



Meeting Date: October 27, 2025

Submitter: Daniel Ritter, AICP, Community and Economic Development Director
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Department: Community Development

Agenda Item: Plan Commission recommendation on application of Amazon.com Inc. (Amazon) for multiple variations to the Crest Hill Zoning Ordinance and the City Code of Ordinances with respect to real property located at 16825 Churnovic Lane, in Crest Hill, Illinois.

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.



Plan Commission conducted the required public hearing for this application at their October 9, 2025, meeting and recommended unanimous but conditional approval of the requested variations. A copy of the detailed October 9, 2025, Plan Commission staff report for this request is attached to the draft Ordinance the City Attorney and staff have prepared to memorialize the City Council's potential approval of the Plan Commission recommended variations as Exhibit B. A copy of the draft approval ordinance is included with the agenda backup materials for this item.

Council Action Requested: Direction to include the approval of the draft ordinance for this application on the November 3, 2025, Regular City Council Agenda for final consideration.

Attachments:

- Attachment A - October 9, 2025, Draft Plan Commission Meeting Minutes
- Attachment B - 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)