

SPECIAL USE STANDARDS

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FOR ALL PETITIONS REQUESTING A SPECIAL USE, THE PETITIONER MUST RESPOND IN WRITING TO ALL OF THE FOLLOWING SPECIAL USE STANDARDS AND SUBMIT TO THE PLANNING DEPARTMENT.

When considering an application for a special use permit, the decision making body shall consider the extent to which the following special use standards are met. If the petitioner requests modifications to sections of the Land Development Code, *CITE* the relevant sections *and explain* why the modifications are needed using the standards as a guide:

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;

*The propose plan for the Residences of Orland Park Crossings will meet the goals and objectives of the Village Center District (Section 6-212) in that it meets eight of the eleven Development Principles including: attractive street facades with pedestrian oriented scale, smaller walkable blocks, open space amenities as focal point, continuous building frontage along streets, parking in rear, alternative parking options, buildings with dual entrances, promotes sustainable and environmentally responsible design (LEED being sought).*

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

*The plan had been designed to place two and three story residential townhome on the eastern most portion of the site, adjacent to the existing Orland Park Crossings townhome subdivision. The scale of the residential project increase as it approaches the commercial uses to the west and south. Landscape buffers and grading transitions are used to create a sense of separation between the residential and commercial uses.*

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

*The two story rowhomes were specifically located to present attractive front facades along John Humphrey Drive. This will serve to create a substantial visual buffer for the existing neighbors from the proposed grocery store to the west.*

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

*The proposed plan will not have an adverse effect on the value of the adjacent property. It is widely believed that a mix of for-sale and rental housing options are critical to the sustainability and growth of a community. Furthermore, transit oriented locations such as this often thrive when a reasonable mix of housing options are introduced to promote Metra ridership as well as create critical mass for pedestrian retail options such as restaurants, convenience retail and entertainment venues. As such, the introduction of luxury rental housing will improve business for the retailers and create more attractive and dynamic environment for the existing residential 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;

*Based on initial feedback from the staff report, along with independent verification from the petitioner's team of consultants, the plans, as designed will allow for adequate levels of service.*

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;

*The petitioner recognizes that certain commitments for public space are required under the existing PD and Development Agreement. Furthermore, creative an attractive and sustainable environment is key to the success of the proposed development, and therefore, the Petitioner will work closely with staff to ensure all legal provisions are made to guarantee the implementation of these improvements.*

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

*Based on applications filed with both the Illinois Historic Preservation Agency (IHPA) and Illinois Department of Natural Resources (IDNR) the Petitioner does not believe the development will adversely affect a known archaeological, historical or cultural resources (IHPA & IDNR documents included with petition).*

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.