

May 10, 2020

Mr. Bob Sullivan
Director of Planning
Village of Orland Park
14600 S. Ravinia Avenue
Orland Park, IL 60462

RE: *Orland Fire District – Special Use Amendment, Special Use Standards*
SRBL Project No. 09120

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).
SRBL Response: The addition/renovation will be consistent with the purposes, goals, objectives, and standards of the 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).
SRBL Response: The addition/renovation will fit within the context of the community. The addition will fit within the existing Fire Station Headquarters and the Administration Building on the North side of the property. The building materials will be composed of masonry and metal panel systems. The new brick veneer will match the existing headquarters brick, the new grey metal paneling will blend into the façade adding another layer of texture, breaking up the monotony of the building.
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent; (list factors that demonstrate how your proposal meets this standard).
SRBL Response: The two existing buildings on the site shall remain in the same location and at the same height, the new addition will be a slightly higher elevation, but should not pose as a visual hindrance any more than the two existing buildings. The West side of the property will be lined with new landscaping, including a variety of trees included in the landscape plans.
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 not have an adverse impact on the surrounding properties).
SRBL Response: The existing property currently serves the use of the Fire Protection District Headquarters and the administration facility. The addition/renovation will serve the same purpose; the property value should not be altered because the usage of the property shall remain the same.
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).
SRBL Response: Yes, the Fire Protection District Headquarters site has the ability to serve the above listed services. The U-shaped drive aisle accommodates traffic through the entire site and the dumpster enclosure has been placed in a location that accommodates a garbage truck into the site.
6. The applicant has made adequate and legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.
SRBL Response: The District is working through the proper legal channels to further develop their property.

7. The development will not adversely affect a known archaeological, historical or cultural resource;
SRBL Response: No, the development will not affect an archaeological, 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.
SRBL Response: The proposed addition/renovation shall comply with the Village ordinances and requirements.