

STANDARDS WORKSHEET – SPECIAL USE

For all petitions requesting a 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: Residential Planned Development (LDC Section 6-208.C.7.a)

Zoning District: R-3 Residential (Proposed)

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 property is shown as single family residential (presently zoned as R-2) in the comprehensive plan. The proposed plan reflects best practices site planning and management by allowing residential homes to be arranged in cluster configuration conforming to R-3 standards to preserve views, creating significant passive and active open space, to create a unique sense of place that fits the natural topographic character of this hilltop site. The proposed plan as a special use provides coordinated site planning, engineering, architecture and landscape architecture to create a unified development that will be complementary to the neighborhood. Homes and HOA managed open space will provide for desirable lifecycle housing product for new and existing residents to reside in Orland Park.

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 across 108th Avenue, directly west of the property, is zoned as R-3. The developments to the south and east are R-2.

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

Petitioner Response: Yes. As many trees were saved as possible, and there's dense screening proposed along the southern property line. The character of the open space preservation will allow views into the property from the surrounding residences and 108th Avenue without fences that would normally characterize a conventional single family streetscape.

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

Petitioner Response: No. Adjacent property values will be enhanced with the quality of the architecture, landscape and preservation of perimeter trees.

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. The new road and sidewalks will be dedicated to the village as a public r.o.w. The park will provide communal open space, while each home has its own private outdoor space. A turning exhibit shows emergency vehicles and firetrucks can access the site. Drainage, water, and sewer are all outlined in the engineering plans.

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: Draft covenants and restrictions are prepared for village review. Consideration to amend an existing special service area will be discussed by the village as a condition of approval.

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

Petitioner Response: No archeological, historical or cultural features exist.

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: Subject to provisions of development agreement and conditions of approval the applicant seeks approval to proceed in compliance with village standards.