

## 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:** [Planned Development](#)

**Zoning District:** [Village Center District \(VCD\)](#)

Incremental  
Improvements:

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, Downtown Orland Park has been a major focus within the Downtown Planning District of the Comprehensive Plan. The special use will bring much-needed retail, office, restaurant, and entertainment options, along with potential medical office and hotel developments options to serve the existing residential and office spaces, as well as the broader community. This special use will create a significant number of short-term construction and permanent jobs, thereby generating substantial tax revenue for the Village.

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 special use will serve both the immediate area and the larger community. The proposed retail, entertainment, and restaurant uses will complement and support the existing uses effectively.

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

Petitioner Response: Yes, the existing adjacent uses are zoned VCD and the proposed development will be consistent with the current zoning for the site which will result to on adverse effects on the adjacent property

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

Petitioner Response: No, the proposed development will create jobs and contribute tax revenue to the Village. Additionally, it will enhance the value of adjacent properties.

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 applicant has collaborated with the aforementioned groups to ensure the development can adequately support the special use. For further details, please see the attached Site Plan included with this application.

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: Yes, the applicant has expanded open space in Heroes Park and made other improvements in line with Orland Park's code and the agreed-upon requirements of the planned development.

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

Petitioner Response: No, the development will not adversely affect a know archaeological, historical, or cultural resource.

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: Yes, the proposed use will comply with all reasonable additional standards imposed by these regulations and the applicable requirements of the Village.

