

SPECIAL USE FACTORS

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; *(List factors that demonstrate how your proposal meets this standard.)*

The proposed development will create a regionally based commercial retail development consistent with the Village of Orland Park Comprehensive Plan that emphasizes building placement and public realm, provides architectural styles and building elements consistent with the District character, leverages the existing infrastructure of street networks, integrates pedestrian and alternative transportation, and utilizes landscape design to buffer property lines and screen parking lots.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; *(List factors that demonstrate how your proposal meets this standard.)*

The Petitioner has worked collaboratively with the Village of Orland Park to design the project to reflect the vision of the Comprehensive Plan and Land Development Codes and Policies. Our proposal meets this standard with its outdoor public realms, landscaping improvements and other amenities that have been incorporated in the project design to unify existing improvements and promote the identity of the area.

3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties;
(List factors that demonstrate how your proposal meets this standard.)

The proposed development has been designed in a comprehensive manner to enhance the aesthetic appearance of the existing LaGrange Road improvements. Per the recommendations of Village Staff, a pergola was incorporated along the multi-use path on the northern boundary providing screening for the parking field and thematic continuity with the amenities located along 156th Street at the Lowe's development. Additionally, Green Space enhancements were incorporated throughout the development including the addition of green space on the east side of the parking field north of the retail building and planting strips between parking aisles to create green zones or "rooms of parking".

4. The proposed use will not have an adverse effect on the value of the adjacent property; *(Insert explanation. If necessary, the petitioner should be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties.)*

See responses #1 and #3 above. To date, Petitioner has received no comments indicating the development will have an adverse effect on the value of any adjacent property.

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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; *(Insert explanation))*

On behalf of the Petitioner, Spaceco Inc. has submitted a Preliminary Plan Set to the Village for review. The Final Engineering Plan will be coordinated with the Village and will include required details and specifications for stormwater management, utility specifications and roadway improvements.

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; *(Insert explanation)*

The application includes a Plat of Subdivision that depicts an easement granted to the Village for the existing sanitary sewer that runs parallel to the south property line, land to be dedicated to the State of Illinois Department of Transportation for public highway purposes along the east property line, land to be dedicated to the Village of Orland Park for right-of-way purposes at the northeast corner of the property and a drainage easement for the benefit of Lots 1-4 of the Subdivision.

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

The property contains 9 buildings and a water storage tank. The buildings contain no significant architectural character or merit. The property was developed in 1955 as a Nike Missile site and designated as an Army Support Maintenance Facility in 1971. There have been no substantial modifications to the exterior of the buildings since their original construction. A records search combined with an onsite investigation of the facility property performed by CH2MHill on behalf of the U.S. Army Reserve indicated that there was no direct relationship between the facility and prehistoric or historic events; the facility had no association with significant persons involved in prehistoric or historic events; the buildings on the facility were not architecturally or technologically significant; and the facility was unlikely to hold future research potential.

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.

Duly noted. Our proposal will comply with any ordinance standards required.