

September 22, 2020

Village of Orland Park
14700 Ravinia Avenue
Orland Park, IL 60462

Attention: Kyle Quinn

Subject: **Chick-fil-A #2638 Orland Park, IL**
GBC Project No. 52188R

Variance Standards Response

A. Reduce the side yard setback along the south property line from the previously approved variance of twelve (12) feet to eleven and one-fifteenth (11.15) feet (Section 6-210.F.2)

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; *(The property in question regarding the variance is an existing building. Unknown to Chick-fil-A, apparently the building was constructed over the approved variance of a twelve (12) feet setback. Reverting to the conditions allowed from the previous variance would require approximately ten (10) inches of the existing building to be removed. The current request is to accommodate the existing building setback, not a new part of the structure.)*
2. That the plight of the owner is due to unique circumstances; *(Chick-fil-A was unaware that the building was constructed over the approved variance of a twelve (12) feet setback.*
3. That the variation, if granted, will not alter the essential character of the locality; *(If the variation is granted it will not alter the essential character of the locality due to the condition of the variance being requested currently exists. The distance from the building to the property line will remain as it is today under current condition.)*
4. That because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out; *(If the strict letter of these regulations were carried out there would be a significant hardship to Chick-fil-A. If carried out Chick-fil-A would need to remove approximately ten (10) inches of the existing building and redesign the interior kitchen layout to accommodate this section of building loss.)*
5. That the conditions upon which the petition for a variation is based are unique to the property for which the variance is sought and are not applicable, generally, to other property; *(The condition for the petition for a variation is unique to the property in the way that the building currently exists on the site.)*

6. That the alleged difficulty or hardship is caused by these regulations and has not resulted from any act of the applicant or any other person presently having an interest in the property subsequent to the effective date hereof, whether or not in violation of any portion thereof; *(The difficulty is not being caused by the new regulation. Apparently when the contractor constructed the building it was built slightly over the approved setback. Chick-fil-A was unaware of this until the current project was underway in the design stage.)*
7. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located or otherwise be inconsistent with the Comprehensive Plan, any adopted overlay plan or these regulations; *(The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in which the Chick-fil-A property is located. The building would remain in its current location maintaining the existing distance from building to property line which is noted at eleven and one-fifteenth (11.15) feet.)*
8. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood; *(The proposed variation will not impair the supply of light and air to the adjacent property, nor will it have any adverse effects on public streets and safety. The proposed variation would allow the existing building to remain where it is currently and the proposed building addition to maintain the existing distance from building to property line which is noted at eleven and one-fifteenth (11.15) feet.)*
9. That the variance granted is the minimum adjustment necessary for the reasonable use of the land; *(The variance granted would be the minimum adjustment necessary for the Chick-fil-A building to continue to operate with its current relation to the property line) and*
10. That aforesaid circumstances or conditions are such that the strict application of the provisions of this Section would deprive the applicant of any reasonable use of his or her land. Mere loss in value shall not justify a variance; there must be a deprivation of all beneficial use of land. *(The proposed variance would allow the Chick-fil-A restaurant to operate its kitchen and kitchen addition efficiently and effectively. If Chick-fil-A were required to remove approximately ten (10) inches of the existing building and make modifications to the kitchen layout, this would negatively impact operations in regards to productivity and efficiency which could lead to slower drive thru circulation.)*

If you need any additional information, please contact me.

Sincerely,



Jack Meaney, P.E.