

Jan 10, 2021

Kyle Quinn  
Village of Orland Park,  
Development Services  
14700 Ravinia Ave

Regarding : Rizza Lincoln – Special Use standards  
8130 W. 159<sup>th</sup> Street  
Orland Park , IL

Gerianne,

Regarding the Special Use Standards, you asked us to include in our petition explaining how the standards will be met. This letter to explain the petition:

**Summary:**

This subdivision involves updating and existing luxury auto dealerships on existing subdivision, in anticipation of growing sales and to meet the new automotive corporate branding standards. Currently, the Ford dealership houses both the Ford and Lincoln Brands. In the future, the Lincoln Brand will be moved over to this renovated property. The previous brands will be moved to a new ground up dealership in a property next to the Porsche Dealerships. The dealerships have been owned by the same entity for 20+ years, serving a similar use prior to that. The new Lincoln Dealership will increase the size by approximately 1850sf, addition to the existing 3,800sf. The additions will increase the size of the showroom and add a service drop off. The development will allow for both the Lincoln and Ford brands to expand.

The sidewalks or greenspace along the street will not be affected. Variances will be requested, which will be outlined in a separate memo.

This engineering is outlined on the Civil drawings.

- 1) The Special use will be consistent with the purposes and goals and objectives and standards of the Comprehensive plan.
  - a. This development will be consistent with and augment the Comprehensive plan and the vision of the 2030 Vision.
    - i. This development facility a high quality of life. As luxury auto brands and as tax-generating businesses, and as participating corporate citizens, Rizza Automotive continues to add to the quality of life for the area's residents and business.
    - ii. This development reflects a unique sense of place. As being luxury brands, there are only about 400 Lincoln dealerships thought-out the entire country. This current renovation will actually be the 2<sup>nd</sup> completed project in the entire country. Those are fairly exclusive numbers for retail brands. Additionally, the quality brands bring a sense of high-quality and exclusivity to the community

- iii. This development will continue to inspire residence and visitors. Few things inspire economic and quality confidence like a thriving and growing luxury brand. Refer to the above points.
  - iv. This development will attract private investment and business investment. This project will employ during construction and increase employment after construction for the increased sales volume. Joe Rizza Automotive remains very involved in various community events and businesses. This development will increase Rizza's visibility and participation in the community
  - v. The high-quality open spaces not be changed by the project, especially regarding spaces along the road and in respect to greenspace.
- 2) The special use will be consistence with the community character of the immediate vicinity of the parcel for development
- a. The immediate vicinity character could be described as well-maintained automotive dealerships and other retail business—the updating of this luxury dealership, which already stands out as a luxury brand among its peers.
- 3) The design of the proposed use will minimize the adverse effect, including visual impact on adjacent properties
- a. The character of the immediate vicinity could be described as well-maintained automotive dealerships and other retail business. The updating of this luxury dealership will ensure that this site continues to stands out as a luxury brand among its peers.
- 4) The proposed use will not have an adverse effect on the value of the adjacent properties
- a. The proposed use is the same as the previous use. The updated projects will be of similar character as the previous, with updated facilities, and will only increase the adjacent properties' value.
- 5) The applicant has demonstrated that public facilities and services will be capable of servicing the special use at an adequate level of service
- a. The development is an improvement to existing buildings which previously serve the same purpose for over 15 years. The updated will increase brand recognition update the look of the building. As such, we believe that any public services will not be effected differently and the demonstration has occurred during the past 20 years.
- 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
- a. This can be addressed further by the ownership should additional provisions-guarantee be required.
- 7) The development will not adversely affect a known archaeological, historical, or cultural resource
- a. No such resources has been identified and thus are not adversely affected. The development is an improvement to existing buildings which previously serve the same purpose.
- 8) The proposed use will comply with all additional standards imposed on it by the particular provision of these regulation authorizing such use and by all other requirements of the ordinances of the village.
- a. The project will go comply with the standards as imposed by the governing agencies.

