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Staff Report to the Board of Trustees

Joe Rizza Porsche Dealership Expansion | Special Use Permit Amendment

Prepared: 7/31/2024

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

Location: 8760 159th 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.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 7 commissioners (1 remote), the petitioners, and members of staff. Following the staff presentation on the expansion covering aspects such as the comprehensive plan, site modifications, landscaping, building elevations, and parking reconfiguration on the site.

The commissioners expressed support for the expansion, discussing the growth and the need for additional space on site. They inquired about the impact on vehicle deliveries, with a response from the project engineer that there would be no changes to deliveries on site, and that no deliveries will occur on 159th Street. Questions about future improvements for Outlots A & B were discussed, including potential plans for a future dealership and long-term maintenance of the vacant lot. The commissioners appreciated the addition of rear landscape bufferyard from the adjacent residential to the north. The motion to approve the expansion passed unanimously with a vote of 7-0.

PLAN COMMISSION MOTION

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.

BOARD OF TRUSTEES RECOMMENDED MOTION

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

[THIS PART IS FOR REFERENCE ONLY, NOT NECESSARY TO BE READ w/ MOTION]

I move to 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

I move to 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.

