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Staff Report to the Board of Trustees

14299 Wolf Road | Zoning Map Amendment

Prepared: 8/12/2024

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

Petitioner: Richard Riley, property owner

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.

Summary

The subject property was involuntarily annexed to the Village in 2009 and was zoned E-1 Estate Residential upon annexation. 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.

Plan Commission Discussion

The commissioners raised questions about the zoning status of nearby properties, specifically mentioning Shell, which is also zoned E-1. The staff clarified that properties are rezoned when applications are submitted, but the adjacent properties are all legal-nonconforming due to involuntary annexations. Additional concerns addressed with this case include shared parking arrangements, which the petitioner addressed by explaining existing parking agreements with the adjacent shopping center.

The commissioners discussed concerns about the proximity of the building to 143rd Street and the feasibility of moving the building, which the petitioner acknowledged but emphasized the importance of keeping the former schoolhouse on its original site.

Overall, the commissioners supported the rezoning, noting it aligns better with the current use of the property, and briefly considered designating the schoolhouse as a local landmark in the future. The case was unanimously approved 7-0.

Plan Commission 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.

Board of Trustees Recommended Motion

Regarding Case Number 2024-0488, also known as 14299 Wolf Road Zoning Map Amendment, I move to approve the Plan Commission recommended action for this case.

And

I move to adopt an Ordinance entitled: [insert ordinance name]