

CHRISTOPHER ENRIGHT ARCHITECTS

A PROFESSIONAL CORPORATION

Belle Tire
West 159th Street
Orland Park, IL

SPECIAL USE STANDARDS

Responses indicate page numbers from the Village of Orland Park, Illinois 2013 Comprehensive Plan

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;*
 - *Some existing older commercial properties are vacant and appear unkempt (p.45)*

Proposed use will eliminate existing vacant, unkempt site and buildings
 - Development patterns have changed over time making some properties prime candidates for thoughtful infill and redevelopment (p. 45)

Current property is a being redeveloped and renovated to meet Village standards and meets the spirit of infill
 - Support redevelopment and re-use of developed areas via proactive planning and incentives (p. 46)

Property needs redevelopment and will be provided
 - Promote investment in aging, unkempt and / or vacant properties through renovation, re-use or development. (p. 51)

Existing aging, unkempt and vacant buildings to be demolished and will be redeveloped.
 - The north side of the District includes a number of aging retail centers and buildings on smaller disconnected, irregular lots. These areas need improvement, investment or redevelopment in order to stay viable. (p. 78)

Current lot to be redeveloped
 - Foster and enhance specialty retail clusters like furniture and auto (p. 142)

Our proposed use is consistent with other auto uses along the 159th Street corridor.
 - Encourage redevelopment of infill parcels... (p. 142)

Parcel to be redeveloped

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

Automotive retail / repair use is consistent with our neighbors, including (but not limited to):

Import Auto, Discount Tire, Phillips 66, Auto Zone, Pep Boys Auto Parts and Service, Costco (Tire Center) as well as large retail users:, Target, Walmart, Jewel-Osco, PetSmart, etc.

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

Proposed use is a single story facility where the exterior consists of brick veneer and cast stone with limited yet appropriate parking and landscape

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

- This multi-million dollar development on an existing demolished building will increase surrounding property values.
- Belle has a very active Property Management department that services and maintains their buildings on a scheduled basis so quality is maintained
- Belle is a substantial, long standing entity that will provide constant support to the proposed facility and area

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;*

As the proposed site is deep within the existing intense commercial corridor, all required dry and wet utilities as well as other essential municipal services are provided in ample manner.

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;*

Belle develops, operates and manages 10 to 20 properties every year. Belle is well positioned and uniquely qualified to construct this project and maintain the property in the future.

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

No archeological, historical or cultural resource is known on this site.

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. It is the responsibility of the petitioner to prove*

Proposed development will meet all required aspects of the zoning ordinance where it is anticipated that no variances will be required.

Sincerely

A handwritten signature in dark ink, reading "Chris Enright", is written over a horizontal line.

Christopher Enright, NCARB

CHRISTOPHER ENRIGHT ARCHITECTS

A PROFESSIONAL CORPORATION

Belle Tire
9500 West 159th Street
Orland Park, IL

SPECIAL USE STANDARDS FOR PLANNED DEVELOPMENT

Responses indicate page numbers from the Village of Orland Park, Illinois 2013 Comprehensive Plan

1. *The special use for planned development will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations;*
 - Promote design requirements for buildings that include masonry-based features and an emphasis on transparency, rhythm and detailing (pg.13)
All four sides of the proposed structure feature a mostly brick veneer exterior. Brick veneer exterior is accompanied by cast stone detailing and a minor EIFS cornice. Windows and masonry pilasters create a consistent, proportional rhythm at the exterior. A prominent entry tower identifies the main customer entry at the south end of the facility
 - Promote investment in aging, unkempt, and/or vacant properties in the Orland Park planning area (p.51)
This property is well known for the derelict and dilapidated, vacant structures and generally blighted condition of the site. A significant benefit to the community will be the demolition of such structures, broken pavement and overgrown vegetation. The construction of the new development will greatly improve the site and increase property values to all neighbors.
 - Investment and improvements are encouraged in aging commercial areas to maintain the strength of the corridor. Proactive planning should consider redevelopment and reuse of area that are no longer viable (p.90)
Current property is being redeveloped and renovated to meet Village standards and meets the spirit of infill. This development will include a cross-access roadway to facilitate access between properties rather than dependence upon US 6 (159th Street). Overhead utilities will be buried with this Belle development and will be required when Lot 2 develops in the future.

- Promote a mix of both locally-owned and national chain business (pg 142)

Belle Tire is midwest-based, privately owned by the Barnes family headquartered in Allen Park, Michigan. Within just the past 3 years, they have begun to expand their Michigan network to include northern Ohio, Indiana, and now Chicago. While the future use of Lot 2 is unknown at this time, opportunity exists for a locally-owned establishment to develop and improve the site.

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

- Automotive retail / repair use is consistent with our neighbors, including (but not limited to):
Import Auto, Discount Tire, Phillips 66, Auto Zone, Pep Boys Auto Parts and Service, Costco (Tire Center) as well as large retail users:, Target, Walmart, Jewel-Osco, PetSmart, etc.

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

- Proposed use is a single story facility where the exterior consists of brick veneer and cast stone with limited yet appropriate parking and landscape. This development will also bury overhead utilities with further utility burial required when Lot 2 develops in the future.

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

- This multi-million dollar development on an existing vacant building will increase surrounding property values
- Belle has a very active Property Management department that services and maintains their buildings on a scheduled basis so quality is maintained
- Belle is a substantial, long standing entity that will provide constant support to the proposed facility and area

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;*

- As the proposed site is deep within the existing intense commercial corridor, all required dry and wet utilities as well as other essential municipal services are provided in ample manner.

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;*
 - Belle develops, operates and manages 10 to 20 properties every year. Belle is well positioned and uniquely qualified to construct this project and maintain the property in the future.
7. *The development will not adversely affect a known archaeological, historical or cultural resource;*
 - No archeological, historical or cultural resource is known on this site.
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.*
 - Proposed development will meet all required aspects of the zoning ordinance where it is anticipated that no variances will be required.

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