



Legislation Details (With Text)

File #: 2017-0899 **Version:** 0 **Name:** Volkswagen 8920 159th Street - Ordinance
Type: ORDINANCE **Status:** PASSED
File created: 11/30/2017 **In control:** Board of Trustees
On agenda: 7/2/2018 **Final action:** 7/2/2018
Title: Volkswagen - 8920 159th Street

Code sections:

Attachments: 1. Volkswagen Plan Set, 2. Volkswagen Special Use Standards, 3. Ordinance

Date	Ver.	Action By	Action	Result
7/3/2018	4	Village Clerk	PUBLISHED	
7/2/2018	3	Board of Trustees		
7/2/2018	3	Development Services Department	INTRODUCED TO BOARD	
3/5/2018	2	Board of Trustees		
2/19/2018	1	Development Services, Planning and Engineering Committee		
2/19/2018	1	Development Services Department	INTRODUCED TO COMMITTEE	
2/13/2018	0	Plan Commission		
2/13/2018	0	Development Services Department	INTRODUCED TO COMMISSION	

Title/Name/Summary

Volkswagen - 8920 159th Street

History

QUICKFACTS

Project

Volkswagen of Orland Park - 8920 159th Street

Petitioner

David Sosin, Attorney, Sosin, Arnold & Schoenbeck

Purpose

The petitioner intends to construct a new 2,272 square foot building to detail cars behind the existing Volkswagen dealership at 8920 159th Street.

Requested Actions: Special Use Permit Amendment, Site Plan, Elevations

Project Attributes

Address: 8920 159th Street, Orland Park, IL 60462

P.I.N.(s): 27-15-401-015-1002

Size: 6.6 Acres (288,841 SF)

Comprehensive Plan Planning District:
159th and Harlem Planning District

Comprehensive Land Designation:
Community Commercial

Existing Zoning:
BIZ - General Business District

Proposed Zoning:
BIZ - General Business District

Existing Land Use:
Automobile Dealership

Proposed Land Use:
Automobile Dealership

Surrounding Land Use:
North: Single Family Residential
South: Multi-Tenant Commercial
East: Restaurant
West: Multi-tenant Commercial

Preliminary Engineering: Preliminary engineering has been approved.

PROJECT DESCRIPTION & CONTEXT

The property was originally developed as Roesch Park (Legistar File Number 2001-0200). Three lots were a part of this original development. A single building was built on Lot 1 and originally housed a Volkswagen (8920 159th Street) and Mitsubishi (8910 159th Street) automobile dealerships. Since that time CJ Wilson Mazda has replaced Mitsubishi. Lot 2 is located west of Lot 1 and was developed as a restaurant. Lot 3 lies north of Lot 1 and was originally intended to be a park and has yet to be developed. This petition only proposes changes to Lot 1.

The petitioner intends to construct a 2,272 SF building for detailing cars. The proposed change requires an amendment to the existing special use permit. The changes proposed in this staff report will amend special use permit ordinance No. 3517. The new building will be built in the existing parking field and the petitioner proposes new foundation landscaping for the detail building. No other changes are proposed by the petitioner for the principal building or site.

No variances are being requested as part of this petition.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

SITE PLAN

The proposed 2,272 SF accessory building will be located directly north of the existing Volkswagen dealership. The building will be used for detailing cars. The building will be built in the second and third rows of parking north of the building on the far east side of the double row of existing parking. The building will replace 14 existing parking spaces. The drive aisle to the south of the detail building will be unaffected and remain at 27 feet wide. The drive aisle to the north of the building will be reduced from 27 feet wide to 20 feet wide. The reduction still meets land development code requirements.

Parking/Loading

Existing Parking - 596 (Approved by Ord. No. 3715)

Parking Provided - 582

Parking Required: 1 per 300 SF

Total Building Area: 44,782

Total Required Parking - 149 Spaces

The site exceeds the number of parking spaces required but is below the number of parking spaces allowed by their previous approval. This site is compliant in regards to parking.

BUILDING ELEVATIONS

The detail building will be constructed with masonry material. The building will be constructed with CMU (concrete masonry unit) walls. The walls will be painted with a protective waterproof coating. The petitioner provided specifications for the protective coating to the Village of Orland Park Building Division. The Building Division reviewed the product data and approved for this application. The color will match the existing building.

South Elevation

Primarily constructed with CMU and a tan split-face CMU band near the top of the building. The south elevation will have three 10 foot by 10 foot overhead garage doors.

North Elevation

The north elevation will mimic the south elevation in design, material and color.

East elevation

The east elevation will have the same design as the north and south elevations. However, there will be no overhead doors along this elevation. Instead the petitioner proposes three windows at a height of approximately 8 feet. A door is proposed for the south end of the east elevation.

West Elevation

There will be no door on the west elevation. The design, material and color will mimic the east elevation.

LANDSCAPING/TREE MITIGATION

The petitioner is proposing foundation landscaping on the east and west sides of the proposed detail building. As proposed the landscaping meets Village of Orland Park requirements.

DETAILED PLANNING DISCUSSION

Preliminary Engineering

Preliminary engineering has been granted for this project.

Subdivision

A subdivision is not required for this petition.

Special Use Permit

The proposed changes documented in this staff report will amend special use permit ordinance No. 3517.

Rezoning

No rezoning is proposed with this petition.

Variance(s)

No Variances are being requested

Land Use/Compatibility

Lot Coverage

At the time of original approval Lot 1 (existing dealership) Lot 2 (Dunkin Donuts to the west, and Lot 3 (green area to the north) were approved for the following lot coverage:

Lot 1: 78%

Lot 2: 50%

Lot 3: 0% (intended to be used as park)

The petitioner is proposing approximately 240SF of new landscaping. The amount of pervious area is increasing but it will only slightly change the lot coverage will remain at approximately 78% for Lot 1.

Lot Size

Minimum- 10,000 SF

Provided - 288,841 SF

Density/Floor Area Ratio (F.A.R)

Maximum - 1.0

Proposed - .16

Setbacks of Detail Building

159th Street

Required - 25'

Provided - 315'

East Side Yard:

Required: 15'

Provided: 281'- 10"

West Side Yard:

Required - 15'
Proposed - 341'- 5"

Rear Yard:
Required - 30'
Proposed - 220' (approx.)

Building Height

Maximum - 50'
Proposed - 16'

Accessory Structures

The detail building is an accessory structure. No other accessory structures are proposed.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and should be located interior to the building.

Signage

Signage is not part of this petition and should be submitted for separate review to the Building Division.

This is now before Plan Commission for consideration.

Recommended Action/Motion

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated February 13, 2018.

And

I move to recommend to the Village Board of Trustees approval of a special use permit amendment to allow the construction of a new detail building at the subject property as depicted on the preliminary site plan titled, "Preliminary Overall Site Plan," on Sheet A-1.0, dated February 5, 2018,

and

I move to recommend to the Village Board approval of the preliminary site plan titled "Preliminary Overall Site Plan," on Sheet A-1.0, dated February 5, 2018, subject to the following conditions:

1) Meet all final engineering and building code related items;

and

I move to recommend to the Village Board approval of the Elevations titled "Proposed Exterior Elevations," on Sheet A-4.0, dated November 11, 2017, subject to the following conditions. All changes must be made prior to the Board meeting.

1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline; and

- 2) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness; and
- 3) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

and

I move to recommend to the Village Board of Trustees to approve the preliminary landscape plan titled "Landscape plan", shown on Sheet L-1. dated 11/16/2017, last subject to the following condition:

1. Submit a final landscape plan, which must reference the final grading and site plans, in coordination with the final engineering submittal;