

REZONING EVALUATION FACTORS

1. The existing uses and zoning of nearby property.

The subject property is located at the southwest corner of LaGrange Road and 156th Street in the center of the LaGrange Road Corridor with Lakeview Plaza adjacent and south of the subject property, the Lowe's Development east of the property and the Village of Orland Park Department of Public Works located to the west. The primary zoning in this District is COR and all of the adjacent properties are zoned COR.

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

The proposed development will create a regionally based commercial retail development consistent with the Village of Orland Park Comprehensive Plan that provides significant public benefits including increased property tax revenues, increased sales tax revenues, addition of jobs, improved stormwater management and the development of a blighted property to its highest and best use.

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.

See response #2 above. To date, Petitioner has received no comments indicating the development will have an adverse effect on the value of any adjacent property.

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

See response #2 above. To date, Petitioner has received no comments indicating the development will have an adverse effect on the value of any adjacent property.

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

The subject property is located in the Regional Core Planning District on LaGrange Road. This area contains the majority of the Village's 11 million square feet of commercial development and COR is the dominant zoning. The proposed development furthers the Village's goal of maintaining the LaGrange Road Corridor as a regional destination with a variety of shopping, dining and entertaining opportunities.

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

The southern portion of the property was purchased by the U.S. Government in 1955 for use as Nike Missile Site C-54. In 1962, the property was listed as excess to the GSA and the U.S. Army Reserves subsequently took control of it. Until July of 2012 the property was operated by the United States Department of Defense as a maintenance facility for wheeled and tracked military vehicles, power generation equipment and weapons. The northern portion of the site is zoned COR. Public records searches and recent investigations provide no record of development on this property.

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

The Petitioner has worked collaboratively with the Village of Orland Park to design the project to reflect the vision of the Comprehensive Plan and Land Development Codes and Policies. Outdoor public realms, landscaping improvements and other amenities have been incorporated in the project design to unify existing improvements and promote the identity of the area.

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

The LaGrange Road Retail Corridor is the major shopping destination serving the southwest suburbs. LaGrange Road serves as a strategic arterial route and the corridor is zoned and targeted by the Village of Orland Park as a regional shopping destination. The proposed development meets unmet demand for restaurant/retail/commercial facilities in the marketplace and leverages the recent local public infrastructure investments to the benefit of the community.