If you require anything further from us, please don't hesitate to reach out to us. Thank you for your partnership in this development project and we look forward to hearing any comments that you have.

Respectfully and Cordially Submitted,

Simon Yu AIA, NCARB, LEED AP



~~Oct 12, 2020~~

Revised: March 22, 2021

~~Gerianne Flannery~~  
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Development Services  
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**Summary:**

This subdivision involves updating and existing luxury auto dealerships on existing subdivision, in anticipation of growing sales and to meet the new automotive corporate branding standards. Currently, the Ford dealership houses both the Ford and Lincoln Brands. In the future, the Lincoln Brand will be moved over to this renovated property. The previous brands will be moved to a new ground up dealership in a property next to the Porsche Dealerships. The dealerships have been owned by the same entity for 20+ years, serving a similar use prior to that. The new Lincoln Dealership will increase the size by approximately 1850sf, addition to the existing 3,800sf. The additions will increase the size of the showroom and add a service drop off. The development will allow for both the Lincoln and Ford brands to expand.

The sidewalks or greenspace along the street will not be affected. Variances will be requested, which will be outlined in a separate memo.

The Special Use will be the following:

- A. A modification to waive the requirements of anchored brick, stone or similar masonry materials extending from the adjacent grade to the top of each story entirely on the south elevation and to less than 50% on the north, east, and west elevation (Section 6-308.K).
- B. A modification to allow for drive-aisles and parking lots between the building and the street (Section 6-207.F.4).
- C. A modification to decrease the east side setback from a minimum of fifteen (15) feet to zero (0) feet (Section 6-207.F.2.).
- D. A modification to increase the number of required parking spaces from seventy-five (75) to one-hundred and eighty-three (183) which results in a 244% increase above the required parking (Section 6-306).
- E. A modification to decrease the amount of required bicycle parking from eighteen (18) to as little as zero (0) (Section 6-306.H).



- F. A modification to allow for triple-stacked parking spaces without direct and unrestricted access to an aisle at certain locations on site (Section 6-306.C.2)
- G. A modification to increase the allowed lot coverage from 75% to 87% (Section 6-207.G).
- H. A modification to waive the parking lot island requirement for vehicle inventory storage located to the north (rear) of the building (Section 6-305.D.6.a.2).
- I. A modification to increase the allowable maximum lighting intensity during operating hours from 40 foot candles to 82.8 foot candles and lumens per square foot from 7.0 to 103 (Section 6-315.A.2).

This engineering is outlined on the Civil drawings.

**A) A modification to waive the requirements of anchored brick, stone or similar masonry materials extending from the adjacent grade to the top of each story entirely on the south elevation and to less than 50% on the north, east, and west elevation (Section 6-308.K).**

- 1) The Special use will be consistent with the purposes and goals and objectives and standards of the Comprehensive plan.
  - a. This development will be consistent with and augment the Comprehensive plan and the vision of the 2030 Vision.
    - i. This development facility a high quality of life. As luxury auto brands and as tax-generating businesses, and as participating corporate citizens, Rizza Automotive continues to add to the quality of life for the area's residents and business.
    - ii. This development reflects a unique sense of place. As being luxury brands, there are only about 400 Lincoln dealerships thought-out the entire country. This current renovation will actually be the 2<sup>nd</sup> completed project in the entire country. Those are fairly exclusive numbers for retail brands. Additionally, the quality brands bring a sense of high-quality and exclusivity to the community
    - iii. This development will continue to inspire residence and visitors. Few things inspire economic and quality confidence like a thriving and growing luxury brand. Refer to the above points.
    - iv. This development will attract private investment and business investment. This project will employ during construction and increase employment after construction for the increased sales volume. Joe Rizza Automotive remains very involved in various community events and businesses. This development will increase Rizza's visibility and participation in the community
    - v. The high-quality open spaces not be changed by the project, especially regarding spaces along the road and in respect to greenspace.
- 2) The special use will be consistence with the community character of the immediate vicinity of the parcel for development
  - a. The immediate vicinity character could be described as well-maintained automotive dealerships and other retail business—the updating of this luxury dealership, which already stands out as a luxury brand among its peers. Most dealerships in this area do not strictly meet the stone/masonry ordinance.
- 3) The design of the proposed use will minimize the adverse effect, including visual impact on adjacent properties
  - a. The character of the immediate vicinity could be described as well-maintained automotive dealerships and other retail business. The updating of this luxury dealership will ensure that this site continues stands out as a luxury brand among its peers.
- 4) The proposed use will not have an adverse effect on the value of the adjacent properties



