

South Point Industrial Building Orland Park

Re-Zoning from BIZ General Business District to MFG Manufacturing District

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

The site is located in an area comprised of BIZ and MFG. To the North and East are MFG properties and to the South and West are BIZ properties. Current uses in the building are similar to those in the immediate area.

2. *The extent to which property value are diminished by particular zoning classification or restrictions.*

The building was designed for light industrial uses and not those commonly found in the general business district. The value of the surrounding properties will not be diminished because the 70th Court area is predominately MFG. The value of the subject property is limited by the current BIZ zoning rather than MFG that has more demanding for rental.

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

There would be no destruction of anyone's property value from initial MFG zoning of the subject property. The building has multiple Special Use Permits for MFG uses and the Village Code restricts nuisances commonly associated with MFG properties. The destruction of the property value of the subject site due to an existing building that does not meet the demands of BIZ uses 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 rezoning as the MFG zoning designation will provide more opportunities for small businesses seeking to begin or relocate to Orland Park which brings more jobs and services. There are not expected hardships on any property from such rezoning as the area is a designated manufacturing area.

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

The property is well suited for MFG. The site is seriously unsuited for BIZ zoning as each tenant space has a loading bay and warehouse area that makes up the majority of the spaces. The uses allowed under MFG zoning are better suited for the existing building and site.

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

It is difficult to fill the tenant spaces that do not have a Special Use Permit because the building and area are not BIZ appropriate. There have been many times that an interested user backs out of a contract because they do not want to pursue a Special Use Permit.

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

The Village's Comprehensive Plan designates this area as Manufacturing Employment Emphasis. The BIZ zoning designation does not reflect the Comprehensive Plan's designation.

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

Strong demand for MFG appropriate uses exists and is shown by the amount of inquiries and Zoning Permits that have been rejected due to their use. Orland Park does not have many MFG areas and so there is a large demand for these uses.