

**PETITION FOR AMENDMENT TO SPECIAL USE PERMIT
ORLAND PARK NISSAN, ORLAND PARK, IL**

STANDARDS APPLICABLE TO SPECIAL USES

The petitioner requests an amendment to its Special Use Permit for the property located at 8550 W. 159th Street, Orland Park, IL to permit an addition to the service area of the Nissan dealership facility located thereon. The contemplated addition would equip the dealership with the resources necessary to sell and service Nissan trucks. Currently, the dealership does not have the capability to sell and service such products. The petitioner requests that the Village of Orland Park approve the amendment to its special use, subject to an exception to permit up to 81.78% of the site to be covered by impervious surfaces, in conformance with the site’s currently approved lot coverage ratio.

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 property is located within the Commercial/Office Working Area on the Comprehensive Plan’s Working/Living Areas Map and is within the Village’s BIZ zoning district. Chapter IV of the Comprehensive Plan states that its objectives concerning Commercial Development are to “[m]anage the quality, quantity, location, and rate of commercial development in order to provide needed services in a manner that protects the quality of life and community character” and to “[s]upport the idea of one centralized regional area, supported by neighborhood-level commercial centers located at predetermined nodes.”

The proposed special use amendment is consistent with the purposes, goals and objectives of the Village’s Comprehensive Plan and the Village’s BIZ district. The Nissan dealership located on the property provides necessary services to Village residents and is located on the Village’s primary commercial automotive sales corridor. In order to remain a successful and viable automobile dealership within the area designated by the Village for its purpose, the petitioner must expand its current building to enable the dealership to service a greater range of Nissan products. In expanding its facilities, the dealership will enhance the quality of life and community character in Orland Park by providing a superior dealership facility that utilizes its property in a more effective and efficient manner than the current dealership.

The conditions requested will enhance the ability of the property to serve as a modern first-class automotive dealership, which will enhance the quality of the Village’s commercial offerings as a whole in furtherance of the Comprehensive Plan’s objectives.

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

Response: The property is surrounded by commercial uses to the east, west and south. It adjoins single-family residential uses to the north, which are buffered by an open space area. The property takes its character from the other automobile dealerships along 159th Street, all of which are in constant competition for customers in today's competitive automotive sales market. The proposed special use amendment would permit the petitioner to expand its facilities in a manner that would make the property more consistent and competitive with the character of the other full service dealerships in its immediate vicinity.

The requested lot coverage condition utilizes a floor area ratio similar to those possessed by many of the automobile dealerships surrounding the property, which will render it consistent with the community character of the property in the immediate vicinity.

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

Response: The special use amendment will not adversely affect the adjacent properties. The proposed building addition will add a small natural extension of the dealership's current service area and will not move any portion of the facility closer to the residential area. No additional service doors opening to the rear of the facility are proposed as part of the addition. The proposed addition would not adversely affect any of the commercial uses adjacent to it.

The proposed lot coverage ratio will not increase over the property's currently approved ratio. Developing the property in this manner will not exert any adverse effects on adjoining property.

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

Response: The proposed amendment will enhance the property's ability to accommodate its use as an automobile dealership. It will help enhance the general quality of the commercial facilities located along 159th street and will thereby exert positive effects on the values of adjacent properties.

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: The petitioner's engineering review and calculations indicate that the public facilities serving the site are sufficient to handle the needs of the uses proposed in this amendment. All other public services will remain able to adequately service the site.

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: The proposed amendment fully provides for the development and preservation of all open space and improvements on the subject property.

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 proposed amendment to the current special use 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 regulations and ordinances of the Village of Orland Park.