

REZONING FACTORS

Below are the petitioner's responses to each of the numbered factors considered by the Village of Orland Park in evaluation whether to grant the petitioner's annexation request for the property located at 2 Old Tamarack, Ln., Orland Park, IL.

1. The existing uses and zoning of nearby property;

The surrounding property is predominantly residential. The parcels north of the subject property that are within the Village of Orland Park are zoned R-1. The property to the west is zoned BIZ. The properties to the east are zoned R-1 and E-1. Zoning the property as R-1 would be consistent with the existing uses of the property within the general area.

2. The extent to which property values are diminished by a particular zoning classification or restriction;

Petitioner believes that zoning the property for residential use would not diminish the property value. The property is currently underutilized vacant land.

3. The extent to which the destruction of property value of a complaining property owner promotes the health, safety, morals, or general welfare of the public;

N/A

4. The relative gain to the public as opposed to the hardship imposed on a complaining property owner;

The zoning of the property for residential use would not destroy the values of the adjacent properties. Rather, it would increase the surrounding property values because the zoning would allow the petitioner to fully utilize the vacant land.

5. The suitability of the subject property for its zone purposes;

Zoning the property for residential use would help meet the demand for housing in the community and is consistent with the residential nature of the surrounding area. The property would be underutilized and not in character with the trend of the development in the area if it were to remain vacant land.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area;

The property has been vacant for a significant time.

7. The care with which the community has undertaken to plan its land use development; and

The Village of Orland Park has taken great care in planning its land use development. The petitioner's request does not arise out of an error or lack of planning on the part of the Village. The annexation and residential zoning of the property is consistent with the Village's land use development plan.

8. The evidence, or lack of evidence, of community need for the use proposed.

Zoning the property for residential use will help the Village of Orland Park meet the current demand for housing in the area.