



Amazon Retail Store at LaGrange/159 – Frequently Asked Questions (FAQs)

Summary

- The proposed Amazon Retail Store follows the same established, transparent, and legally required Village review process that applies to all commercial planned development proposals in Orland Park including public Plan Commission review, traffic and engineering analysis, environmental and infrastructure evaluation, and multiple opportunities for public input. All steps have been followed thoroughly and in accordance with established procedures.
- The subject property is zoned for retail use as proposed by the petitioner.
- Publicly available information includes an informational video explaining the development proposal, concept plans and supporting documents submitted by the petitioner, Village-issued press communications, recorded public meeting proceedings, and ongoing project updates. All materials can be accessed at <http://orlandpark.org/upcomingprojects>.
- Traffic, infrastructure, and quality of life are standard considerations in every commercial proposal reviewed, including the Amazon Retail Store project.
- As part of this proposal, the petitioner is dedicating the Village with land, and ultimately the funding through new sales and property tax revenue, necessary to complete the long-planned extension of Ravinia Avenue along with other traffic improvements. Additionally, the developer will accommodate Ravinia Avenue's stormwater discharge within the development's basin at no cost to the Village.
- The Village remains committed to responsible growth, transparency, and resident engagement.
- At the request of a Village Trustee, the Village conducted a focused review of the [Special Use Permit Ordinance](#) to ensure the ordinance language clearly and explicitly authorized the specific commercial retail use being proposed. As a result of that review, the ordinance language was refined and clarified, and additional conditions were incorporated prior to approval.
- This ordinance, if adopted, approves a special use for a planned commercial retail development by Amazon Retail LLC at 9600 159th Street following review and approval by the Plan Commission and consideration by the Village Board.
- The Special Use Permit Ordinance confirms that the proposed development:
 - Is consistent with the Village's Comprehensive Plan and Land Development Code.
 - Is compatible with similar surrounding commercial uses.
 - Will not adversely impact adjacent properties, wetlands, or cultural resources.
 - Can be adequately served by existing and planned infrastructure and public services.

- The Special Use Permit ordinance includes specific conditions and safeguards, including:
 - Explicit prohibition of warehouse or distribution uses.
 - Traffic controls and post-occupancy traffic study requirements and operational adjustment, if required by the study.
 - Sidewalk construction and connection, landscaping requirements, and tree mitigation fees.
 - Screening of mechanical equipment and removal of existing signage.
 - Compliance with all applicable zoning, engineering, and tax regulations.

What is the status of the proposed Amazon retail store located at the southwest corner of 159th Street and LaGrange Road?

- Amazon has submitted plans for a first-of-its-kind brick-and-mortar retail store in Orland Park. The proposal includes a one-story building of approximately 230,000 square feet offering groceries, household essentials, and general merchandise. The store would function similarly to a large-format retailer such as a Walmart Supercenter. This is a commercial retail store open to the public, not a warehouse or distribution center. The plan was reviewed and approved by the Orland Park Plan Commission at its January 6, 2026, meeting and is being reviewed on the Committee of the Whole and Board of Trustees agendas on January 19, 2026.

I read on social media that this is going to be an Amazon Fulfillment Center. Is that correct?

- No. This project is not a fulfillment center, warehouse, or distribution hub. It is a commercial retail store open to the public. The proposed one-story building is approximately 230,000 square feet, which is a standard size for large-format retail stores and is comparable to nearby retailers such as the Orland Hills Walmart Supercenter. The proposed Amazon retail store would include seven loading docks, compared to six at the Orland Hills Walmart Supercenter. By contrast, the Amazon fulfillment center in Matteson, Illinois is approximately 3 million square feet, includes 67 loading docks, and provides parking for 375 semi-trailers. In addition, the approved zoning and Special Use Permit specifically prohibits warehouse, or distribution uses at this site.

Why did Amazon choose this location?

