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Staff Report to the Board of Trustees **Amazon Retail Plat of Consolidation & Dedication**

Prepared: 1/12/2026
Prepared by: Hailey Gorman, Associate Planner

Project: Amazon Retail Planned Development

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

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 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 scope of the project requires the lots to be consolidated and the adequate right-of-way to be dedicated to the Village for the extension of Ravinia Avenue. The public right-of-way for the intersection of 159th Street and LaGrange Road will be dedicated on a separate Plat of Dedication as a recommended condition of approval, as this right-of-way will be dedicated to the Illinois Department of Transportation (IDOT).

The plat is now before the Board of Trustees for consideration.

BOARD OF TRUSTEES RECOMMENDED MOTION

I move to approve a Plat of Consolidation and Dedication for case number 2026-0036 titled "Amazon Retail Planned Development," dated January 14, 2026, subject to the following conditions:

1. A final copy of the plat will be printed on mylar and submitted to the Village with non-Village signatures for recording with Cook County Recorder of Deeds;
2. A separate Plat of Dedication to dedicate the appropriate right-of-way to the Illinois Department of Transportation (IDOT) at the corner of 159th Street and LaGrange Road will be prepared and submitted to the Village for review prior to building permit issuance;

And

I authorize staff to execute and record the plat.