

## THE POINTE DEVELOPMENT RESPONSES TO SPECIAL USE REQUIREMENTS

---

The applicant proposes to construct a 103,164 square foot multi-family residential building including sixty-four (64) attached dwelling units on the property located at the northwest corner of 143rd Street and Southwest Highway in Orland Park within the Village Center District (VCD). The applicant is seeking two special use permits for: (a) attached dwellings; and (I) a building larger than 50,000 square feet. In support of its request and in response to the Village's special use requirements, the applicant responds as follows:

1. The special use will be consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations.
  - *Response.* The proposed development of the vacant site has been contemplated under the VCD zoning plan for the past 16 years. It is estimated that the subject property can be developed with an FAR of 3.0. The proposed multi-family residence will assist in the development of the downtown area by facilitating growth, infill and integration. The proposed development will also resolve the Southwest Highway/143rd Street intersection improvement issues without the necessity to undertake and pay for a condemnation of property.
  
2. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.
  - *Response.* The VCD is a relatively new district, which is a high-density downtown zoning district that allows for multi-family development consistent with applicant's proposed multi-family residential development. The development will provide viable housing consistent with the existing market and demand for housing in Orland Park encouraging new residents to locate in Orland Park and existing residents to stay in Orland Park. Further, the proposed development will promote greater use of the Village Center Development and Metra rail line complex.
  
3. The design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties.
  - *Response.* The subject property is currently vacant and adjacent to the Village Center Development and Metra rail line complex. The intended use of the subject property is in accordance with the area development patterns. Upon completion, the proposed project will be aesthetically pleasing to the eye and enhance the overall look of the area. The underground parking which is essential to the development will have minimal (if any) visual impact on adjacent properties because the parking will not be visible or discernable either above or

below ground. Petitioner cannot emphasize how the Village's plans and changes in plan to reconfigure the 143rd, Union and Southwest Highway has influenced the project, with no payment for compensation and substitution costs to the developer.

4. The proposed use will not have an adverse effect on the value of adjacent property.
  - Response. The subject property is a triangular shaped parcel that has been underutilized for many years. Currently, the seven (7) parcels comprising the subject property are vacant. The applicant believes that granting its special use request will allow the applicant to utilize the property in the best possible way which will improve the overall appearance of the neighborhood and increase the subject property's value. Further, the applicant believes that the proposed development will not have an adverse effect on the value of the adjacent property as confirmed by a report from Associated Property Counselors. Ltd., which was previously filed with the Village in connection with the prior version of the plan which is substantially similar to the current plan.
  
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.
  - Response. The applicant has had numerous discussions with Village Staff to ensure that all public facilities and services will be capable of serving the special use at an adequate level of service as dictated by the Village. The applicant will also dedicate a portion of land to the Village for future roadway improvements in order to accommodate a realignment of the Union/143rd Street intersection and widening of Southwest Highway.
  
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.
  - Response. This request for the proposed special use does not contain any request to revise the current provisions for open space. Adequate landscaping, buffering and detention (i.e. volume control, pervious paving and storm water management maintenance) have all been provided on the applicant's site plan.
  
7. The development will not adversely affect a known archaeological, historical or cultural resource.
  - Response. The applicant is not aware of any archaeological, historical or cultural resources which will be adversely affected by the use of the site as a multi-

family residential development. The applicant is not aware of any archeological, historical or cultural resources that would be destroyed by the proposed development. All parcels have been previously developed with obsolete structures.

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 applicable requirements of the ordinances of the Village.

- Response. The applicant has worked closely with Village Staff to ensure that to the greatest extent possible, given the unusual configuration of the property, the agreed dedications for roadways not directly associated with the Developer's plan, the use will conform to the applicable regulations and requirements of the Village's Land Development Code as well as all relevant provisions of the regulations and ordinances of the Village. Further, applicant's proposed development of the Property will include an underground parking garage with parking for vehicles and bicycles.

Dated: October 23, 2020

Sosin, Arnold & Schoenbeck, Ltd.

By: \_\_\_\_\_

  
David B. Sosin, Petitioner