



LaGrange Square Development – 45 Orland Square Drive – Orland Park, IL

Special Use Standard Responses:

March 16, 2020

1. *The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations;*

Response: The proposed LaGrange Square development will maintain the LaGrange Road corridor as a regional destination with a variety of dining opportunities. The property will be managed, utilized and maintained in a way that will increase the attractiveness to the surrounding area. The existing property is a vacant commercial retail store.

2. *The special use will be consistent with the community character of the immediate vicinity of the parcel for development;*

Response: the community character will be consistent with the adjacent developments by this development providing visually appealing features like monument signs, landscaping, and permeable pavement design along the 151st Street and LaGrange Road corridors.

3. *The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties;*

Response: The proposed development will have minimized adverse effect on adjacent properties as the setbacks of new development have been increased from current existing conditions. Proposed conditions will be an improvement of the existing conditions.

4. *The proposed use will not have an adverse effect on the value of the adjacent property;*

Response: The proposed development will have minimized adverse effect on adjacent properties as proposed conditions will be an improvement of the existing conditions. Existing adjacent properties along LaGrange Road are commercial developments similar to the proposed development.

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

Response: Public utilities and utility services to serve the 5 different tenant spaces are proposed. The existing drainage storm sewer is being used and additional stormwater improvements in the form of volume control are proposed to reduce the onsite runoff from the existing condition.

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6. *The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development;*

Response: The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvement associated with the proposed development. There is no proposed open space on this property. Existing detention pond facility is off-site.

7. *The development will not adversely affect a known archaeological, historical or cultural resource;*

Response: Based upon our response from the IDNR, their records indicate no historic, architectural, or archaeological site existing within the project area.

8. *The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.*

Response: The proposed project will comply with all additional standards imposed by the Village.