



Legislation Text

File #: 2015-0269, **Version:** 2

Title/Name/Summary

Porsche - Acura of Orland Park Expansion

History

Project

Porsche - Acura of Orland Park Expansion - 2015-0269

Petitioner

Dan McMillan, representing Joe Rizza Ford of Orland Park, Inc.

Purpose

Expand the Acura and Porsche buildings and parking lot.

Requested Actions: Site Plan, Elevations, Re-subdivision, Record Plat, Special Use Amendment with modifications

Project Attributes

Address: 8100-8150 159th Street

Size: 11.9 acres Planned Development total; proposed Acura/ Porsche lot 3.9 acres.

Comprehensive Land Designation: Community Commercial - Automotive dealership area

Zoning: BIZ - Business District

Surrounding Land Use:

North: R-3 Residential District, Orland Golf View Condos

South: Across 159th Street: Tinley Park, Family Hyundai

West: Unincorporated, automotive storage in Com-Ed easement

East: BIZ - Business District, AJ Smith Federal Savings

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to re-subdivide two existing lots and amend a special use permit in order to accommodate new building additions on both the Acura and Porsche buildings, and to expand the existing parking lot by installing underground storm water vaults and capping the existing detention pond with an asphalt parking lot.

The general framework of the Site Plan will remain as is, with changes necessary to accommodate additions and new parking. The parcels will be re-subdivided so the building additions will conform to building setback requirements. Buildings are set back away from the street as the Code required at the time of original construction. Vehicular circulation patterns will remain as established, shifting some driveways to accommodate the building expansions. Pedestrian access is via a sidewalk along

159th Street; however there is a sidewalk gap along the front of the unincorporated storage lot to the west that is leased by the dealerships.

The petition proposes two phases of development. Phase I includes all new building additions for both Acura and Porsche, and Phase II includes the capping of the detention pond and the parking lot expansion. However recent discussions have suggested Phase II may or may not be constructed.

Overall the project conforms to the Village's Comprehensive Plan, Land Development Code, and policies for the area with the exception of the listed conditions and modifications.

PLAN COMMISSION DISCUSSION

A public hearing was held before Plan Commission for this petition. There were no comments made from the members of the public. Plan Commissioners' comments were supportive of the project.

The petitioner and representatives were present. The petitioner objects to the Plan Commission condition of approval requiring EIFS below the windows, however there are Land Development Code restrictions on the use of EIFS that must be addressed. The condition states that staff will work with the petitioner to resolve this issue prior to the Board meeting. Additionally, the petitioner stated that Com-Ed, the owner of the storage lot to the west that Acura leases for vehicle storage, will not allow paving of any portions of that site, however it was noted that the proposed sidewalk, would be located in the 159th Street right of way and not on private property.

PLAN COMMISSION MOTION

On July 14, 2015, Plan Commission voted 4-0 to recommend to the Village Board of Trustees approval of a site plan, elevations, re-subdivision and special use permit amendment with modifications for the Porsche - Acura of Orland Park located generally at 8100-8150 159th Street.

DEVELOPMENT SERVICES COMMITTEE DISCUSSION

On July 20, 2015, some of the residents that live in the condo buildings to the north of the Porsche - Acura buildings appeared before the Development Services Committee complaining that they were not notified of the July 14th Plan Commission public hearing. Although the USPS tracking information from the certified mail receipts show the post office accepted the public notice letters on June 29th, meeting land Development Code requirements for notification, they were not delivered to some residents until the day after the public hearing. Phone calls were also received by Village staff expressing similar issues. Resident concerns expressed before the Committee members included:

1. Delayed public hearing notification.
2. Uncertainty on proposed changes and encroachment of dealer improvements on the condo property.
3. Delivery noise from dealership.
4. Loud speaker noise from dealership.
5. Increased lighting from proposed parking area.

Dan McMillan, representing the petitioner, agreed to set up a meeting to meet the residents on site to discuss some of their concerns.

