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Staff Report to the Board of Trustees

Prepared: 06/13/23

Project Summary

Project: Joe Rizza Acura**Petitioner:** Joe Rizza, Owner, Rizza Cars**Project Representative:** Simon Yu, Project Architect, Simon Design Group

Purpose: The petitioner seeks an Amendment to the Special Use Permit for a Planned Development, Special Use Permit for motor vehicle sales or rental, and Modifications from the Land Development Code to construct an approximately 28,175 square-foot Rizza Acura dealership building and associated site improvements on a vacant lot located at 8760 W 159th Street. The Rizza Acura dealership is proposed to share facilities with the existing Rizza Porsche dealership. A plat of re-subdivision is also proposed.

Address: 8760 W 159th Street, Orland Park, IL 60462**P.I.N.:** 27-14-300-068-0000, 27-14-300-069-0000, 27-14-300-070-0000**Parcel Size:** 7.55-acre parcel

Project 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 159th 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 of the proposed Rizza Acura dealership building.

Comprehensive Plan

Planning District	159 th & Harlem Planning District
Planning Land Use Designation	Neighborhood Mixed Use

Zoning District	BIZ General Business Zoning District
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ADJACENT PROPERTIES

	Zoning District	Land Use
North	R-4 Residential District	Residential
East	BIZ General Business District	Commercial (Waterfall Plaza)
South	BIZ General Business District	Commercial (Infiniti dealership)
West	None (Orland Hills)	Commercial (Georgio's Banquet Hall)

Planning Discussion

SITE PLAN

The existing conditions include the Rizza Porsche dealership building, 206 parking spaces, a detention pond, a private drive aisle on one lot (Lot 1), and two lots located directly east of the Porsche building that was reserved for future development on a 7.55-acre site (Outlots A and B). The proposed development includes construction of an approximately 28,175 square-foot Rizza Acura dealership building, 196 parking spaces, new sidewalks, and enlargement of the existing detention pond on two Outlots and area north of the existing Rizza Porsche parking lot.

LOT COVERAGE

Required	Proposed
80% maximum with Best Management Practices (BMP)	80% with Best Management Practices (BMP)

Vehicular Mobility & Parking

The approved Planned Development including the Rizza Porsche and Acura dealerships included a Modification to allow parking drives and spaces located between the buildings and 159th Street. Therefore, the proposed vehicle display parking and customer parking in front of the Acura dealership building is permitted.

Staff is working to review the code to be more specific for car dealerships and their site constraints with our Land Development Code. The proposed development includes an increase of 210 parking spaces for a total of 395 parking spaces to accommodate vehicle inventory, service parking, employee parking, and customer parking. A Modification to allow 210 parking spaces over the required amount of 185 parking spaces is requested.

VEHICLE PARKING SPACES

Max allowed (1 per 300 square feet)	Proposed
185 parking spaces	395 parking spaces

Requested Modification – Increase the maximum number of parking spaces from 185 parking spaces to 395 parking spaces.

Pedestrian and Bicycle Mobility

The petition proposes internal sidewalks connecting the new Rizza Acura building to the proposed parking lot and existing sidewalks to facilitate pedestrian mobility. 2 bicycle spaces are proposed to be installed to the southwest of the new Acura dealership to meet Code requirements.

BUILDING ELEVATIONS

The petition proposes an approximately 28,175 square-foot Rizza Acura dealership building composed of brick and metal panels that portrays a modern look. The proposed prefinished insulated aluminum windows meet the Code transparency requirements.

BUILDING SETBACKS

	Required	Proposed
Rear (North)	30' minimum	289'
Side (East)	15' minimum	18'
Front (South)	25' minimum	111'
Side (West)	15' minimum	18'

EXTERIOR LIGHTING

Maximum	Proposed
0 foot-candles at lot line for non-residential to residential	14 footcandles
0.5 foot-candles for uses adjacent to Public R.O.W.	53.5 footcandles

Modification – Allow lighting foot-candles that exceeds the maximum allowable amount of 5.0 foot-candles at the lot lines for non-residential uses adjacent to non-residential uses. Allow lighting foot-candles that exceeds the maximum allowable amount of 0 foot-candles at the lot lines for non-residential uses adjacent to residential uses. Allow lighting foot-candles that exceeds the maximum allowable amount of 0.5 foot-candles at the lot lines for non-residential uses adjacent public R.O.W. Lighting shall not to exceed a maximum of 53.5 foot-candles at the 159th Street property line.

