

Application for Special Use Permit
159th & LaGrange Retail

Project Narrative

Amazon Retail LLC (the “**Petitioner**”) seeks a special use permit to authorize the phased development of an approximately 35-acre site located at the southwest corner of 159th Street and LaGrange Road. The Petitioner proposes to construct a one-story, 225,000 square-foot commercial retail building served by 837 accessory parking spaces and seven loading docks. Subsequent phases will consist of the development of six outlot parcels with additional buildings that will be subject to future approval and range from 5,000 to 13,750 square feet. The proposed development also includes a stormwater management area and significant open space buffering the site from surrounding roadways and adjacent property. The combined open space and landscaped areas are projected to encompass approximately 6.02 acres. The landscaping plan for these areas not only meets all applicable code requirements but also enhances the site's aesthetic appeal and functionality. The design allows for potential future integration of placemaking elements, which could include features such as seating areas or other amenities, subject to final design and approval processes.

The proposed development will offer a wide selection of products, including groceries and general merchandise, with accessory services and potentially dining locations for prepared food sold on-site. Customers will have the ability to receive deliveries from this location. The building and site plan will have dedicated space for third-party delivery drivers to improve safety without sacrificing the in-store customer experience.

The proposed development will also take into account consumers' increased desire for online ordering across the retail landscape. Customers will have the ability to receive deliveries direct from this location and the building and site plan will have dedicated space for third-party delivery drivers to improve safety and meet the demands of modern online retail without sacrificing the in-store customer experience.

Access has been carefully planned to enhance safety and optimize operations between the in-store customers, delivery drivers and larger merchandise deliveries. In-store customers will access the Property from 159th Street, LaGrange or 161st Street and either park and enter the building through the east façade or, in the event of an online order, use a parking space dedicated to customer pickup. Delivery drivers would access the Property from the south or west coming off of 161st Street and have a designated parking area to the south of the building. Finally, trucks would enter the site through an access point located at the southwest corner of the Property and exit via a right-in/right-out on 159th Street. This site plan and the separation of the various constituencies coming to the Property are critical to the success of the proposed development.

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Petitioner's Response to Special Use Standards

(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.

The proposed development is consistent with the Orland Park Land Development Code (the “**Code**”). The subject property is currently zoned COR Mixed-Use District. Section 6-210 of the Code provides that a commercial retail establishment with a floor area of 50,000 square feet or greater is allowed as a special use in the COR District. Therefore, the Code expressly allows the development of the retail buildings pursuant to approval of this Application.

The proposed development is also consistent with the Village’s 2013 Comprehensive Plan, which identified the subject property as a “development opportunity.” The subject property is located in the Plan’s Regional Mixed Use Planning District. This district is intended to host large, regionally oriented, commercial uses in the Village that serve residents and draw visitors. The district includes many “big box” and national chain retail locations and such businesses are the district’s predominant use. The proposed development would establish a similar use in terms of scale and operation.

(2) The special use will be consistent with the community character of the immediate vicinity of the parcel for development.

As noted, the proposed development is consistent with the character of the immediate vicinity, which includes two major roadways serving a number of retail centers anchored by big box stores. These retail centers are similar to the proposed development in terms of scale and operation.

The COR District is designed in part “to provide for the development of a variety of retail and commercial services that may change over time in response to market conditions. The location and design of such development is intended to provide efficiently located and diverse shopping and service opportunities.” The proposed development represents a retail service designed to meet evolving consumer demand.

Finally, the design, materials, and finishes of the proposed building are consistent with nearby commercial structures. The building is a contemporary style featuring a simple design similar to the surrounding uses.

(3) The design of the proposed use will minimize adverse effects, including visual impacts, on adjacent properties.

The proposed development will not have an adverse effect, visually or otherwise, on adjacent properties. As noted above, the proposed development is located in an area which is (i) expressly planned for such uses as the proposed development, (ii) includes a concentration of similar uses, and (iii) is outfitted to accommodate the traffic demand generated by such uses. In addition, the proposed site plan includes landscaped areas to screen and buffer the surface parking lot. The

lighting used at the proposed development will be typical of lighting found at surrounding retail centers.

(4) The proposed use will not have an adverse effect on the value of adjacent property.

The proposed development will activate a large vacant site occupying a key corner in a significant retail district that functions as a gateway to the Village. Because of its location and potential to contribute to the functions of the Regional Mixed Use Planning District, the subject property is an identified “development opportunity” under the Village’s Comprehensive Plan. Improvement of the subject property for retail use will support surrounding businesses, attract visitors to the area, and grow the Village’s tax base while advancing the general and site-specific planning objectives of the Village. Accordingly, the proposed development will not diminish but is likely to support and even improve the value of adjacent properties.

(5) Has the applicant demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of servicing the special use at an adequate level of service?

The subject property is served by the two major roadways serving surrounding comparable retail uses, South LaGrange Road and West 159th Street. Access to the proposed development will be provided from both roadways. The proposal calls for a new left-turn lane to facilitate entry by westbound traffic on 159th Street. Access via 159th Street will be provided by a four-way intersection and via South LaGrange Road by a right-in/right-out intersection. In addition, access will be provided from the south via West 161st Street, which will have a new signalized intersection with South LaGrange Road. West 161st Street will facilitate access by both users of the proposed development and truck deliveries, which will be directed via a separate drive-aisle to an ample turning area and loading bays at the western end of the principal building. Trucks will exit from the subject property via a separate right-out intersection with West 159th Street.

The proposed development includes a stormwater management area of pervious green space and two stormwater ponds. Runoff will also be mitigated by the presence of significant pervious areas throughout the parking areas and around the perimeter of the subject property. The site will comply with applicable volume control standards, including those of the Metropolitan Water Reclamation District Watershed Management Ordinance.

All proposed buildings will be outfitted with industry-standard fire suppression systems. Tie-ins to Village water and sewer systems are existing and available, and the proposed development’s draw on these public facilities will be limited. The proposed development will not include dwelling units and therefore will not create new demand for seats in local schools.

(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.

The proposed development's site plan includes a significant amount of open space. Specifically, large open areas are located along the north and east perimeters of the property.. The Petitioner would be the sole owner of the subject property and is capable of constructing these improvements following and pursuant to approval of this Application.

(7) The development will not adversely affect a known archaeological, historical or cultural resource.

There are no archaeological, historical, or cultural resources known to be located at the subject property.

(8) The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

Aside from the requested special use permit, the proposed use will otherwise comply with all standards imposed on it by Village ordinances.