

VILLAGE OF ORLAND PARK, DEVELOPMENT SERVICES DEPARTMENT

Project Name: Seritage - Orland Square Mall Sears Redevelopment

Project Address: 2 Orland Square Drive, Orland Park, IL

Petitioner: Seritage Growth Properties

Contact: Jeff Nance, raSmith (Agent for Seritage Growth Properties)

Tel: (630)405-5721

Request to Amend Original Special Use Permit for Orland Square Mall (Ord. 468) to allow for a Fitness Center at location.

Current Zoning: COR - Mixed Use Core District

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.)
 - a. **Comment: The Special Use request is consistent with the Comprehensive Plan Commercial Development Goal: To diversify commercial developments and provide a balance of needed services designed in a manner that supports the quality of life on the neighborhood level and the Village as a whole.**
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.)
 - a. **Comment: The Special Use will be consistent with the community character of the immediate vicinity of the parcel. A Fitness Center will provide fitness activities to mall customers and community patrons from area. Architectural features and material selection will be used to enhance the building appearance and will provide an attractive destination for mixed retail, restaurant, movie theater, and fitness center uses.**
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.)
 - a. **Comment: The design of the proposed use will minimize adverse effect on adjacent**

properties. The site design has added multiple landscape islands in the parking lot to increase landscaping on the property. Facade features include the use of mixed materials, signage, windows, entrances and outdoor seating to provide a better sense of scale and experiences for the patrons.

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.)
 - a. **Comment: The proposed use of a fitness center will not have an adverse effect on the value of adjacent properties. The use is consistent with the goals of the comprehensive plan. The petitioner is investing in upgrading the property with mixed use of retail, restaurants, movie theater, and fitness center to attract quality and nationally recognized tenants to this location.**
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)
 - a. **Comment: The applicant has done proper due diligence to determine that public facilities, including 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 services. A parking and traffic study is included in the submittal package. Site Engineering Plans have been submitted to the Village for permitting.**
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)
 - a. **Comment: The applicant is owner of the parcel and is party to the agreement between the owner of the Orland Square Mall for the common cross access and parking agreement, as well as allowable building areas within the property, thereby maintaining open areas within the mall development.**
7. The development will not adversely affect a known archaeological, historical or cultural resource;
 - a. **Comment: The development will not adversely affect a known archaeological, historical or cultural resource on site. A request to the Illinois Historical Preservation Office has been made to verify no adverse effect.**
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.
 - a. **Comment: The proposed use will comply with all additional standards imposed on it by the ordinances of the Village with the exception of any agreed to variations of these ordinances by Village officials.**

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

Sincerely,

Jeff Nance, raSmith (Agent for Seritage Growth Properties)