

Rezoning (La Salle) Factors
Orland Fire Protection District – June 3, 2010

1. The existing uses and zoning of nearby property;
The current use of the Fire District property is fire station and offices in the general business district. This is zoned village center development. The area to the East is an office building complex and across the street to the South is the police station both zoned village center development. The areas to the West, Cameno Re'al and Terrace are residential 3a/4 and the area to the North is open lands.
2. The extent to which property values are diminished by a particular zoning classification or restriction;
Property values will not be diminished with the rezoning as we are not changing the use of the site as a whole. The fire station has been here since 1972 and the administration building since 1991. The building will be expanded in between the existing buildings and only passenger vehicle parking will be expanded to the North on the land for which we are requesting this change in zoning.
3. The extent to which the destruction of property value of a petitioning property owner promotes the health, safety, morals, or general welfare of the public;
There will be no destruction of property value associated with this project.
4. The relative gain to the public as opposed to the hardship imposed on a petitioning property owner;
The expansion requested in this project is seeking to provide a more efficient work area for the administration of the fire district. The expansion seeks to resolve the limited availability of work spaces available for regular employees and to provide appropriate parking for employees and visitors.
5. The suitability of the subject property for its zoned purposes;
The zoned purpose of the property is open land. The area has been unimproved and unused for any purpose for at least the period since 1972. The parking area will be done with permeable pavers and landscaped attractively to soften the appearance. The area being sought for rezoning would become part of the Fire District complex.
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area;
The area has been vacant and unused since at least the construction of the fire station in 1972.

7. The Comprehensive Plan designation and the current applicability of that designation; and

The Fire District complex is in a general business district with the area being rezoned from open land. The renovation will provide an updated appearance to the buildings and site and align it with the more modern office buildings to the East and the police station to the South. Renovation and expansion of the Fire Administration building allows the Fire headquarters to stay next to the police headquarters to continue centralized municipal services located along Ravinia at 151st. The open space will be maintained as we are rezoning a small portion of the large open land parcel. The small area we will improve and clean up the appearance with new plantings and landscaping with permeable pavers for the lot.

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

The need is based on the efficiency of sustained operations for the administration of the Fire District. Located within the administration building is the fire dispatch center. Orland Fire provides dispatch service to four fire departments in the area and also provides extra alarm fire/rescue/medical dispatching to the South/Southwest suburbs (MABAS Divisions 19, 22, and 24). A training/meeting room is also included in the design providing centralized classroom training as well as a location for community groups to meet.