- a. The proposed use is the same as the previous use. The updated projects will be of similar character as the previous, with updated facilities, and will only increase the adjacent properties' value.
- 5) The applicant has demonstrated that public facilities and services will be capable of servicing the special use at an adequate level of service
  - a. The development is an improvement to existing buildings which previously serve the same purpose for over 15 years. The updated will increase brand recognition update the look of the building. As such, we believe that any public services will not be effected differently and the demonstration has occurred during the past 20 years.
- 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
  - a. This can be addressed further by the ownership should additional provisions-guarantee be required.
- 7) The development will not adversely affect a known archaeological, historical, or cultural resource
  - a. This special use does not affect this requirement.
- 8) The proposed use will comply with all additional standards imposed on it by the particular provision of these regulation authorizing such use and by all other requirements of the ordinances of the village.
  - a. The project will go comply with the standards as imposed by the governing agencies.

**B) A modification to allow for drive-aisles and parking lots between the building and the street (Section 6-207.F.4).**

- 1) The Special use will be consistent with the purposes and goals and objectives and standards of the Comprehensive plan.
  - a. This development will be consistent with and augment the Comprehensive plan and the vision of the 2030 Vision.
    - i. The Comprehensive Plan accounts for special use and variances for “automotive row”. Every dealership in automotive row allows for drive aisles and parking lot between the building and street for customer parking and vehicle inventory. This project requests the same consideration, to be consistent with those other Dealerships.
- 2) The special use will be consistence with the community character of the immediate vicinity of the parcel for development
  - a. This project will be a luxury dealership in the midst of “automotive row”. The design will be updated. The product is constantly updated. Refer to question #1.
- 3) The design of the proposed use will minimize the adverse effect, including visual impact on adjacent properties
  - a. The character of the immediate vicinity could be described as well-maintained automotive dealerships and other retail business. The updating of this luxury dealership will ensure that this site continues to stands out as a luxury brand among its peers.
- 4) The proposed use will not have an adverse effect on the value of the adjacent properties
  - a. The proposed use is the same as the previous use. The updated projects will be of similar character as the previous, with updated facilities, and will only increase the adjacent properties' value. The parking does not change from the previous condition.
- 5) The applicant has demonstrated that public facilities and services will be capable of servicing the special use at an adequate level of service
  - a. The development is an improvement to existing buildings which previously serve the same purpose for over 15 years. The updated will increase brand recognition update the look of the building. As such, we believe that any public services will not be effected differently and the demonstration has occurred during the past 20 years.
- 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
  - a. This can be addressed further by the ownership should additional provisions-guarantee be required.



- 7) The development will not adversely affect a known archaeological, historical, or cultural resource
  - a. No such resources have been identified and thus are not adversely affected. The development is an improvement to existing buildings which previously serve the same purpose.
- 8) The proposed use will comply with all additional standards imposed on it by the particular provision of these regulation authorizing such use and by all other requirements of the ordinances of the village.
  - a. The project will go comply with the standards as imposed by the governing agencies.

