

Standards for a Special Use

Respond to the Standards for a Special Use, posed as questions below.

Special Use:	Disturbance of Wetland
Zoning District:	E-1 Residential; being rezoned to BIZ General Business District
Incremental Improvements:	Acquiring mitigation credit by payment into a Corp-approved mitigation bank.

Justification:

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 site is located in the Grasslands Planning District, within the Neighborhood Center. The Comprehensive Plan identifies that some of the major roadways have absent sidewalks, including this corner lot. The proposed development will include new sidewalks and an ADA ramp at the intersection to promote pedestrian access. The intersection will also be improved to include crosswalk striping and pedestrian signals. The proposed development will also add natural, native landscaping to fit within the context of the surrounding area.

The Comprehensive Plan identifies this site as a Neighborhood Center with Neighborhood Mixed Use Land Use. Grocery Stores less than 50,000 square feet are identified by the Comprehensive Plan as an Appropriate Land Use within this Land Use type. The ALDI store would be centrally located amongst other commercial businesses and within the surrounding residential developments, providing an affordable, high-quality, quick-and-easy shopping experience for the local population. It would be easily accessible by automobile with access to both Wolf Road and 179th Street, and would also integrate into the surrounding neighborhoods with pedestrian sidewalk access and bicycle parking.

ALDI provides a recessed truck dock with enclosed dumpster and rooftop screening by a dropped roof deck pit and surrounding parapet walls, screening these objectionable features from adjacent properties. The proposed parking lot will utilize an internal pedestrian walkway to promote safe pedestrian access through the parking lot and connecting to the proposed sidewalks along Wolf Road and 179th Street. Landscaping will be provided consistent with Village requirements to soften the building foundation, to screen parking areas, and to provide shade trees within the parking lots.

The existing on-site wetland is not identified on the Orland Park Natural Resources map; however, it was field-delineated by environmental resource professionals. The unavoidable disturbance of the wetland will be offset by a mitigation credit paid into an Army Corp-approved mitigation bank.

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

Petitioner Response: Disturbance of the existing wetland and associated vegetation will be offset by the inclusion of a stormwater detention system designed to mitigate the increase in stormwater runoff, as well as the planting of required vegetation throughout the site.

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

Petitioner Response: Yes. The proposed landscaping throughout the site, including the bufferyards along the northern and western property lines, will minimize the adverse effects on adjacent properties.

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

Petitioner Response: The addition of an ALDI store has been shown to increase the value of nearby properties.

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.

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: ALDI will produce a landscape monitoring and management plan for Village approval and will record the approved plan, as required.

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

Petitioner Response: No. The only resource being impacted is the environmental resource of the existing wetland.

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, with the exception of the proposed variances which are being requested.