

**Park Boulevard Luxury Villas
Orland Park, IL**

Requested Variances (R-4)

- Side yard, from 25' to a minimum 10' (6-205 E. 1. b.)
- Rear yard setback, from 30' to 25' minimum at west property line (6-205 E. 1. d.)
- Lot coverage, from 45% to 55% (6-205 F.)
- Density variance from 6 du/ac to 12.5 du/ac (6-205 C. 11. A. 3.)
- Buffer yard variance at north and south lines, because of side yard variance (6-305 H.)

Variance Standards

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;

Design footprints are based on the unit size needed meet the current market demand and number of units necessary to make the project economically feasible. Smaller units and/or less units would not be practical.

2. That the plight of the owner is due to unique circumstances;

The property is an existing infill parcel that was previously approved for a high density mid-rise multifamily development. We are proposing a lower-density attached residential development that will result is lower impact to this property.

3. That the variation, if granted, will not alter the essential character of the locality;

Much of the surrounding development is composed of similar attached and detached single family units. This development will be a good complement to the adjacent developments and would not change the character of the overall development.

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;

The physical size and shape of the property are such that variance to the current R-4 zoning will be vital to make the unit count and square footage of the residences what the market will demand to make this project feasible.

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;

Because of the change in market conditions, it is necessary to make changes to the original approved concept for this parcel. There is not a current market demand for condominium units. We have provided a development concept that will work with the current market.

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 request for variances to the current zoning are based on current market conditions and not as a result of any act of a person having an interest in the property.

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;

Granting of these variances will not have a detrimental effect to the public welfare. These variances will allow the development of a semi-developed parcel which, in its current form could be considered a hazard. It will bring new life to a dormant development.

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 be a much lower impact to the property than that of the existing approved development. There will be a lower density development with much lower elevations than what is currently approved for this parcel. This will provide improved views of the adjacent park for all surrounding properties.

9. That the variance granted is the minimum adjustment necessary for the reasonable use of the land;

The variances requested are the minimum that would make this new development feasible.

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 variances requested will make it possible for the developer to provide a development that will fit well with the surrounding development and fit the market criteria so that the development will be able to be completed in a timely manner. These variances are critical for the success of the development.