**C) A modification to decrease the east side setback from a minimum of fifteen (15) feet to zero (0) feet (Section 6-207.F.2.).**

- 1) The Special use will be consistent with the purposes and goals and objectives and standards of the Comprehensive plan.
  - a. This development will be consistent with and augment the Comprehensive plan and the vision of the 2030 Vision.
    - i. The special use is particular to this site because one owner owns 2 adjacent sites where the building make this less of a typical situation. Additionally, this project requires a Service Drive which can only be located on this side of the building. This Service Drive is mandated by Lincoln. Placing at the other side of the building will encroach on towards Acura.
- 2) The special use will be consistence with the community character of the immediate vicinity of the parcel for development
  - a. Though the building lot line encroaches, the building will not overly encroach on either building,
- 3) The design of the proposed use will minimize the adverse effect, including visual impact on adjacent properties
  - a. The only lot that this might affect is owned by the same owner, where many of Service Repair functions are shared.
- 4) The proposed use will not have an adverse effect on the value of the adjacent properties
  - a. Again, the only property that this might affect is owned by the same person.
- 5) The applicant has demonstrated that public facilities and services will be capable of servicing the special use at an adequate level of service
  - a. Given that Lincoln requires the addition, placing the addition on this side of the lot allows for public vehicle access. Otherwise, access will be restricted.
- 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
  - a. N/A
- 7) The development will not adversely affect a known archaeological, historical, or cultural resource
  - a. No such resources has been identified and thus are not adversely affected. The development is an improvement to existing buildings which previously serve the same purpose.
- 8) The proposed use will comply with all additional standards imposed on it by the particular provision of these regulation authorizing such use and by all other requirements of the ordinances of the village.
  - a. The project will go comply with the standards as imposed by the governing agencies.



**D) A modification to increase the number of required parking spaces from seventy-five (75) to one-hundred and eighty-three (183) which results in a 244% increase above the required parking (Section 6-306).**

- 1) The Special use will be consistent with the purposes and goals and objectives and standards of the Comprehensive plan.
  - a. This development will be consistent with and augment the Comprehensive plan and the vision of the 2030 Vision.
    - i. The parking spaces are provided as required by the ordinance. The additional spaces are retail inventory. A certain amount of inventory is required for general retail business and required by Lincoln.
- 2) The special use will be consistence with the community character of the immediate vicinity of the parcel for development
  - a. The "Auto-row" area all reflect this kind of inventory and parking ratio.
- 3) The design of the proposed use will minimize the adverse effect, including visual impact on adjacent properties
  - a. Refer to #2 above.
- 4) The proposed use will not have an adverse effect on the value of the adjacent properties
  - a. Refer to #2 above.
- 5) The applicant has demonstrated that public facilities and services will be capable of servicing the special use at an adequate level of service
  - a. The development is an improvement to existing buildings which previously serve the same purpose for over 15 years. The updated will increase brand recognition update the look of the building. As such, we believe that any public services will not be effected differently and the demonstration has occurred during the past 20 years.
- 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
  - a. This can be addressed further by the ownership should additional provisions-guarantee be required.
- 7) The development will not adversely affect a known archaeological, historical, or cultural resource
  - a. No such resources has been identified and thus are not adversely affected. The development is an improvement to existing buildings which previously serve the same purpose.
- 8) The proposed use will comply with all additional standards imposed on it by the particular provision of these regulation authorizing such use and by all other requirements of the ordinances of the village.
  - a. The project will go comply with the standards as imposed by the governing agencies.

**E) A modification to decrease the amount of required bicycle parking from eighteen (18) to as little as zero (0) (Section 6-306.H).**

- 1) The Special use will be consistent with the purposes and goals and objectives and standards of the Comprehensive plan.
  - a. This development will be consistent with and augment the Comprehensive plan and the vision of the 2030 Vision.
    - i. The nature of automotive retail is that customers or employees to use bicycles to purchase or repair luxury automobiles.
- 2) The special use will be consistence with the community character of the immediate vicinity of the parcel for development
  - a. The other dealerships in "auto-row" also have similar approaches to bicycles. In fact, this would only subtract from landscaping and from inventory.
- 3) The design of the proposed use will minimize the adverse effect, including visual impact on adjacent properties
  - a. See #2 above.





