

MAYOR

Keith Pekau

VILLAGE CLERK

Patrick R. O’Sullivan

14700 S. Ravinia Avenue
Orland Park, IL 60462
708.403.6100
orlandpark.org



**ORLAND
PARK**

DEVELOPMENT SERVICES

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- Cynthia Nelson Katsenes
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- Sean Kampas
- Brian J. Riordan
- Joni J. Radaszewski

Staff Report to the Plan Commission

14299 Wolf Road | Zoning Map Amendment

Prepared: 7/30/2024

Project: 2024-0488 - 14299 Wolf Road Zoning Map Amendment (Yunker Schoolhouse)

Location: 14299 Wolf Road

P.I.N.: 27-05-302-004-0000

Parcel Size: 1/2 acre

Requested Actions: The petitioner seeks approval for the rezoning of the property at 14299 Wolf Road from E-1 Estate Residential to BIZ General Business zoning.

Background

The Yunker Schoolhouse, located at the northeast corner of 143rd Street and Wolf Road, was one of the one-room schoolhouses in Orland Park during the early 20th century. The schoolhouse served local students from 1910 until 1957. It is the only one-room school in Orland Township that still stands at its original site.

Originally constructed in 1910, the building served as a one room schoolhouse for School District 134 and features a National (Vernacular) Gable-Front style with rusticated concrete block walls, a two-columned entrance portico, and a school bell housed in a cupola. The front of the building is marked 1910 and “School District 134” is carved in the door lintel. In 1957, the school closed following the consolidation with the newly created School District 135.

The attached Historic Building Survey by McGuire Iglesias & Associates from 2009 details the architectural and cultural significance of the Yunker Schoolhouse. The survey provides a comprehensive account of the architectural and historical importance of the schoolhouse and outlines recommendations for its potential designation as a historical landmark. The survey found the building to be in good condition with high integrity to be a local landmark and/or listed on the National Register of Historic Places.

In the past, the Village has reached out to the property owner to designate the historic property as an Orland Park Landmark per Section 5-110 of the Land Development Code. Because the owner has not wished to landmark the building, the Yunker Schoolhouse is not considered an Orland Park Landmark at this time.

The property was involuntarily annexed to the Village in 2009 and was zoned E-1 Estate Residential. The property has been utilized as various offices while in the E-1 zoning district but has lost its legal-nonconforming land use status due to being vacant. This petition seeks to approve the rezoning of the parcel from E-1 Estate Residential to BIZ General Business zoning, which is consistent with the surrounding area and previous land use on the site.

COMPREHENSIVE PLAN

Planning District	Orland Grove Planning District
Planning Land Use Designation	Neighborhood Mixed Use

ZONING DISTRICT

Existing	E-1 Estate Residential
Proposed	BIZ General Business

LAND USE

Existing	Vacant (last used as an office)
Proposed	No use provided at this time

ADJACENT PROPERTIES

	Zoning District	Land Use
North	BIZ General Business District	Commercial (Promenade Plaza)
East	BIZ General Business District	Commercial (Promenade Plaza)
South	E-1 Estate Residential	Automobile Services (Shell Gas Station)
West	BIZ General Business District	Commercial (Vacant Financial Institution)

LaSalle Factors

When reviewing an application for rezoning property, the decision-making body shall review the following factors for consideration. The factors below come principally from the 1957 case *LaSalle v. County of Cook*. The petitioner has submitted responses to the factors, which are attached to the last page of this report. Staff finds the petitioner responses sufficient for this case.

1. The existing uses and zoning of nearby property;
2. The extent to which property values are diminished by a particular zoning classification or restriction;
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;
4. The relative gain to the public as opposed to the hardship imposed on a petitioning property owner;
5. The suitability of the subject property for its zoned purposes;
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area;
7. The Comprehensive Plan designation and the current applicability of that designation;
8. The evidence or lack of evidence, of community need for the use proposed.

Site Plan

In 1999, when located in unincorporated Cook County, a cell tower was constructed on the property. The tower will be required to be compliant with the regulations in Section 6-314 Wireless Communication Facilities when any other development or exterior changes occur on the site. Additionally, when a new tenant applies for occupancy of the building, general requirements must be met, including ADA compliance, parking lot standards, and screening. There is currently a shared parking easement between this property and the adjacent shopping center for parking requirements.

Due to the future widening of 143rd Street, a study was done in November 2018 regarding the impacts to the schoolhouse during Phase I of the project. Because Yunker School has been identified as a historic resource, special consideration of the design of the intersection is required to evaluate the impact to the property. The IDOT memo regarding Historic Property Avoidance is attached for reference.

Plan Commission Recommended Action

Regarding Case Number 2024-0488, also known as 14299 Wolf Road Zoning Map Amendment, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated July 30, 2024;

And

Staff recommends that the Plan Commission approve a Zoning Map Amendment for 12499 Wolf Road from E-1 Estate Residential to BIZ General Business.

Plan Commission Recommended Motion

Regarding Case Number 2024-0488, also known as 14299 Wolf Road Zoning Map Amendment, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.