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**Staff Report to the Plan Commission**

**Joe Rizza Porsche Dealership Expansion | Special Use Permit Amendment**

Prepared: 7/8/2024

**Project:** 2024-0307– Joe Rizza Porsche Dealership and Parking Expansion

**Location:** 8760 159<sup>th</sup> Street

**P.I.N.s:** 27-14-300-068-0000

**Parcel Size:** 4.87 acres

**Requested Actions:** Approval of a special use permit amendment, site plan, landscape plan, and building elevations in order to construct an approximately 11,800 square-foot building addition, vehicle inventory parking lot, and associated site improvements.

**BACKGROUND**

On June 18, 2018, the Board of Trustees approved an ordinance granting a Special Use Permit for a Planned Development, a Special Use Permit for motor vehicle sales or rental, and Modifications from the Land Development Code to construct an approximately 18,101 square-foot Rizza Porsche dealership building and associated site improvements at 8760 W 159<sup>th</sup> Street.

The project also included relocation of the existing detention pond to the rear of the property and establishment of three lots with the plat of subdivision. Modifications from the Land Development Code regarding the location of drive aisle and parking lots, parking space increases, lighting footcandle increases, detention slopes, and landscaping were approved and taken into consideration as part of this review for the proposed Porsche dealership expansion.

A Special Use Permit was issued for the existing outlots and parking lot expansion behind Porsche for Rizza Acura on June 19, 2023. The petitioner is no longer proceeding with the Rizza Acura project at this time, and the Ordinance granting the Special Use will be repealed with Board approval of this case.

**COMPREHENSIVE PLAN**

<b>Planning District</b>	159 <sup>th</sup> and Harlem Planning District
<b>Planning Land Use Designation</b>	Neighborhood Mixed Use

**ZONING DISTRICT**

<b>Existing</b>	BIZ – General Business
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**LAND USE**

<b>Existing</b>	Auto Dealership
<b>Proposed</b>	Auto Dealership

**ADJACENT PROPERTIES**

	Zoning District	Land Use
<b>North</b>	R-4 Residential District	Residential (Golfview West)
<b>East</b>	BIZ General Business District	Commercial (Waterfall Plaza)
<b>South</b>	BIZ General Business District	Commercial (Infiniti dealership)
<b>West</b>	N.O.P. (Orland Hills)	Commercial (Georgio’s Banquet Hall)

## DEVELOPMENT OVERVIEW

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### Site Plan

The existing site includes the Rizza Porsche building, 206 parking spaces, a detention pond, and two vacant lots directly east of the Porsche building, reserved for future development on a 7.55-acre site (Outlots A & B).

The approved Planned Development (Ordinance 5307) included a modification to allow parking drive aisles and spaces between the building and 159th Street. The only changes to the parcel take place in the rear of the existing building.

The current rear parking lot will be reconfigured to accommodate an 11,860 square-foot, two-story building addition. A new 110-space parking lot is proposed in the vacant area between the rear drive aisle and the existing detention pond. Due to the topography of the area adjacent to the stormwater management area, a retaining wall is required on the west side of the parking lot. Overall, there will be a net total of 73 new parking spaces for the dealership.

### LOT COVERAGE

Maximum Allowed in BIZ District	Proposed
75% (80% with BMPs)	67% (including outlots A and B)

### Building Elevations

The proposed building expansion will be constructed to match the existing Porsche dealership. The first-floor façade will be made of precast stamped black brick panels, while the upper façade will feature corrugated metal panels. The building height will remain at 26 feet to match the existing height.

The side setbacks for the expansion will be consistent with those of the current building. The rear setback is now 359 feet, which is well within the minimum code requirements. There will be four new overhead doors for vehicle service on the east side, in addition to the three existing ones. The west side will have one new overhead door, in addition to the existing door. The north side of the building will also have a new overhead door added.

### Preliminary Landscape Plan

The preliminary landscaping plans, reviewed by Staff, are compliant with the Land Development Code. The requirements will be met for parkway, rear bufferyard, and interior landscaping. The representative plant list appears to meet diversity requirements for number of species; percentage of species will be evaluated at final review. The existing stormwater basin is not in compliance with the previous Board-approved plans but will be brought into conformance with this petition.

### Preliminary Civil Engineering Plan

The preliminary engineering plans, reviewed by Staff, are compliant with the Land Development Code. Stormwater permitting for the development has shown that the detention has the appropriate capacity and functionality to accommodate this project. The entire site is missing the final layer of surface asphalt binder and is not completed per Village Code, and the plans do not call for this work. A condition of approval has been added to complete the final layer of pavement on the site.

### Lighting

A photometric plan has been submitted as a part of this review and will be reviewed during final engineering of this case. The petitioner will be required to provide confirmation that the footcandles and lumens per square foot on the photometric plan do not exceed the specified maximum limitations within Section 6-315.A.2.a.1. or previously granted modifications.

## **FINDINGS OF FACT**

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When considering an application for a special use permit, the decision-making body shall consider the Findings of Fact below. The petitioner has submitted responses to the Special Use Standards Worksheet attached to this report. Please review the petitioner responses to the below standards attached to this report.

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.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.
3. The design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties.
4. The proposed use will [not] have an adverse effect on the value of adjacent property.
5. The applicant has demonstrated that public facilities and services will be capable of serving the special use at an adequate level of service.
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.
7. The development will [not] adversely affect a known archaeological, historical, or cultural resource.
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 applicable requirements of the ordinances of the Village.

## **PLAN COMMISSION RECOMMENDED ACTION**

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Regarding Case Number 2024-0307, also known as Joe Rizza Porsche Dealership Expansion, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated July 8, 2024;

And

Staff recommends that the Plan Commission approve an Amendment to the Special Use Permit for a Planned Development, subject to the following conditions:

1. The petitioner shall develop the subject property in substantial conformance with the final Village-approved special use permits, site plan, and building elevations.
2. All building code requirements must be met, including required permits from outside agencies.
3. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
4. The final layer of surface asphalt binder is completed to Village code specifications for the entire property prior to receiving a Certificate of Occupancy.

And

Staff recommends the Plan Commission approve the preliminary site plan, landscape plan, and building elevations for Joe Rizza Porsche Dealership Expansion, subject to the condition that the development will be in substantial conformance with the site plan prepared by MeritCorp, last revised May 14, 2024, the landscape plan, prepared by Design Perspectives, last revised May 10, 2024, and building elevations, prepared by Simon Design Group, last revised May 14, 2024.

## **PLAN COMMISSION RECOMMENDED MOTION**

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Regarding Case Number 2024-0307, also known as Joe Rizza Porsche Dealership Expansion, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.