- 4) The proposed use will not have an adverse effect on the value of the adjacent properties
  - a. See #2 above.
- 5) The applicant has demonstrated that public facilities and services will be capable of servicing the special use at an adequate level of service
  - a. The development is an improvement to existing buildings which previously serve the same purpose for over 15 years. The updated will increase brand recognition update the look of the building. As such, we believe that any public services will not be effected differently and the demonstration has occurred during the past 20 years.
- 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
  - a. This can be addressed further by the ownership should additional provisions-guarantee be required.
- 7) The development will not adversely affect a known archaeological, historical, or cultural resource
  - a. No such resources has been identified and thus are not adversely affected. The development is an improvement to existing buildings which previously serve the same purpose.
- 8) The proposed use will comply with all additional standards imposed on it by the particular provision of these regulation authorizing such use and by all other requirements of the ordinances of the village.
  - a. The project will go comply with the standards as imposed by the governing agencies.

**F) A modification to allow for triple-stacked parking spaces without direct and unrestricted access to an aisle at certain locations on site (Section 6-306.C.2)**

- 1) The Special use will be consistent with the purposes and goals and objectives and standards of the Comprehensive plan.
  - a. This development will be consistent with and augment the Comprehensive plan and the vision of the 2030 Vision.
    - i. In a small lot, and in retail business, showing and maintaining inventory is of paramount importance.
- 2) The special use will be consistence with the community character of the immediate vicinity of the parcel for development
  - a. Many of the other “auto row” Dealerships have similar approaches to parking and inventory. This special use request will not be out of character for this area.
- 3) The design of the proposed use will minimize the adverse effect, including visual impact on adjacent properties
  - a. Refer to #2 above
- 4) The proposed use will not have an adverse effect on the value of the adjacent properties
  - a. Refer to #2 above
- 5) The applicant has demonstrated that public facilities and services will be capable of servicing the special use at an adequate level of service
  - a. The development is an improvement to existing buildings which previously serve the same purpose for over 15 years. The updated will increase brand recognition update the look of the building. As such, we believe that any public services will not be effected differently and the demonstration has occurred during the past 20 years.
- 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
  - a. This can be addressed further by the ownership should additional provisions-guarantee be required.
- 7) The development will not adversely affect a known archaeological, historical, or cultural resource
  - a. No such resources has been identified and thus are not adversely affected. The development is an improvement to existing buildings which previously serve the same purpose.





- 8) The proposed use will comply with all additional standards imposed on it by the particular provision of these regulation authorizing such use and by all other requirements of the ordinances of the village.
  - a. The project will go comply with the standards as imposed by the governing agencies.

**G) A modification to increase the allowed lot coverage from 75% to 87% (Section 6-207.G).**

- 1) The Special use will be consistent with the purposes and goals and objectives and standards of the Comprehensive plan.
  - a. This development will be consistent with and augment the Comprehensive plan and the vision of the 2030 Vision.
    - i. This special request is reflected in D+F above. The owner would like to maintain as much inventory as possible due to Lincoln and customer demands. Additionally, this special use maintains the existing conditions on the site.
- 2) The special use will be consistence with the community character of the immediate vicinity of the parcel for development
  - a. The other dealerships in “auto-row” also have similar approaches to lot coverage.
- 3) The design of the proposed use will minimize the adverse effect, including visual impact on adjacent properties
  - a. See #2 above.
- 4) The proposed use will not have an adverse effect on the value of the adjacent properties
  - a. See #2 above.
- 5) The applicant has demonstrated that public facilities and services will be capable of servicing the special use at an adequate level of service
  - a. The development is an improvement to existing buildings which previously serve the same purpose for over 15 years. The updated will increase brand recognition update the look of the building. As such, we believe that any public services will not be effected differently and the demonstration has occurred during the past 20 years.
- 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
  - a. This can be addressed further by the ownership should additional provisions-guarantee be required.
- 7) The development will not adversely affect a known archaeological, historical, or cultural resource
  - a. No such resources has been identified and thus are not adversely affected. The development is an improvement to existing buildings which previously serve the same purpose.
- 8) The proposed use will comply with all additional standards imposed on it by the particular provision of these regulation authorizing such use and by all other requirements of the ordinances of the village.
  - a. The project will go comply with the standards as imposed by the governing agencies.

