

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:

Seeking a Special Use Permit for Planned Development on Lots 5,6 and 7 in the Orland Park Business Center with modifications for an increase in parking from 228 spaces to 344, and allowing parking in between the building and the street on Lot 7.

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; (*List factors that demonstrate how your proposal meets this standard.*)

Response: The I-80 Employment Land Use Planning District calls out office as an appropriate use and warehousing as conditionally appropriate. Aside from the modifications for parking and location of parking in between the building and the street on Lot 7, our plan conforms to the Land Development Code.

The location is an existing condition on Lot 7 that is not being modified. Given the speculative nature of the development, our use of office and warehouse space has not been finalized, thus our parking needs must permit flexibility in accord with market acceptance of the space.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; (*List factors that demonstrate how your proposal meets this standard.*)

Response: The building to be constructed on the South ½ of Lot 5 is the same building type and use on the North ½ of Lot 5. Also, the building to be constructed on Lot 6 is the same building type and use as others within the Orland Park Business Center.

3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; (*List factors that demonstrate how your proposal meets this standard.*)

Response: Our landscape plan will include additional landscaping, reduction of parking and increased green space on Lot 7 to mitigate the request for increased parking. Although location of parking in between the building and the street on Lot 7 is a modification, by including it in the Planned Development, we're bringing the landscape plan into compliance with current village code requirements.

4. The proposed use will not have an adverse effect on the value of the adjacent property; (*Insert explanation. If necessary, the petitioner should be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties.*)

Response: The proposed use is a material improvement of the existing vacant land condition that has existed for 15+ years. This coupled with the increased green space on Lot 7 will not have an adverse effect on the value of the adjacent property since it offers additional buffering. Further, the flexibility of the parking to accommodate varied use of office and warehouse space will not adversely affect the value of adjacent land.

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; (*Insert explanation*)

Response: The preliminary engineering has been granted by the Village of Orland Park. Orland Investors agrees to work closely with the Village of Orland Park in obtaining final engineering approval. The two

requested modifications will not have any adverse impact on the above-mentioned public facilities and services.

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; *(Insert explanation)*

Response: The preliminary landscape plan for the planned development has been granted. Orland Investors agrees to work closely with the Village of Orland Park in obtaining final landscape plan approval. The enhancements to the landscaping plan were made to mitigate the modifications.

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

Response: The proposed planned development with modifications should not affect any known archaeological, historical or cultural resource based on Orland Investors' due diligence.

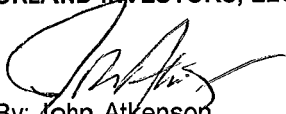
8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

It is the responsibility of the petitioner to prove that these standards will be met.

Response: The preliminary engineering and preliminary landscape plans have been approved by the Village of Orland Park. Orland Investors agrees to work closely with the Village of Orland Park in obtaining required final approvals for the planned development with modifications.

Respectfully Submitted,

ORLAND INVESTORS, LLC



By: John Atkenson

Its Authorized Representative