

**Villas of Cobblestone
by Marth Homes
Orland Park**

Re-Zoning from E-1 Estate Residential to R-4 Residential

1. ***The existing uses and zoning of nearby property.***

The site is zoned E-1 Estate Residential by Orland Park. The site is surrounded by higher density residential zoning and uses, with townhomes in Orland Park R-4 zoning located to the west with commercial in the BIZ zone further West; open space zoning (detention) followed by R-3 residential zoning and single family use to the North, and vacant E-1 estate zoning across 80th Ave. to the East. R-3 Single Family zoning and use is across 143rd Street to the South.

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

The value of the subject property is limited by the current E-1 Estate Zoning, rather than Orland Park R-4 as requested. The existing surrounding mixed residential single family and townhome development in Orland Park R-3 and R-4 zoning set the pattern for development of the area, consistent with the surrounding pattern of R-3 and R-4 zoning.. No negative impact on surrounding land will occur from R-4 zoning and attached single family development as the proposed development.

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.***

There would be no destruction of anyone's property value from initial R-4 zoning of the subject property and development as proposed. The proposed R-4 zoning allowing attached single family as proposed will promote the health, safety, morals and general welfare and that related to the surrounding property. The destruction of the property value of the subject site by continuation of Estate zoning in an area with established mixed townhome and single family development provides no benefit to the public health, safety, morals, or general welfare.

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

There will be public gain from development of attached single family homes under Orland Park R-4 zoning as proposed from the promotion of new housing opportunities consistent with the Village plan, and no hardship imposed on any property from such development, as planned by the Village as part of a mixed residential region. No gain to the public from continuation of the E-1 Estate zoning exists.

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

The property is well suited for development under initial R-4 zoning, as attached single family homes, in an area surrounded by townhomes and single family homes, and planned for mixed residential development. The site is seriously unsuited for estate home development under the existing E-1 zoning.

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 long been vacant (two small antiquated single family homes) under E-1 estate zoning, however development with attached single family homes, as proposed is appropriate to increase the mix of housing options in the context of surrounding townhome and single family development.

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

Planning by the Village anticipates mixed use residential development of the site, and has previously been approved by the Village for townhome development. The proposed zoning and development is consistent with Village planning.

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

Strong demand for the proposed attached single family homes exists, and is shown by Marth Homes' sales of similar attached homes at 167th and Wolf, and further east on 167th Street in the Villas of Grasslands and the Villas of Tallgrass. The attached homes are sought particularly by existing Village residents seeking one floor living, and common property maintenance, all consistent with the Village planning for a mix of housing needs in this part of the of the Village.