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ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT –
RIZZA PORSCHE (8760 159th STREET)

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WHEREAS, an application seeking an amendment to a special use for planned development for certain real estate with a modification, as set forth below, has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Land Development Code of the Village of Orland Park, as amended; and

WHEREAS, the Plan Commission of this Village held a public hearing on July 16, 2024, on whether the requested amendment to a special use permit should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law, was given of said July 16, 2024 public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in the Daily Southtown, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed with this President and Board of Trustees its report of findings and recommendations that the requested amendment to a special use for planned development be granted, and this Board of Trustees has duly considered said report and findings and recommendations;

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1

The Plan Commission has made its report of findings and recommendations, and such are hereby adopted by reference as findings of this President and Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. This President and Board of Trustees find that the proposed amendment to a special use for planned development is in the public good and in the best interests of the Village and its residents, is consistent with the Comprehensive Plan of the Village, and is consistent with and fosters the purposes and spirit of the Land Development Code of the Village of Orland Park, as set forth in Section 1-102 thereof.

SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds in relation to the amendment to a special use permit for planned development as follows:

(a) The Subject Property is located within the Village of Orland Park in Cook County, at 8760 159th Street and is zoned BIZ—General Business. It is a 4.87 acre parcel of a approximately 7.55-acre total site.

(b) The Subject Property is the subject of Ordinance No. 5307, which approved the Planned Development on June 18, 2018. On June 19, 2023, the Village Board approved a Special Use Permit Amendment with Modifications for the existing outlots and a parking lot expansion for Rizza Acura. That Special Use Ordinance Amendment will be repealed contemporaneously with this Ordinance.

(c) Specifically, Petitioner, Joe Rizza Porsche, proposes a reconfiguration to the current rear parking lot to accommodate an 11,860 square foot building addition, as well as a new 110 parking lot in the area between the rear drive aisle and the existing detention pond, for a total net increase of 73 parking spaces. In addition, a retention wall will be built on the west side of the parking lot.

(d) Granting the requested modification will enhance the ability of the proposed special use to meet the general standards for all special uses set out in Section 5-105(E) of the Land Development Code.

(f) The proposed amended special use for planned development is consistent with the character of the immediate vicinity of the Subject Property. The surrounding property to the south and east is zoned BIZ General Business District and is commercial (Waterfall Plaza and Infiniti dealership); the property to the West is zoned N.O.P in Orland Hills (Georgio's Banquet Hall) and the property to the North is zoned R-4 Residential (Golfview West).

(g) The amendment to a special use is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Land Development Code of the Village of Orland Park. The Comprehensive Plan designates this site as Neighborhood Mixed Use in the 159th and Harlem Planning District. The auto dealership will be consistent with this designation. There will be adequate parking and landscaping.

(h) The design of the proposed amended special use will minimize any adverse effects, including visual impacts, on adjacent properties. The addition has been designed to blend in with the current auto dealership as constructed and to incorporate green space and landscaping to further minimize any potential adverse impacts on adjacent properties.

(i) The Petitioner has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools, will be capable of serving the amended special use at an adequate level of service.

(j) The Petitioner has made adequate legal provisions to guarantee the provision and development of any open space and other improvements associated with the proposed development.

(k) The development will not adversely affect a known archaeological, historical or cultural resource.

(l) The amended special use as granted shall in all aspects conform to the applicable regulations of the Land Development Code of the Village of Orland Park as amended, for the district in which it is located as well as all applicable regulations and ordinances of the Village, unless specifically addressed in this or another Ordinance.

SECTION 3

Subject to the conditions below, an amendment to a special use permit for planned development in the BIZ General Business District, originally granted by Ordinance No. 5307 is hereby granted and issued for an approximately 11,860 square foot addition to an auto dealership, with reconfigured parking and a retaining wall, to be located on property legally described as:

BEING A RE-SUBDIVISION OF RIZZA'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PIN: 27-14-300-068-0000

COMMONLY KNOWN AS: 8760 W. 159th Street, Orland Park, Illinois

This amendment to a special use permit for planned development permit is subject to the following conditions:

1. The Petitioner shall develop the subject property in substantial conformance with the 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

The Subject Property shall also be developed substantially in accordance 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.

SECTION 4

The Petitioner hereunder shall at all times comply with the terms and conditions of this amended special use for planned development and Ordinance No. 5307, covering the Subject Property, except as specifically amended by this or another Ordinance, and in the event of non-compliance, said permit and this amendment shall be subject to revocation by appropriate legal proceedings.

SECTION 5

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, shall be amended so as to be in conformance with the granting of this amended special use permit for planned development as aforesaid.

SECTION 6

This Ordinance shall be in full force and effect from and after its passage as provided by law.