



Special Use Standards for a Planned Development

- 1. Will the special use be consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations?**

Petitioner Response: The special use for a Planned Development will be consistent with the purposes, goals, objectives and standards of the Comprehensive Plan by:

- Maintaining an existing successful, regional destination retail establishment within the Regional Core Planning District;
- Developing, investing and integrating a vacant parcel of land into the overall Regional Core commercial framework;
- Supporting and maintaining pedestrian and bicycle connections along 159th Street and Ravinia Avenue;
- Providing a high-quality development through the use of landscaping, architecture and best management practices;
- Improving public and private roadways for safe and efficient means of transportation.

- 2. Will the special use be consistent with the community character of the immediate vicinity of the parcel proposed for development?**

Petitioner Response: The special use is consistent with the community character of the immediate vicinity as the existing use is commercial in nature and located in a predominately commercial corridor. The existing retail and fuel facility land uses currently exist on the property today and had have coexisted with nearby land uses for over two decades. The existing and proposed property improvements are compatible with nearby land uses in the immediate vicinity.

- 3. Will the design of the proposed use minimize adverse effects, including visual impacts on adjacent properties?**

Petitioner Response: The Costco warehouse and parking areas currently exist on the property today and have no adverse impact to nearby properties or existing land uses. The proposed parking modifications and design of the relocated fuel facility have been carefully considered with regard to landscape screening, vehicular access, architectural scale and character. Adequate landscape buffer yards exist or will be established along certain property boundaries.

4. **Will the proposed use have an adverse effect on the value of adjacent property?**

Petitioner Response: There is no indication that there will be any adverse impact on the values of adjacent properties as the proposed special use has been present and operating on the property for nearly 20 years.

5. **Has the applicant 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?**

Petitioner response: The property is located within the Village limits of Orland Park and is currently being serviced adequately by the local police, refuse disposal and fire department. The proposed property improvements will continue to be adequately served with utility infrastructure such as electric, water, sanitary, and storm. Ravinia Avenue will be reconfigured with a roundabout to adequately accommodate the proposed special use and minimize traffic congestion in the public street. This special use will not impact the school district in any way.

6. **Has the applicant made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development?**

Petitioner Response: Costco's special use application to permit a fuel facility is a legal request for certain land uses and zoning provisions in order to construct the proposed property improvements. Open space, stormwater, pedestrian walkways, roads, landscaping, parking, etc., are all included within the proposed site plans which is made part of Costco's zoning applications and special use permits.

7. **Will the development adversely affect a known archaeological, historical, or cultural resource?**

Petitioner Response: There are no known archaeological, historical, or cultural resources on the property.

8. **Will the proposed use comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village?**

Petitioner Response: The proposed zoning for the property is BIZ, General Business District, Planned Development which permits Motor Vehicle Services, specifically fuel facilities, and tire installation, sales, and repair as a Special Use.

Proposed land use will comply with the current Comprehensive Plan, and the Village of Orland Park's Land Development Code.

Special Use Standards for Automotive Services

- 1. Will the special use be consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations?**

Petitioner Response: The special use for Automotive Services will be consistent with the purposes, goals, objectives and standards of the Comprehensive Plan by:

- Maintaining and expanding an existing successful, commercial business within the Regional Core Planning District;
- Developing, investing and integrating a vacant parcel of land into the overall Regional Core commercial framework;
- Providing a high-quality fuel facility development through the use of landscaping, architecture and best management practices;
- Improving public roadways to accommodate the proposed fuel facility improvement and general traffic conditions in the area.

- 2. Will the special use be consistent with the community character of the immediate vicinity of the parcel proposed for development?**

Petitioner Response: The special use is consistent with the community character of the immediate vicinity as the proposed fuel facility is commercial in nature and located in a predominately commercial corridor. The fuel facility currently exists on the property today and has coexisted with nearby land uses for over two decades. The existing and proposed property improvements are compatible with nearby land uses in the immediate vicinity.

- 3. Will the design of the proposed use minimize adverse effects, including visual impacts on adjacent properties?**

Petitioner Response: The Costco fuel facility exists on the property today and there are no known adverse impacts to nearby properties. The proposed parking modifications and design of the relocated fuel facility have been carefully considered with regard to landscape screening, vehicular access, architectural scale and character. Adequate landscape buffer yards exist or will be established along certain property boundaries to soften visual impacts to nearby properties. The fuel facility will be maintained in a clean, safe and complaint manner adhering to all state and local ordinances and regulations. Stormwater and drainage are designed to keep pavement areas safe and properly conveyed to the existing stormwater basin.

4. Will the proposed use have an adverse effect on the value of adjacent property?

Petitioner Response: **There** is no indication that there will be any adverse impact on the values of adjacent properties as the proposed special use has been present and operating on the property for nearly 20 years. There is a reasonable probability that the proposed improvements will serve to promote other developments initiatives in the area as well as provide increased source of revenue to all taxing districts.

