodzki swore in Raphael Rosales of Rosales Roofing.

Mr. Rosales continued we stated we wanted the owner of the property to do watering can for the siding. It's a light color. The trim was originally black, but we opted for the rich espresso, which is recommended. (refer to audio)

Mr. Fischer added and, in some communication, I think we did speak, myself or to Michelle, that watering can was not going to be something that was historically appropriate.

Mr. Rosales responded from our understanding, maybe a miscommunication, it was the black color.

Mr. Fischer replied the black was not allowed for the siding and the watering can was not going to be allowed per the Historical District.

Mr. Rosales replied I'll have to let the owner know. We were under the impression that the watering can was OK, just the black trim color.

Mr. Fischer stated we had many discussions regarding the color. (refer to audio)

Chairman Parisi stated if we approve this those two requests have not been approved.

Mr. Rosales responded no, apparently. We did have it in writing, but if the owner is OK with rich espresso, that's approved by you guys. Other than that, that's the only thing.

Chairman Parisi stated thank you for being here.

Mr. Fischer added Scott, the owner of the property, has been in contact with us as well. I did make him aware of that. The owner has been very responsive.

Chairman Parisi stated there is no one in the public for this particular hearing, so I'll go to our commissioners.

[Commissioners]

Commissioner Shalabi stated I have nothing to add. This is very straightforward. I reviewed the plans. I'm fine. Thank you.

Commissioner Fenton stated I concur with Commissioner Shalabi. In the presentation it says watering can as far as the color. I think that's where some of this confusion might be. The espresso was also in there. It's a cute building. I like it.

Commissioner Schussler stated I'm not really hung up on the color. I think it's fine.

Commissioner Paul stated if we approve this with the colors that you were talking about, Robert, the colors that were approved, you're saying you want a different color. If we approve this then you guys are going to use the color we approve or else come back, right?

Mr. Rosales responded yes.

Commissioner Zaatar stated I don't mind what the color is.

Chairman Parisi stated I have no comments or objections.

Commissioner Sanchez stated I don't have anything to add either.

The Certificate of Appropriateness for exterior work at 9917 W. 143rd Street, as depicted in the petitioner's scope and specification sheets submitted by the petitioner, case number 2025-0708, is subject to the following conditions:

- 1) Meet all Building and Land Development Code requirements.
- 2) Obtain a building permit prior to construction.
- 3) Approval by the Planning Commission on January 6, 2026, and subsequently the Village Board of Trustees. Per Section 6-209.G.1, the review and approval process for contributing structures and landmarks requires that the project be presented to the Planning Commission for recommendation to the Village Board for their approval.

A motion was made by Member Schussler, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Fenton, Member Paul, Member Sanchez, Member Schussler, Member Shalabi and Member Zaatar

Nay: 0

CLOSE NON-PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Fenton, Member Paul, Member Sanchez, Member Schussler, Member Shalabi and Member Zaatar

Nay: 0

PUBLIC HEARINGS

OPEN PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Fenton, Member Paul, Member Sanchez, Member Schussler, Member Shalabi and Member Zaatar

Nay: 0

2026-0013 Aldi-Valvoline Subdivision - 11200-11320 179th Street

Chairman Parisi asked is the petitioner, Dan Elliott, here?

Mr. Fischer responded that Mr. Elliott contacted me yesterday and said he was called out of town. Mr. Fischer added, we're currently having some technical difficulties.

Commissioner Schussler stated we have the motion printed.

I move to approve the Plan Commission Recommended Action as presented for Case Number 2026-0013, also known as Aldi-Valvoline Subdivision.

A motion was made by Member Schussler, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Fenton, Member Paul, Member Sanchez, Member Schussler, Member Shalabi and Member Zaatar

Nay: 0

CLOSE PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Fenton, Member Paul, Member Sanchez, Member Schussler, Member Shalabi and Member Zaatar

Nay: 0

OTHER BUSINESS

2025-1044 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 10:24 p.m.

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Fenton, Member Paul, Member Sanchez, Member Schussler, Member Shalabi and Member Zaatar

Nay: 0