POST DEVELOPMENT SERVICES COMMITTEE UPDATE

On Saturday July 25th a meeting was held by Dan McMillan on the site with approximately 10-15

nearby residents and Village staff in attendance. The group walked along the rear property line, with Mr. McMillan explaining proposed changes and the existing limits of the property. It was pointed out that some of the condominium parking areas currently encroach on Rizza owned land, but Rizza has no plans to interfere with those, and in fact would be providing/enhancing a 30' landscape buffer all along the rear of the property.

There was one construction stake on the condo site that had alarmed some residents. It was located near some manholes well within the condo property boundaries, and was interpreted by those residents as showing the limits of construction. Mr. McMillan agreed to investigate the purpose of that stake with his engineers. Some of the residents also requested that the north boundary be staked, since the location was not clear. The petitioner has agreed to have the boundary staked prior to construction.

In response to other resident concerns, the petitioner has committed to direct speakers away from residential areas, and is currently researching updated and quieter cell phone based methods of communication, which he anticipates to be operational by early next year. All new lighting will have lighting cut off fixtures to minimize off site spillage. He is working with suppliers to reduce night time deliveries, but is not able to control the timing of all deliveries.

Based on recent discussions with the petitioner, it is possible that Phase II, the conversion of the detention pond area into parking, may not be necessary. Therefore, changes have been made to the conditions that clarify the timing of required improvements.

Since the Development Services Committee meeting, the following changes have been made to the Plans to meet Plan Commission conditions, and the final conditions of approval have been amended to reflect these changes.

1. The proposed Acura building material below the blue stripe was changed from EIFS to painted brick, to match existing painted brick on the building.
2. The proposed Porsche building material for the rear service area was changed from concrete panel to CMU block to match the existing CMU on the building.
3. The proposed site plan includes a sidewalk connection along 159th Street in front of Com Ed gravel lot.
4. Two striped islands in front of the Porsche building were replaced with landscape islands.
5. No new dumpsters or enclosures are proposed under the current petition.
6. Since it is possible Phase II will never be completed, a condition was added requiring that each phase must stand alone to either maintain or decrease existing impervious lot coverage.

DEVELOPMENT SERVICES COMMITTEE MOTION

On July 20, 2015, the Development Services Committee voted 3-0 to recommend to the Village Board approval of the preliminary site plan titled 'Site Geometric Plan' , page C-2.0 by W-T Engineering, dated 4-10-15, revised 6-17-15, and plan titled 'Phasing Plan', page C-2.1 by W-T Engineering, dated 4-10-15, revised 6-17-15, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

1. Complete the sidewalk gap along 159th Street in front of the automobile storage lot to the west that is utilized by Rizza for improved pedestrian access.

2. Submit a Final Landscape Plan, for separate review and approval within 60 days of final engineering approval.
 - a) Provide fully developed Type 'D' 30' wide landscape buffer along entire north lot boundary.
 - b) Include foundation plantings along front façade of both building additions.
 - c) Convert the two paved striped islands in front of Porsche building to landscape islands.
 - d) Provide tree survey for any trees exceeding 4" in caliper that will be removed and include tree mitigation as required by Code.
 - e) Add street trees along 159th Street.
3. Meet all final engineering and building code requirements.

and
Voted 3-0 to recommend to the Village Board approval of the Elevations and 3D illustrations titled 'Exterior Rendering Porsche', by Simon Design group, page A6.00, issued 4-10-15 and updated on 6-29-15; elevations titled 'Exterior Elevation Porsche', by Simon Design Group, page A6.01, issued 4-10-15 and updated on 6-29-15; illustration titled 'Exterior Rendering Acura, by Simon Design group, page A6.10, issued 4-10-15 and updated on 6-29-15; ; elevations titled 'Exterior Elevation Acura', by Simon Design group, page A6.11, issued 4-10-15 and updated on 6-29-15; page titled 'Exterior material Schedule Acura, by Simon Design group, page A6.12, issued 4-10-15 and updated on 6-29-15; subject to the following conditions.

