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Staff Report to the Committee of the Whole

Amazon Retail Planned Development

Prepared: 1/16/2026

Prepared by: Hailey Gorman, Associate Planner

Project: Amazon Retail Planned Development

Case Numbers: 2026-0039 (Special Use for Planned Development, etc. – COTW), 2025-0560 (Special Use for Planned Development, etc. - BOT), 2026-0036 (Plat of Consolidation & Dedication)

Petitioner: Amazon Retail LLC**Address:** 9600 159th Street, Orland Park, IL**P.I.N.s:** 27-21-201-002-0000, 27-21-201-003-0000

REQUESTED ACTIONS

The Petitioner is requesting the approvals below for a multi-phased retail 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

The Plat of Consolidation & Dedication (2026-0036) will advance straight to the Board of Trustees for consideration, as non-residential lot consolidations do not require public hearings and therefore was not discussed at the Plan Commission hearing.

PLAN COMMISSION SUMMARY

Present at the Plan Commission were 7 Commissioners (6 in-person, 1 virtual), members of the public, the petitioner and project representative, and staff. Following the Petitioner's and Staff's presentations, members of the public were given the opportunity to speak. After public comments, the Commissioners asked questions and discussed the project. The following summarizes the major topics discussed during the meeting:

Traffic

Residents raised concerns regarding the anticipated traffic that will be generated from this development. The intersection of 159th Street and LaGrange Road is one of the busiest

intersections in the Village, and there are already existing operational challenges in this area. A traffic impact study was prepared by the Petitioner which was reviewed by Village Engineering Division staff and the Illinois Department of Transportation (IDOT). Consistent with other commercial retail developments of this caliber, certain characteristics are excluded from the overall capacity analysis in the traffic study as truck trips are anticipated to occur outside of the analyzed peak hours. However, this raised additional questions from residents and commissioners about the anticipated truck traffic that would be generated by the development. Information recently provided by the petitioner indicates that 27 trucks per day are anticipated.

Land Use

Both residents and commissioners questioned the large size of the building, and what portions of the building would be utilized as retail space versus storage space. Since this store is a new concept for Amazon, they have not finalized an interior floor plan at this stage. The Petitioner reiterated that the principal use of the space will be commercial retail, with greater than 50% of the gross floor area being used as retail space that will be open to the public. There were a couple of sheets within the Civil Plan Set that have been revised to reflect a typing error and remove any prior reference to “warehouse”, which the Petitioner noted was on the plans in error. The Petitioner stated that one of the main purposes of the larger stock-room (with less than 50% of the gross floor area) is to ensure that there is a unique customer experience that is free from any potential clutter of back-of-house operations. While other retail stores have employees constantly fulfilling online orders throughout the day in the public shopping area, this new concept would keep this in the back-of-house.

Overall, the Plan Commission recommended approval of the project and voted 6 ayes and 1 nay. This case is now before the Committee of the Whole for consideration.

PLAN COMMISSION ACTION

Regarding Case Number 2025-0560, also known as the Amazon Retail Planned Development, the Plan Commission recommends the Committee of the Whole **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;
6. Public sidewalks shall be constructed along 159th Street and LaGrange Road as part of the Phase I of this development. Public sidewalk construction along Ravinia Avenue (extended) shall be coordinated with the Village of Orland Park during final engineering review, which may include a security in the form of a Letter of Credit or Board of Trustees-approved Surety Bond, or a cash-in-lieu payment to facilitate construction by the Village as part of the Ravinia Avenue extension. Private sidewalks along the perimeter of the planned outlots shall be provided to connect the public sidewalks to the Phase I building entrances;

And

The Plan Commission further recommends the Committee of the Whole **approves** 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

The Plan Commission recommends the Committee of the Whole **approves** a Special Use Permit for a Commercial Retail Establishment over 50,000 square feet;

And

The Plan Commission recommends the Committee of the Whole **approves** a Special Use Permit for a Development within 50' of a Nontidal Wetland;

And

The Plan Commission recommends the Committee of the Whole **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

The Plan Commission recommends the Committee of the Whole **approves** a landscape plan prepared by Kimley-Horn and Associates, Inc., dated November 14, 2025, subject to the following conditions:

1. Prior to the case review by the Board of Trustees, the trees proposed within the required maintenance access around the stormwater basin are to be relocated to a code-compliant location;
2. The development will be in substantial conformance with the preliminary landscape plan;

And

The Plan Commission recommends the Committee of the Whole **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.

COMMITTEE OF THE WHOLE RECOMMENDED MOTION

I move to recommend to the Village Board to approve the Plan Commission Recommended Action regarding Case Number 2025-0560, also known as the Amazon Retail Planned Development.