- Amazon selected the Orland Park site because it's in a great spot along the Village's main shopping area—easy to get to, highly visible, and with plenty of room to build a retail concept that provides value for the community and customers. Orland Park has been a regional retail destination for decades, dating back to the development of Orland Square Mall in the 1970s. Over time, strong retail activity has attracted additional investment and nationally recognized brands. Amazon's proposal reflects confidence in Orland Park's established retail market, infrastructure, and long-term economic outlook. The project highlights the Village's continued appeal to major retailers.

How do residents benefit from this development?

- Amazon's proposed multi-million-dollar investment in Orland Park would create over 200 construction jobs, over 500 permanent jobs and would generate millions in sales and property tax revenue. This new revenue will be used to fund Village infrastructure to improve traffic flow, reduce congestion, and increase safety. Absent this new revenue, the Village does not have the funds to make these traffic improvements given previous spending priorities and previous debt commitments that this new Village Board is now working to address.

What traffic improvements are planned?

- Extension of Ravinia Avenue to LaGrange Road.
- Installation of traffic signals at 161st Street and LaGrange Road.
- Install dual left turn lanes from northbound LaGrange onto Ravinia Avenue (161st Street).
- Extension of dual left turn lanes from eastbound 159th Street onto LaGrange Road including closure of the median across from Lake View Plaza.
- The addition of deceleration lanes on 159th Street and La Grange Road and an acceleration lane on LaGrange Road.
- Potential burial of utility lines along 159th Street from LaGrange Road to west of Costco.

Will this development significantly increase truck traffic?

- No. Truck activity at this site will be consistent with a large-format retail store, not a warehouse or distribution center. The [Special Use Permit Ordinance](#) includes conditions requiring Amazon to limit full-sized tractor-trailer activity during peak morning and evening traffic hours. Amazon is also required to complete a post-occupancy traffic study, and if additional improvements or restrictions are identified, Amazon must work with the Village to implement them.

Will Amazon pay sales tax at this location?

- Yes, like other brick-and-mortar stores in Orland Park, Amazon will collect and remit sales tax on purchases in compliance with Illinois and local tax laws. In January 2025, the Illinois Department of Revenue issued [a sales and use tax guide](#) to make it easier for retailers and marketplace facilitators to understand their tax obligations under the state's laws. It's worth noting that Amazon, through its AWS affiliate, is very well versed in sales tax laws since that is one of the services it provides to its marketplace retailers.

Can Amazon later convert this building into a fulfillment center?

- No. The zoning does not allow for a fulfillment center. In the agreed-upon [Special Use Permit Ordinance](#), Amazon is receiving a special use permit only for the operation of a Commercial Retail use over 50,000 square feet. No other uses are permitted, and if Amazon were to use the facility as a fulfillment center or warehouse the Special Use Permit would be revoked and nullified. Warehouse

and Distribution Establishments as defined in the Village's Land Development Code, are not allowed in this zoning district.

Is the Village providing financial incentives to Amazon?

- No. The Village is not providing tax incentives, subsidies, or financial assistance. Amazon is fully self-financing the project. The Village will benefit from new sales and property tax revenue generated by the development which will be reinvested in public infrastructure and safety improvements. The petitioner can still seek incentives from other entities.

What's the timeline for construction and openings?

- End of 2026 – Completion of Ravinia Avenue extension to LaGrange.
- End of 2026 – Completion of Costco fuel station project and corresponding roundabout on Ravinia.
- 2027 – Amazon retail store opens.
- **Looking ahead** – Additional out lot development.

Was there public review and input on this project?

- Yes. The proposal was reviewed by the Plan Commission at a public meeting with proper legal notice and opportunity for public comment. The project is also being reviewed by the Committee of the Whole and the Board of Trustees in public meetings, consistent with the Village's transparent and standard development approval process.

Where can I learn more about this project?

- Visit orlandpark.org/UpcomingProjects for more information.