

Re: Orland Township
Facility Renovations
Architect's Project Number: 2014-0065
Orland Township Parking, 14807 Ravinia Avenue, File # 2015-0208

Special Use Standards

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;
 - a. A special use to allow the parking spaces to exceed Code requirements by more than 20% is requested to alleviate existing parking issues that the Township currently faces. Currently, the community needs to seek off-property parking for Township events. The special use will provide additional parking on-site.
 - b. A special use to allow the proposed parking lot's southern landscape buffer of less than 15 feet is requested, due to site constraints. The parking lot cannot be relocated to another portion of the site due to existing curb lines, existing ingress and egress, existing rights of way and existing utility easements. A landscape buffer of 11 feet is proposed.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development;
 - a. The special use requested is a commercial parking lot. The immediate, adjacent parcels are also commercial parking lots.
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties;
 - a. The special use will adhere to, and provide for, all landscaping requirements and provisions of the Land Development Code.
 - b. The Township requests a special use to exceed the code parking requirements by more than 20% to adequately serve the community, for the Orland Township events and activities. Currently, the Township does not have adequate parking facilities to meet the community need. The additional parking spots are needed, such that community members do not need to utilize the Village's parking lot on the opposite side of Ravinia Avenue. This would also alleviate any safety concerns about community members parking in the Village's lot across the street, and having the community members walk across Ravinia Avenue.
 - c. A brick dumpster enclosure is proposed for the existing garbage dumpster and recycling bins/carts to conceal these items from the public.
4. The proposed use will not have an adverse effect on the value of the adjacent property;
 - a. The adjacent property is a commercial use (restaurant), with a commercial parking lot immediately adjacent to the proposed use. The proposed use will not have an adverse effect on the value of the adjacent property.
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;
 - a. Site ingress and egress onto Ravinia Avenue will remain unchanged. Site ingress and egress will be improved to Ravinia Avenue, in the future, for the adjacent lot.
 - b. Site access to emergency services (police, fire and medical) will remain unchanged.
 - c. Revisions to the existing on-site drainage systems, water and sewers have been reviewed and accommodated for by the Civil Engineer of Record.
 - d. Site access to refuse disposal will remain unchanged. Additionally, the existing dumpsters will now be enclosed within a masonry trash enclosure, with gate.
 - e. Schools services will be unaffected by the proposed special use.
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;
 - a. The Village of Orland Park has agreed to vacate the right of way and donate the land to the Township.
 - b. The Township will provide an ingress-egress cross access agreement.
 - c. The Township will provide a Plat of Vacation and a Plat of Consolidation.
 - d. All Utility Easements will remain in place on the property.
7. The development will not adversely affect a known archaeological, historical or cultural resource;
 - a. No known archaeological, historical or cultural resources will be affected