

STANDARDS WORKSHEET-ZONING MAP AMENDMENT

1. WHAT ARE THE EXISTING USES AND ZONING OF NEARBY PROPERTY?

1A. Northwest Corner of 143rd & Wolf Road intersection:
ZONED: Biz General Business District;
Financial Institution; OWNER: FMB ACCOUNTING DEPT;

1B. NORTHEAST CORNER OF 143RD & WOLF ROAD
ZONED: BIZ General Business District
(SURROUNDING STRIP-MALL PROPERTY AROUND SUBJECT
PROPERTY) OWNER: HABASH PROPERTIES LLC.

1C. SOUTHWEST CORNER OF 143RD & WOLF ROAD INTERSECTION:
ZONED LSPD; (CVS PRARMACY) OWNER: ORLAND PARK
INVESTORS;

1D. SOUTHEAST CORNER OF 143RD & WOLF ROAD INTERSECTION:
ZONED: E1 Estate Residential District
Automobile Service Station; OWNER: RDK VENTURES LLCPB347;

2. HOW IS THE SUBJECT PROPERTY VALUE DIMINISHED BY A PARTICULAR ZONING CLASSIFICATION OR RESTRICTION.

The property was purchased at auction in 1986 by the petitioner. This property was the law office of the Petitioner for several years, followed by an Allstate Insurance office, then a music studio, then another insurance agency. In short, this property was rented to businesses from the date of its restoration. If this property loses the business zoning classification it will not continue to be an economically viable property providing services to the community.

3. HOW DOES THE PROPOSED ZONING AMENDMENT PROMOTE THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PUBLIC?

This property has since its inception and later restoration served the needs of the community providing a sense of history and continuity. “The survival of the school on its original site is a tangible association to Orland Park and Orland Township’s rural heritage and exemplifies the cultural, economic, and social history of the community.”

(See TAB 6, Historic Landmark Survey, June 8, 2009 @ p6)

4. What is the relative gain to the public as compared to the hardship imposed on the applicant/property owner?

The gain to the Public is the preservation of an historic icon that has been recognized as eligible for landmark status. The use of the building for offices is the logical and proper adaptive reuse, protecting the property’s viability.

5. Describe the suitability of the subject property for the purposes for which it is currently zoned.

This property has served the community as an office building for over twenty years. There is parking on the immediate subject property for four to five cars and unlimited parking in the neighboring strip-mall parking lot stemming from a recorded easement attached hereto. (See Tab 5.)

6. How long has the property been vacant as zoned, compared to the context of land development in the area?

The property has not been vacant since 1910 when the School House Building was erected. Subsequent to the renovation by the Petitioner there have been intermittent vacancies occurring between tenants. The property was listed for sale after the last tenant's term was finished and has been kept vacant to further interest in prospective purchasers. It has now been over six months of vacancy.

7. IS THE PROPOSED ZONING AMENDMENT CONSISTENT WITH THE COMPREHENSIVE PLAN AND any ADOPTED LAND USE POLICIES?

Historic preservation is listed as one of the basic components in the Community & Culture discussion in Orland's Comprehensive Plan.

"The communities historic preservation assets and their collective history serve an important role in setting the cultural tone for Orland Park." In 1995 Anne McGuire & associates conducted the Orland Park Rural History Survey. Yunker School was evaluated as a structure eligible for both individual landmark status and placement on the National Park Service's National Register of Historic Places (NARHP). The 2009 Historic Landmark Survey of the Yunker School, by McGuire, Iglesiaski and Associates, found that the building is still eligible for both individual landmark status and placement on the NRHP. (SEE ALSO RESPONSE TO STANDARD 8 BELOW)

8. How will the proposed zoning amendment benefit the needs of the community?

The Yunker School building is the oldest remaining one room schoolhouse and the only one room school house in its original location for the areas of both Orland Township and the Village of Orland Park” “The survival of the school on its original site is a tangible association to Orland’s Park and Orland Township’s rural heritage and exemplifies the cultural, economic, and social history of the community.

(See Tab 6: Historic Landmark Survey, June 8, 2009 @ p6)