**H) A modification to waive the parking lot island requirement for vehicle inventory storage located to the north (rear) of the building (Section 6-305.D.6.a.2).**

- 1) The Special use will be consistent with the purposes and goals and objectives and standards of the Comprehensive plan.
  - a. This development will be consistent with and augment the Comprehensive plan and the vision of the 2030 Vision.
    - i. This special request is reflected in D+F+G above. The owner would like to maintain as much inventory as possible due to Lincoln and customer demands, particularly in the north side of the lot. Additionally, this special use maintains the existing conditions on the site.
- 2) The special use will be consistence with the community character of the immediate vicinity of the parcel for development



- a. The other dealerships in “auto-row” also have similar approaches to islands.
- 3) The design of the proposed use will minimize the adverse effect, including visual impact on adjacent properties
  - a. See #2 above.
- 4) The proposed use will not have an adverse effect on the value of the adjacent properties
  - a. See #2 above.
- 5) The applicant has demonstrated that public facilities and services will be capable of servicing the special use at an adequate level of service
  - a. The development is an improvement to existing buildings which previously serve the same purpose for over 15 years. The updated will increase brand recognition update the look of the building. As such, we believe that any public services will not be effected differently and the demonstration has occurred during the past 20 years.
- 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
  - a. This can be addressed further by the ownership should additional provisions-guarantee be required.
- 7) The development will not adversely affect a known archaeological, historical, or cultural resource
  - a. No such resources has been identified and thus are not adversely affected. The development is an improvement to existing buildings which previously serve the same purpose.
- 8) The proposed use will comply with all additional standards imposed on it by the particular provision of these regulation authorizing such use and by all other requirements of the ordinances of the village.
  - a. The project will go comply with the standards as imposed by the governing agencies.

**I) A modification to increase the allowable maximum lighting intensity during operating hours from 40 foot candles to 82.8 foot candles and lumens per square foot from 7.0 to 103 (Section 6-315.A.2).**

- 1) The Special use will be consistent with the purposes and goals and objectives and standards of the Comprehensive plan.
  - a. This development will be consistent with and augment the Comprehensive plan and the vision of the 2030 Vision.
    - i. This special use is reflective of the character of auto row. The front line is highly displayed along the busy roadway, and the rest of the lot tends to be lower light.
- 2) The special use will be consistence with the community character of the immediate vicinity of the parcel for development
  - a. Refer to #1 above
- 3) The design of the proposed use will minimize the adverse effect, including visual impact on adjacent properties
  - a. See #1 above.
- 4) The proposed use will not have an adverse effect on the value of the adjacent properties
  - a. See #1 above.
- 5) The applicant has demonstrated that public facilities and services will be capable of servicing the special use at an adequate level of service
  - a. The development is an improvement to existing buildings which previously serve the same purpose for over 15 years. The updated will increase brand recognition update the look of the building. As such, we believe that any public services will not be effected differently and the demonstration has occurred during the past 20 years.
- 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
  - a. This can be addressed further by the ownership should additional provisions-guarantee be required.
- 7) The development will not adversely affect a known archaeological, historical, or cultural resource



- a. No such resources has been identified and thus are not adversely affected. The development is an improvement to existing buildings which previously serve the same purpose.
- 8) The proposed use will comply with all additional standards imposed on it by the particular provision of these regulation authorizing such use and by all other requirements of the ordinances of the village.
  - a. The project will go comply with the standards as imposed by the governing agencies.

If you require anything further from us, please don't hesitate to reach out to us. Thank you for your partnership in this development project and we look forward to hearing any comments that you have.

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