

SPECIAL USE STANDARDS

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; *(List factors that demonstrate how your proposal meets this standard.)*
The use is consistent with typical auto dealerships' needs and current dealer properties in Orland Park.
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.)*
The use is consistent with typical auto dealerships' needs and current dealer properties in Orland Park. There is an existing + 3 acre wooded buffer between northerly residential use and subject property.
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.)*
The use is consistent with typical auto dealerships' needs and current dealer properties in Orland Park. There is an existing + 3 acre wooded buffer between northerly residential use and subject property. Site Lighting Levels are not anticipated to change from current. Building is one story and as such is one level lower than existing auto building.
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.)*
The use is consistent with typical auto dealerships' needs and current dealer properties in Orland Park.
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)*
Usage of Site and intensity of usage is not anticipated to be effected; vehicles currently washed and detailed in main building will not be prepared for delivery in the proposed out-building actually alleviating auto circulation/ service congestion on site and increasing efficiency for ownership.
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)*
Not applicable, this area of the site is currently an approved parking lot constructed in recent years, new plan will increase pervious and green spaces.
7. The development will not adversely affect a known archaeological, historical or cultural resource;
Not applicable, none known, this area of the site is currently an approved parking lot constructed in recent years.
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.
Acknowledged.

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