

STANDARDS WORKSHEET – SPECIAL USE – Planned Development

For all petitions requesting Special Use, the petitioner must provide detailed written responses to the standards listed below for each special use requested. When considering an application for a Special Use Permit, the decision-making bodies shall consider the responses to these standards.

Special Use: **Planned Development**

Zoning District: **Orland Grove**

Incremental
Improvements:

1. Will the special use be consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations?

Petitioner Response: Yes. The development is following MWRD recommendations to protect and preserve the delineated wetland. The development also aims to follow the Comprehensive Plan's Planning District General Principles, including enhancing public open spaces and natural areas, as well as creating a sense of place along 153rd.

2. Will the special use be consistent with the community character of the immediate vicinity of the parcel proposed for development?

Petitioner Response: Yes. The development is proposing materials that match the current hospital campus to the East which creates a consistent architectural language along 153rd street. The wetland along 153rd street provides a natural building setback from street and neighborhood to the north and provides visual interest along the corridor.

3. Will the design of the proposed use minimize adverse effects, including visual impacts on adjacent properties?

Petitioner Response: Yes. The development is sited on the property so that building shadows will not be cast on the residential neighborhood to the north of 153rd street, nor the adjacent village property to the west.

4. Will the proposed use have an adverse effect on the value of adjacent property?

Petitioner Response: No. The development will enhance the current property which is undeveloped.

5. Has the applicant 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?

Petitioner Response: Yes. See Development Review documents and narrative.

6. Has the applicant made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development?

Petitioner Response: Yes. See Development Review documents and narrative.

7. Will the development adversely affect a known archaeological, historical or cultural resource?

Petitioner Response: No. A letter was sent to the State Historic Preservation Office outlining historical documentation showing no known adverse impacts.



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

Petitioner Response: Yes

MODIFICATIONS TO A SPECIAL USE PERMIT WORKSHEET

For any petition requesting Modifications to the Land Development Code with a Special Use Permit, the petitioner is required to submit a separate response for each requested modification, provide justification for the request, and describe any incremental improvements above code requirements proposed to mitigate impacts.

All code requirements shall be met wherever possible. Modifications, a form of variance granted with a special use permit, may be granted where there are unique conditions qualified as practical difficulties or unnecessary hardships and “the variance granted is the minimum adjustment necessary for the reasonable use of the land.”

Special Use for **Planned Development** with the following modifications:

Code Section: SECTION 6-207.C.18 BIZ GENERAL BUSINESS DISTRICT

Requirement:

The following uses may be established as special uses in the BIZ District, in accordance in the procedures and standards set forth in Section 5-105:

Requested Variance/
Modification:

Request to amend the current existing Planned Development to include additional land and proposed development to LOT 3.

Incremental
Improvements: N/A

MODIFICATIONS TO A SPECIAL USE PERMIT WORKSHEET

For all petitions requesting Special Use, the petitioner must provide detailed written responses to the standards listed below for each special use requested. When considering an application for a Special Use Permit, the decision-making bodies shall consider the responses to these standards.

Special Use: **Development within 50' of a Nontidal Wetland**

Zoning District: **Orland Grove**

Incremental Improvements:

1. Will the special use be consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations?

Petitioner Response: Yes. The development is following MWRD recommendations to protect and preserve the delineated wetland. The development also aims to follow the Comprehensive Plan's Planning District General Principles, including enhancing public open spaces and natural areas, as well as creating a sense of place along 153rd.

2. Will the special use be consistent with the community character of the immediate vicinity of the parcel proposed for development?

Petitioner Response: Yes. The development is proposing materials that match the current hospital campus to the East which creates a consistent architectural language along 153rd street. The wetland along 153rd street provides a natural building setback from street and neighborhood to the north and provides visual interest along the corridor..

3. Will the design of the proposed use minimize adverse effects, including visual impacts on adjacent properties?

Petitioner Response: Yes. The development is sited on the property so that building shadows will not be cast on the residential neighborhood to the north of 153rd street, nor the adjacent village property to the west.

4. Will the proposed use have an adverse effect on the value of adjacent property?

Petitioner Response: No. The development will enhance the current property which is undeveloped.

5. Has the applicant 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?

Petitioner Response: Yes. See Development Review documents and narrative.

6. Has the applicant made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development?

Petitioner Response: Yes. See Development Review documents and narrative.

7. Will the development adversely affect a known archaeological, historical or cultural resource?

Petitioner Response: No. A letter was sent to the State Historic Preservation Office outlining historical documentation showing no known adverse impacts.



MODIFICATIONS TO A SPECIAL USE PERMIT WORKSHEET

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

Petitioner Response: YES, The following comment can be made about the development in relation to SECTION 6-413 WETLANDS PROTECTION.

- The development will minimize adverse effects to the adjacent nontidal wetland as noted in the development code by limiting all vehicular and pedestrian traffic to the south and west sides of the building. Wildlife habitats within the wetland zone will be protected with minimal human interaction via the existing sidewalk and vehicular traffic on 153rd.
- Storm retention basins south of the development and throughout Lot 3 will time-release stormwater so not to raise flood heights or velocities on adjacent lands as noted in section 6-413-B-1.
- Grease Traps are provided for the parking garage and service yard to prevent water pollution as noted in section 6-413-B-2.
- Natural vegetation provided throughout the development will minimize erosion and sediment runoff as noted in section 6-413-B-3. See landscape plans.
- Retention ponds shall assist in groundwater recharge without decreasing recharge capacity.
- The development will continue to provide natural views along 153rd street for birdwatching and photography via the existing sidewalk.

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Special Use for **Development within 50' of a Nontidal Wetland** with the following modifications:

Code Section: SECTION 6-413 WETLANDS PROTECTION

Requirement:

Regulated activity within 50' of a non-tidal wetland: Will provide a nontidal wetland buffer area of not less than 50 feet between the nontidal wetland and upland activities for those portions of a regulated activity that need not be conducted in the wetland.

Requested Variance/
Modification:

Development within 50' of a non-tidal wetland

Incremental
Improvements: N/A
