

**Orland Park, Illinois
Special Use Standards**

The Village of Orland Park (the “Petitioner”) proposes to construct, operate, and maintain a five level, four-story, approximately 200,000 square-foot public parking deck (the “Parking Deck”) with at least 520 parking spaces and containing about 12,000 square-feet of commercial space with outdoor seating on the north side of the structure. The Village-owned site is presently included in the Village Center District, and is located at the northeast corner of 143rd Street and Ravinia Avenue, at 9650 143rd Street.

To accommodate this development, the Petitioner requests a Special Use Permit to allow for: a Parking Structure – non-accessory; a Planned Development; and a building over 50,000 SF. The Special Use Standards below respond to the points related to those items, as well as address the associated modifications requested as part of the Special Use Permit, which include:

- Reduce the required front yard setbacks along both 143rd Street and Ravinia Avenue from 15’ to as little at 0’ (Table 6-212.D.6.c);
- Reduce the required front yard setbacks along both future Jefferson Avenue and future “B” Street from 5’ to as little as 0’ (Table 6-212.D.6.c);
- Increase the allowable lot coverage from 75% to 100% (Section 6-212.D.1); and
- Reduce the required percentage of ground floor transparency from 35% to as little as 15% (Section 6-212.E.3).

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.

The proposed Parking Deck project will be consistent with the Comprehensive Plan, developed in accordance with the following stated development principles:

- a. Strong Architectural Identity: *The primarily brick structure is designed to present a strong architectural presence with the intent to downplay the functional aspects of the parking use and enhance the building’s purpose as a gateway into the Main Street area. The fact that the Parking Deck will extend over a public street will only add to its uniqueness.*
- b. Promote Mixed-use: *While primarily a parking facility, the project will also contain approximately 12,000 SF of ground floor commercial space on the northern façade. A Special Use for a Planned Development is required to allow for two principal uses within the structure.*
- c. Create Attractive Street Facades: *The lower level of the Parking Deck is designed to balance the screening of the internal parking areas with the code requirements for openness (fresh air circulation). The commercial space is designed with large storefront windows to allow for ample light and visibility. Due to the structural and programing nuances associated with the overall building, a modification is requested to allow for ground floor transparency to be reduced from 35% to as little as 15%.*

- d. Create Smaller Walkable Blocks: *The Parking Deck is laid out to establish and occupy an entire small block framed by public roads, both existing and proposed. As a consequence, the project will require a modification to Lot Coverage to allow for 100% coverage. The benefits of this layout include: (1) the block will be completed in a single phase; (2) the site will be improved with a connected network of perimeter sidewalks; and (3) there will be few driveways or similar barriers to diminish the walkability of the block.*
- e. Create Open Space Amenities as Local Points of Developments: *On the north side of the project, abutting the ground floor commercial space, an outdoor plaza is contemplated to function as a public gathering space and potential outdoor dining area.*
- f. Encourage Continuous Building Frontage along the Streets to Reduce Visual Impact of Parking Lots: *The building is designed to mirror the right-of-way lines along the four (4) streets that form the block. To create a continuous building frontage, the Parking Deck will need a modification from the front yard setback requirements on all four (4) sides to allow for a 0' setback. This condition is appropriate here since the building will extend over a right-of-way (Jefferson Avenue) and the intent is to maximize structured parking on this parcel in order to minimize the need to construct future surface parking spaces.*
- g. Parking Lots Away from Pedestrian Oriented Streets: *To minimize any negative impact of the Parking Deck on the pedestrian experience, the ground floor of the entire structure is designed with numerous architectural screening enhancements – such as ornamental metalwork – and the number of vehicle/pedestrian interaction points is minimized. In addition, the commercial space is situated on the north side of the structure in the vicinity of the most pedestrian activity. This space serves to both buffer the parking structure from the pedestrian and encourage the use of public amenity space in the vicinity.*
- h. Encourage Alternative Parking Options: *As a public parking facility, the Parking Deck will (1) allow for shared parking opportunities, (2) reduce the need for additional surface parking lots, and (3) encourage users to park once and visit multiple locations.*
- i. Promote Sustainable and Environmentally Responsive Design: *The Parking Deck – which alone has a positive impact on shared parking opportunities – is part of a suite of interconnected public improvements contemplated within the development in the near-term that promote sustainability, including: regional stormwater facilities; brick paver roads; and public open space.*

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

The surrounding property is zoned VCD - Village Center District. To the north is a vacant parcel, and on the west is the existing Ninety 7 Fifty on the Park and to the east is the under construction University of Chicago Center for Advanced Care. The size, massing, and architectural style of the Parking Deck is consistent with the surrounding uses, and a Special Use is requested to allow for the structure to be greater than 50,000 SF – a modification previously granted to the two aforementioned projects.

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

The Parking Deck is designed to mimic the size and massing of the existing and future uses to the east and west of the project site. The height of the structure is below the 55' threshold for the District, which keeps it in-line with the neighboring buildings. It is anticipated that the format of the Parking Deck will effectively screen the parking from neighboring properties at both street level and on the upper stories (including the top level). Furthermore, the architectural styling of the building is intended to complement the surrounding styles and the design details

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

The proposed development represents a significant capital investment and is consistent with the Village goals regarding future development of the community. It should have only positive effects on the value of adjacent property especially as it relates to shared parking objectives.

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.

The proposed development will be adequately served by all utilities. Adequate capacity for sanitary and water service will be available at the site. A community storm water management system servicing the Downtown Main Street development will service this development.

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

The Parking Deck is a public improvement and is part of an ongoing master plan by the Village to enhance the Downtown Main Street area, which has already been significantly improved by the Village with a decorative pond, roads, sidewalks, the train station and Crescent Park.

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

The project site is currently vacant and the development will not adversely affect any known archeological, historical or cultural resource.

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.

The proposed Parking Deck will comply with standards of the Village Code and is designed to meet the intent of the Village Center District's standards.

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