1. Work with staff to replace all EIFS on the Acura building that is below the blue metal band with brick or stone.
2. Work with staff to replace the proposed concrete panels on the Porsche building with decorative CMU block that complements the colors and textures of the existing concrete block and metal panels.
3. Provide site plan locations and elevations for any dumpster enclosure improvements associated with the project.
4. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
5. All building materials must meet building code requirements.
6. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
7. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

and
Voted 3-0 to recommend to the Village Board approval of a re-subdivision subject to the following condition:

1. That the petitioner submits a Record Plat of Subdivision to the Village for recording.

and
Voted 3-0 to recommend to the Village Board approval of a special use permit amendment for a planned development, with multiple buildings and an automobile dealership/ service facility, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Parking space numbers that exceed Code minimums by more than 20%.
2. Reduced Tree islands.
3. Reduced west, south and east landscape buffers from a required 10' or 15' to as little as zero feet.
4. Parking lots and drives located between the building and the street.
5. Lighting foot candle maximums that exceed Code maximums.
6. Western building façade that exceeds 100' without recesses and projections.

7. Lot coverage that exceeds 75% impervious maximum.

This case is now before the Board of Trustees for consideration.

Recommended Action/Motion

I move to approve the site plan, elevations, re-subdivision and special use permit amendment with modifications for the Porsche - Acura of Orland Park located generally at 8100-8150 159th Street; as recommended at the July 20, 2015 Development Services Committee and as fully referenced below.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve the final site plan titled 'Site Geometric Plan' , page C-2.0 by W-T Engineering, dated 4-10-15, revised 7-28-15, and plan titled 'Phasing Plan', page C-2.1 by W-T Engineering, dated 4-10-15, revised 6-17-15, subject to the following conditions. Conditions must be met with each phase of improvements unless otherwise stated:

1. Submit a Final Landscape Plan, for separate review and approval within 60 days of final engineering approval.
 - a) Increase and enhance existing plant material to provide a fully developed Type 'D' 30' wide landscape buffer along entire north lot boundary, to be completed in two phases. Phase I will complete the buffer from the western property line to the existing detention pond. Phase II will complete the balance of the buffer located north of the new parking lot.
 - b) Provide foundation plantings along the front façade of both building additions.
 - c) Add trees/shrubs to new landscape islands in front of Porsche building.
 - d) Provide a tree survey for any trees exceeding 4" in caliper that will be removed and provide tree mitigation as required by Code.
 - e) Provide tree protection during construction for affected trees that are to be saved.
 - f) Add street trees along 159th Street.
3. Each phase must stand alone to either maintain or decrease existing impervious lot coverage.
4. Stake north property line prior to project construction.
5. Meet all final engineering and building code requirements.

and

I move to approve the elevations and 3D illustrations titled 'Exterior Rendering Porsche', by Simon Design group, page A6.00, issued 4-10-15 and updated on 7-27-15; elevations titled 'Exterior Elevation Porsche', by Simon Design Group, page A6.01, issued 4-10-15 and updated on 7-27-15; illustration titled 'Exterior Rendering Acura, by Simon Design group, page A6.10, issued 4-10-15 and updated on 7-27-15; elevations titled 'Exterior Elevation Acura', by Simon Design group, page A6.11, issued 4-10-15 and updated on 7-27-15; page titled 'Exterior material Schedule Acura, by Simon Design group, page A6.12, issued 4-10-15 and updated on 7-27-15; subject to the following

conditions.

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All building materials must meet building code requirements.
3. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
4. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

and

I move to approve a re-subdivision subject to the following condition:

1. That the petitioner submits a Record Plat of Subdivision to the Village for recording.

and

I move to approve of a Special Use Permit Amendment for a planned development with multiple buildings and an automobile dealership/ service facility, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Parking space numbers that exceed Code minimums by more than 20%.
2. Reduced Tree islands.
3. Reduced west, south and east landscape buffers from a required 10' or 15' to as little as zero feet.
4. Parking lots and drives located between the building and the street.
5. Lighting foot candle maximums that exceed Code maximums.
6. Western building façade that exceeds 100' without recesses and projections.
7. Lot coverage that exceeds 75% impervious maximum.