

architectural lighting throughout the park, an event lawn, and an aesthetic water feature near the pedestrian entry to Orland Mall.

The proposed project will also increase pervious surfaces, which will improve drainage and stormwater run-off rates.

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

The proposed park will not have an adverse effect on the surrounding parcels. The proposed improvements will improve the value to the surrounding commercial land uses by encouraging people to come to the proposed park and playground, which will benefit adjacent commercial properties.

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.*

Public facilities will not be impacted by the proposed park and playspace. The existing parcel is completely developed and already serviced. Specifically, existing roads providing access to the mall will not be impacted by the proposed improvements. No park spaces are currently existing, but the nature of the proposed improvement will provide new private park facilities. Police, fire, and medical services will still be able to access the mall and provide proper services. The proposed park and playground space will require that two fire hydrants be moved to ensure that fire protection is still provided. Sanitary and sewer connections to existing facilities will be required to service the park.

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.*

Open space improvements (park and playground) are the full scope of the proposed development, which will provide an additional 80,586 square feet of useable open space.

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

The proposed improvements will not adversely affect any known archaeological, historical, or cultural resources.

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.*

The project has been designed to comply with the Village of Orland Park ordinances, standards and regulations. Both the owner and architect/design team are committed to work with the Village to create a successful project.

from: Daniel Liggett
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