



Meeting Date: November 3, 2025

Submitter: Daniel Ritter, AICP, Community and Economic Development Director
Ronald Mentzer, Community and Economic Development Consultant

Department: Community Development

Agenda Item: Ordinance Approving Multiple Variations to the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances With Respect to Certain Real Property Located at 16825 Churnovic Lane in Crest Hill, Illinois – Application of Amazon.com, Inc.

Summary:

Amazon is proposing to implement a variety of site modifications at the package sorting facility it has operated at 16825 Churnovic Lane since 2017. The proposed site modifications are collectively designed to reduce truck traffic and queuing on the surrounding public road network and make it safer for employees to walk between the building and parking areas on the site. In order to implement the proposed site modifications, Amazon has requested approval of variations that would allow a relocated driveway on Lidice Parkway to be approximately 71 feet wide and the replacement of eight existing landscape islands in the northern parking lot with pedestrian sidewalk islands.

The Subject Property illustrated below is currently Zoned M-1 Limited Manufacturing District.



The Plan Commission conducted the required public hearing for this application at its October 9, 2025, meeting and recommended unanimous but conditional approval of the requested variations. The City Council discussed the Plan Commission's recommendation at its October 27, Work Session Meeting where the majority of the City Council expressed support for the approval of the requested variations.

A copy of the Ordinance the City Attorney and staff have prepared to memorialize the City Council's approval of the Plan Commission recommended variations is attached.

Council Action Requested: Pass the Ordinance Approving Multiple Variations to the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances With Respect to Certain Real Property Located at 16825 Churnovic Lane in Crest Hill, Illinois – Application of Amazon.com, Inc.

Attachment:

An Ordinance Approving Multiple Variations to the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances With Respect to Certain Real Property Located at 16825 Churnovic Lane in Crest Hill, Illinois – Application of Amazon.com, Inc. (with associated Exhibits)