

CHRISTOPHER ENRIGHT ARCHITECTS

A PROFESSIONAL CORPORATION

Belle Tire
West 159th Street
Orland Park, IL

REZONING STANDARDS

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

Surrounding uses:

- COR – Mixed Use Core (North) – use: Retail – Target
- COR – Mixed Use Core (South) – Vacant Lot
- E-1- Estate Residential District (East) – Vacant Lot
- BIZ – General Business District (West) – use – Physicians Immediate Care

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

Property values will not be affected in the negative as the proposed zoning will be consistent with the surrounding properties

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;*

Proposed rezoning will allow commercial developments consistent with surrounding uses and will actually promote better symbiosis with the community than the existing residential zoning designation.

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

Gain to the public of commercial vs. residential zoning is a higher tax base for the public, additional services and product selection for the public and reduction of potential complaints from a residential user in a commercial corridor.

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

The proposed use and proposed zoning will be consistent with those uses and zoning surrounding the property.

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

Current site contains an old, run down use and structures. Redevelopment is needed on this site for the benefit of the neighbors and Village overall.

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

The following elements are taken from Responses indicate page numbers from the Village of Orland Park, Illinois 2013 Comprehensive Plan and are also indicated in the responses in the Special Use Standards:

- *Some existing older commercial properties are vacant and appear unkempt (p.45)*
 Proposed use will eliminate existing vacant, unkempt site and buildings
- *Development patterns have changed over time making some properties prime candidates for thoughtful infill and redevelopment (p. 45)*
 Current property is a being redeveloped and renovated to meet Village standards and meets the spirit of infill
- *Support redevelopment and re-use of developed areas via proactive planning and incentives (p. 46)*
 Property needs redevelopment and will be provided
- *Promote investment in aging, unkempt and / or vacant properties through renovation, re-use or development. (p. 51)*
 Existing aging, unkempt and vacant buildings to be demolished and will be redeveloped.
- *The north side of the District includes a number of aging retail centers and buildings on smaller disconnected, irregular lots. These areas need improvement, investment or redevelopment in order to stay viable. (p. 78)*
 Current lot to be redeveloped
- *Foster and enhance specialty retail clusters like furniture and auto (p. 142)*
 Our proposed use is consistent with other auto uses along the 159th Street corridor.
- *Encourage redevelopment of infill parcels... (p. 142)*
 Parcel to be redeveloped

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

With more than 160 stores, Belle Tire Marketing Department studies each future market location carefully. The Department has identified the Village of Orland Park, specifically the 159th Street corridor as an ideal location for this future

store. Further, Belle often finds locations near Discount Tire to be very successful. Along with those reasons, the property in question also exists in the 159th Street corridor, where the Comprehensive Plan identifies automotive uses as valued locations.

Sincerely,

A handwritten signature in dark ink, written in a cursive style, reading "Chris Enright". The signature is written over a horizontal line that extends across the width of the signature.

Christopher Enright, NCARB