

PETITION FOR AMENDMENT TO SPECIAL USE PERMIT
BMW OF ORLAND PARK
11030 W. 159th Street
Orland Park, Illinois

STANDARDS APPLICABLE TO SPECIAL USES

The Petitioner is requesting a Special Use permit issued for the property located at 11030 W. 159th Street, Orland Park, to develop a new BMW franchised auto dealership.

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;

Response: The subject property is designated for commercial use under the Comprehensive Plan of the Village. The proposed special use is consistent with the purposes, goals and objectives of the Village's Comprehensive Plan and the standards of Orland Park's commercial development.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development;

Response: The plan, as amended, is substantially similar to the plan previously approved by the Orland Park Plan Commission and Board of Trustees.

3. The design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties;

Response: The adjacent property to the East is vacant. The property to the South and West has been developed for commercial purposes. The property to the North has been developed for both residential and commercial purposes. An enhanced landscape buffer has been provided to the North as requested by the Village to reduce an impact on the residential neighborhood to the North. The special use will not alter the character of the area or adversely impact upon the health, safety and general welfare of the area.

4. The proposed use will not have an adverse effect on the value of the adjacent property;

Response: The Property has been vacant for a long period of time and is underutilized. The quality and appearance of the proposed structures may well encourage the quality of the development of the surrounding vacant land thus potentially increasing overall property 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;

Response: Adequate levels of public facilities and services for the property exist. The current proposed development has provided for roadway cross access, adequate access for fire protection and adequate levels of refuse disposal and water and sewers. Finally, the proposed use as a residential development, with moderate density, will generate substantial impact fees and taxes with no impact on the schools or Village 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;

Response: This request for the proposed special use does not contain any request to revise the current provisions for open space and improvements. Adequate landscaping, buffering and detention have all been provided on the Plan. An enhanced landscape buffer to the North, in excess of Village requirements has been provided, utilizing more than an acre of land.

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

Response: There are no known archaeological, historical or cultural resources which will be adversely affected by the proposed development. The development of an auto dealership on the site will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.

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.

Response: The proposed amended special use will conform to the applicable regulations of the Land Development Code of the Village of Orland Park as well as all relevant provisions of the regulations and ordinances of the Village of Orland Park.