



MINUTES

PLANNING AND ZONING COMMISSION

CITY COUNCIL CHAMBERS
505 BUTLER PLACE
PARK RIDGE, IL 60068

TUESDAY, NOVEMBER 8, 2016 7:00 PM

Chairman Baldi called the meeting to order at 7:00 pm.

I. ROLL CALL

Present

Joe Baldi
John Bennett
Jim Argionis
Lou Giannetti
James Hanlon
Rebecca Mills
Chris Zamaites

City Council

Alderman Van Roeyen

Staff

Jon Branham, Senior Planner
Jim Brown, Interim Community Preservation
& Development Director
Josephine Faraci, Administrative Assistant

Absent

Linda Coyle
Lou Arrigoni

II. APPROVAL OF MINUTES

On a motion by Commissioner Bennett seconded by Commissioner Zamaites the Commission AGREED to approve the minutes from the October 25, 2016 meeting, as submitted.

Vote on the motion as follows

AYES	6	Commissioners Bennett, Argionis, Giannetti, Hanlon, Mills, Zamaites
NAYS	0	None
ABSTAIN	1	Commissioner Baldi
ABSENT	2	Commissioners Arrigoni, Coyle

The motion passed.

III. PUBLIC HEARINGS - none



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IV. DEVELOPMENT CASES

1. Case Number S-16-01: Final Plat of Gillick Plaza Subdivision at 800 Devon Avenue (Minor)

Chairman Baldi introduced the case and stated it was not a public meeting.

Mr. Branham provided an overview of the application. Talcott Terrace, LCC, applicant, request a Final Plat of Subdivision at 800 Devon Avenue. The proposed subdivision would subdivide the property into three lots of record. Subdivisions creating no more than three lots are classified as "Minor" and require Final Plat review by the Planning & Zoning Commission and City Council.

The proposed subdivision would reconfigure the existing 2.6-acre commercial property into three lots of record. Proposed Lot 1 would include the existing Walgreen's building and associated parking. Proposed Lot 2 would include the out-lot (of which no construction has occurred) and associated parking. Proposed Lot 3 would include the two existing retail buildings, one which contain Erica's Jewelry and Devon Avenue Meats, the other which contains Allegro Music and Boston Market and associated parking for both buildings. All three proposed lots would remain accessible for vehicles and the applicant will be required to complete access agreements to fulfill vehicle cross-access throughout the entire site.

The applicant received recommendations from the Zoning Board of Appeals for multiple variances associated with the subdivision on September 22, 2016. The variances include several items related to parking lot landscaping requirements and building setbacks. The variances are associated with Proposed Lot 1 and proposed Lot 3. No variance requests were associated with Proposed Lot 2 (unbuilt lot).

The Commission inquired about details of the September 22, 2016 meeting of the City's Zoning Board of Appeals and how the variances affected the proposal.

Steven Bauer, of Meltzer, Purtil and Stelle, LLC, 300 Wacker Drive, Chicago, attorney for the applicant, provided additional details of the application and summarized the variance requests and the ZBA process.

Mr. Bauer stated the applicant indicated the need to subdivide in order to provide increased flexibility in connection with marketing, leasing and financing objectives at Gillick Plaza. Mr. Bauer explained marketing conditions affecting the site. He stated the proposed plan will not have any detrimental issues on the neighborhood or the other portions of the shopping center. He also mentioned that the City of Park Ridge would be protected by the private covenant and the site plan approval.

Commissioner Bennett inquired about sufficient parking for each proposed lot. Mr. Bauer confirmed that there are adequate parking spaces. The Commissioners discussed other issues, including the variances, and concerns with future development at the site. Commissioner



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Bennett inquired about the criteria and requirements for a subdivision. Jim Brown, Interim Community Preservation & Development Director reviewed the subdivisions requirements.

On a motion by Commissioner Hanlon, seconded by Commissioner Mills, the Commission

AGREED to approve the Final Plat of Gillick Plaza Subdivision at 800 Devon Avenue (Minor), Case Number S-16-01, subject to the conditions that the variations are approved and the declarations regarding vehicle access are attached for City Council review and recorded.

Vote on the motion as follows

AYES	6	Commissioners Baldi, Argionis, Giannetti, Halon, Mills, Zamaites
NAYS	1	Commissioner Bennett
ABSTAIN	0	None
ABSENT	2	Commissioners Arrigoni, Coyle

The motion passed.

V. CITY COUNCIL LIAISON REPORT

Alderman Van Roeyen provided various City Council updates to the Commission.

VI. OTHER ITEMS FOR DISCUSSION

Mr. Branham summarized the most recent review of the Zoning Ordinance for the Commissioners and suggested moving forward with the reviewed items, including the revised purpose statements for the B-1 and B-2 Districts, site plan review, and planned developments. The Commissioners agreed to move forward on those items.

Commissioner Zamaites stated concerns with the Park District temporary lights at Crescent Avenue and Western Avenue. Commissioner Bennett stated concerns with blinking window signage.

VII. CITIZENS WISHING TO BE HEARD ON NON-AGENDA ITEMS - None

VII. ADJOURNMENT

On a motion by Commissioner Bennett seconded by Commissioner Zamaites, the Commission AGREED to adjourn the meeting.

Vote on the motion as follows

AYES	7	Commissioners Baldi, Bennett, Argionis, Giannetti, Halon, Mills, Zamaites
NAYS	0	None
ABSTAIN	0	None

ABSENT 2 Commissioners Arrigoni, Coyle

The motion passed.

The meeting was adjourned at 8:25 pm

These minutes are not a verbatim record of the meeting but a summary of the proceedings.

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