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.

Requested Modification – Request to allow a reduction of landscape foundation requirements within 25' of the building.

Requested Modification – Reduce the number of required landscape parking lot island requirements.

Requested Modification – Reduce the required amount of landscape bufferyards on the property.

ENGINEERING PLAN

Stormwater Management

The preliminary engineering plans, reviewed by Staff, are compliant with the Land Development Code. Stormwater permitting for the development has shown that the existing detention pond has the appropriate capacity and functionality to accommodate this project.

Plan Commission Discussion

On May 9, 2023, the Rizza Acura development petition moved forward to a hearing with the Plan Commission to consider the requested approvals. Six Plan Commissioners, members of staff, members of the public (who did not speak), and the petitioner's team were present. Following the petitioner and staff's presentations, the Plan Commissioners expressed overall support of the project. There were some questions regarding site circulation that were addressed by the petitioner. There were also questions regarding the requested Modifications for lighting as the proposed lighting footcandles were somewhat close to adjacent residential uses. The petitioner stated an 8' retaining wall would help eliminate glare. The Plan Commissioners motioned to recommend approval of the project, which passed with a vote of 6-0, with one Commissioner absent.

Plan Commission Recommended Action

Regarding Case Number 2022-0083, also known as Joe Rizza Acura, the Plan Commission recommends to accept and make findings of fact as discussed at this Board of Trustees meeting and within the Staff Report dated June 13, 2023;

And

The Plan Commission recommends that the Board of Trustees approve an **Amendment to the Special Use Permit for a Planned Development**,

And

The Plan Commission recommends that the Board of Trustees approve a **Special Use Permit for motor vehicle sales and rental**, subject to the following conditions:

1. The development will be in substantial conformance with the **Site Plan for Rizza Acura** dated May 22, 2023, the **Landscape Plan for Rizza Acura** dated May 26, 2023, and the **Building Elevations for Rizza Acura** dated March 24, 2023.
2. The Engineering Programs and Services Department must approve final engineering and final landscape plans prior to the issuance of any building permit.
3. Building permits must be obtained from the Building Division prior to the commencement of site improvements and prior to issuance of any building permit.
4. Provide tree mitigation cash-in-lieu that will be determined upon final review, if required.
5. Screen all mechanical equipment either at grade or at rooftop with landscaping, parapets, or metal roof screening respectively.

And

The Plan Commission further recommends Modifications from the Land Development Code to:
Modification #1 – Increase the maximum number of parking spaces from 296 parking spaces to 395 or 395 parking spaces

Modification #2 – Allow lighting foot-candles that exceeds the maximum allowable amount of 5.0 foot-candles at the lot lines for non-residential uses adjacent to non-residential uses. Allow lighting foot-candles that exceeds the maximum allowable amount of 0 foot-candles at the lot lines for non-residential uses adjacent to residential uses. Allow lighting foot-candles that exceeds the maximum allowable amount of 0.5 foot-candles at the lot lines for non residential uses adjacent public R.O.W. Lighting shall not to exceed a maximum of 50 foot-candles at the 159th Street property line.

Modification #3 - Reduce the number of required landscape parking lot island requirements.

Modification #4 – Reduce the required foundation landscape requirements within 25' of the building.

Modification #5 - Reduce the required amount of landscape bufferyards on the property.

And

The Plan Commission further recommends that the Board of Trustees approve a **Plat of Subdivision**.

Recommended Motion

I move to approve the Plan Commission Recommended Action as presented for Case 2022-0083, also known as Joe Rizza Acura, as presented in the Staff Report to the Board of Trustees for this case [with the following amendments (if necessary)].

And

I move to adopt an Ordinance entitled: ORDINANCE GRANTING AN AMENDED SPECIAL USE FOR A PLANNED DEVELOPMENT AND SPECIAL USE PERMIT WITH MODIFICATIONS FOR MOTOR VEHICLE SALES AND RENTAL (RIZZA ACURA - 8760 W. 159TH STREET)