5. Has the applicant 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?

Petitioner response: The property is located within the Village limits of Orland Park and is currently being serviced adequately by the local police, refuse disposal and fire department. The proposed fuel facility improvements will continue to be adequately served with utility infrastructure such as electric, water, sanitary, and storm. Ravinia Avenue will be reconfigured with a roundabout to adequately accommodate the proposed fuel facility location and minimize traffic congestion in the public street. This special use will not impact the school district in any way.

6. Has the applicant made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development?

Petitioner Response: Costco's special use application to permit a fuel facility is a legal request for certain land uses and zoning provisions in order to construct the proposed property improvements. Open space, stormwater, pedestrian walkways, roads, landscaping, parking, etc., are all included within the proposed site plans which are made part of Costco's zoning applications.

7. Will the development adversely affect a known archaeological, historical or cultural resource?

Petitioner Response: There are no known archaeological, historical or cultural resources on the property.

8. Will the proposed use comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village?

Petitioner Response: The proposed zoning for the property is BIZ, General Business District, Planned Development which permits Motor Vehicle Services, specifically fuel facilities, as a Special Use. The fuel facility will comply with the current Comprehensive Plan, and the Village of Orland Park's Land Development Code.

Standards for a Zoning Map Amendment

1. What are the existing uses and zoning of nearby property?

Petitioner Response: The following are the current immediate surrounding zoning and land uses to the Subject Property:

- North Zoning: R-4 -Residential District and COR-Mixed-Use, Open Space
- North Land Use: Transportation land use, Multi-family Residential, Open Space and Commercial
- South Zoning: R-3-Residential Zoning and Open Space;
- South Land Use: Single Family Residential and Good Shepherd Cemetery & Mausoleum
- East Zoning: E-1, Estate Residential and COR, Mixed-Use District
- East Land Uses: Vacant land
- West Zoning: Open Space
- West Land Use: Good Shepherd Cemetery & Mausoleum

2. How is the subject property value diminished by a particular zoning classification or restriction?

Petitioner Response: A fuel facility and tire sales, installation, and repair business (Motor Vehicle Services) has existed on the Subject Property for over two decades, permitted as a special use in the COR district. The COR district no longer allows Motor Vehicle Services as a special use thereby reducing the properties full development potential and causing a stagnation in Costco's business operations.

3. How does the proposed zoning amendment promote the health, safety, and general welfare of the public?

Petitioner Response: The proposed zoning amendment will promote the health, safety, and general welfare for the residents of the Village of Orland Park and nearby communities by providing a safe retail environment that meets all applicable state, federal and local codes. Costco will maintain the property, accommodate stormwater

runoff, promote safe internal roadways, pedestrian walkways, and lighting in a manner consistent with Village ordinances and land development regulations.

4. What is the relative gain to the public as compared to the hardship imposed on the applicant/property owner?

Petitioner Response: By granting Costco the requested rezoning, the relative gain to the residents of the Village of Orland Park will be the continuation of a successful and well-planned business offering a unique retail experience, safe public roadways, enhanced landscaping, and open space. The current zoning of the Subject Property is a hardship for Costco as the current business cannot operate in an expanded and modernized capacity, thereby limiting Costco's ability to respond to its members and community's needs.

5. Describe the suitability of the subject property for the purposes for which it is currently zoned.

Petitioner Response: Costco currently operates the fuel facility as a legal non-conforming use on the Subject Property. Motor Vehicle Services are no longer permitted as a special use in the COR zoning district. The proposed redevelopment plans require a rezoning to the BIZ zoning district which permits said uses as a special use. The Subject Property is suitable for the proposed rezoning and can accommodate the special uses as proposed as they currently exist today.

6. How long has the property been vacant as zoned, compared to the context of land development in the area?

Petitioner Response: The Subject Property consists of three lots separated by Ravinia Avenue. The west parcel consists of a Costco warehouse, parking, fuel facility and stormwater basin since 2005. The east parcel has been vacant for many years. Property to the south of the Subject Property will be developed with a residential community.

7. Is the proposed zoning amendment consistent with the Comprehensive Plan and any adopted land use policies?

Petitioner Response: The Subject Property is located in the Regional Core Planning District which is the Village's commercial and shopping destination area. Commercial developments are located along major roadway networks such as 159th Street and LaGrange Road. The proposed rezoning is consistent with the Comprehensive Plan's goals and objectives and is compatible with established existing commercial uses in the immediate area.

8. How will the proposed zoning amendment benefit the needs of the community?

Petitioner Response: The proposed zoning amendment will have numerous benefits to the Village of Orland Park. The ability for this store to operate and continue to play a vital role as a commercial leader in this Village is dependent on this warehouse being able to operate at a high level that meets or exceeds Costco's business model that includes a safe parking environment, adequate means of ingress and egress and fuel service efficiency. Public roads will also be improved by the construction of a new roundabout on Ravinia Avenue that will directly benefit residents of Orland Park. The community will benefit from a continued unique shopping experience for goods and lower priced gas at Costco -Orland Park.