

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:

Special Use Permit for a site with building area greater than 50,000 square feet

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: Based upon Orland Investors experience within the I-80 corridor of the south and southwest suburbs, the building size should best meet market demand for larger spaces within this submarket. This design should support increasing employment in the Village of Orland Park, as supported by the Village's Comprehensive Plan.

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 proposed planned development requesting an increase in building area over 50,000 square feet is only slightly larger than existing buildings 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 buffer along I-80 and in 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: We believe based upon our experience within the submarket and the Orland Park Business Center, a building greater than 50,000 square feet will best meet market demand for larger spaces, thus will not have an adverse effect on values.

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 for this proposed development 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. This planned development that includes a site with building area greater than 50,000 square feet 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 for this planned development that includes a site with building area greater than 50,000 square feet.

7. The development will not adversely affect a known archaeological, historical or cultural resource;
Response: The proposed planned development that includes a site with building area greater than 50,000 square feet 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 that includes a site with building area greater than 50,000 square feet.

Respectfully Submitted,

ORLAND INVESTORS, LLC

A handwritten signature in black ink, appearing to read "John Atkenson", written over the printed name.

By: John Atkenson

Its Authorized Representative