



# Agenda Cover Memorandum

Meeting Date: November 9, 2016

Meeting Type:  COW (Committee of the Whole)  City Council  Budget Workshop

Item Title: Approve Final Reading of Ordinance Approving a Map Amendment/Rezoning for Property at 16 Prairie Avenue (Case Number MA-16-04)

Action Requested:  Approval  For discussion  
 Feedback requested  For your information

Staff Contact: Jim Brown, Interim CP&D Director Phone: 847-318-5296  
Email: jbrown@parkridge.us

## Background

Dave Cook, owner of the subject property, has applied for a zoning map amendment to change the zoning of the property at 16 Prairie Avenue from R-2, Single Family Residential District, to B-4, Uptown Core Sub-District (U-Core). The applicant had previously submitted an application for a text amendment to the R-5 zoning district—with the intention of a subsequent map amendment application—to accomplish his development goal of a mixed-use building on the site. Upon discussion at the P&Z's public hearing on the matter at its meeting of July 26, 2016, the applicant withdrew his application for the text amendment and filed an application for the zoning map amendment now before the City Council.

One vacant, single-family home currently occupies the subject property. No development plans are forwarded at this time, but virtually any future development proposal would receive City scrutiny under special use or site plan review approval procedures contained in the City's zoning ordinance.

The R-2 zoning district allows single-family residences, small community residences (8 or less persons), and small day care homes (adult or child, 8 or less persons) as permitted uses. Other residential, governmental, educational, religious or cultural uses require special use approval. See the attached Table 2 from the City's zoning ordinance.

The B-4 Uptown Core Sub-District (U-Core) is the traditional center of the City's central business district. The zoning classification is intended to both preserve architecturally significant buildings and "ensure that new development is compatible with and maintains the historic character of the core" (§8.2.A. of Zoning Ordinance of the City of Park Ridge). This sub-district allows a variety of residential, religious, cultural, recreational, service, and office or retail uses as either permitted or special uses. See the attached Table 4 from the zoning ordinance.

## P&Z and Council Review

On September 27, 2016, the Planning & Zoning Commission conducted a public hearing on the proposed map amendment. There were no citizen concerns or objections expressed at the hearing. Upon closing the public hearing, PZC members discussed the appropriateness of the proposed rezoning and subsequently voted 7-0 to recommend approval of the proposed map amendment changing the zoning of the property at 16 Prairie from R-2 to B-4/U-Core. The City Council's first reading of this ordinance was on its agenda of October 17, 2016.

## Recommendation:

Approve the Final Reading of an Ordinance Approving a Map Amendment/Rezoning for Property at 16 Prairie Avenue

## Budget Implications:

Does Action Require an Expenditure of Funds:  Yes  No

If Yes, Total Cost:

If Yes, is this a Budgeted Item:

## Agenda Cover Memorandum (Cont.)

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Yes       No       Requires Budget Transfer

If Budgeted, Budget Code (Fund, Dept, Object)

Attachments:

- An Ordinance Approving a Map Amendment/Rezoning for Property at 16 Prairie Avenue
- Table 2: Residential Districts Permitted and Special Uses, §7.2 of the Zoning Ordinance of the City of Park Ridge
- Table 4: Commercial Districts Permitted and Special Uses (Extract), §8.3 of the Zoning Ordinance of the City of Park Ridge
- Extract of approved minutes of PZC meeting of Sept 27, 2016
- Findings of Fact as approved by PZC, Sept 27, 2016 (unsigned)
- Staff memorandum to P&Z Commission, dated September 27, 2016, with attachments:
  - Findings of Fact for Zoning Amendments
  - Zoning Map Amendment Application, dated 8/9/16
  - Legal Description, 16 Prairie, Park Ridge
  - 16 Prairie – Section 4.8.E. Table 1 (Map Amendment), dated August 9, 2016
  - Plat of Survey, prepared by John M. Henriksen, dated January 22, 2016
  - Extract of approved minutes of PZC meeting of July 26, 2016
  - Applicant Disclosure Statement, dated 5/3/16
  - Quit Claim Deed regarding subject property

CITY OF PARK RIDGE

ORDINANCE NO. 2016- \_\_\_\_\_

AN ORDINANCE APPROVING A MAP AMENDMENT/REZONING  
FOR PROPERTY AT 16 PRAIRIE AVENUE  
(MA-16-04)

**WHEREAS**, the City of Park Ridge is an Illinois home rule municipality operating under the Constitution and Laws of the State of Illinois;

**WHEREAS**, David J. Cook ("**Owner**") is the owner of the property located at 16 South Prairie, Park Ridge, Illinois, and legally described on **Exhibit A** ("**Subject Property**"); and

**WHEREAS**, the Subject Property is currently zoned in the R-2 Single Family Residential District; and

**WHEREAS**, the Owner has filed an application with the City requesting approval of a map amendment/rezoning of the Subject Property from R-2 Single Family Residential District to U-Core Uptown Core Sub-District of the B-4 Uptown Business District ("**Rezoning Application**"); and

**WHEREAS**, the Planning and Zoning Commission convened a public hearing on September 27, 2016, on the Rezoning Application, pursuant to legal notice as required by law, and all persons attending the hearing were provided an opportunity to be heard at the public hearing; and

**WHEREAS**, at the conclusion of the public hearing on September 27, 2016, the Planning and Zoning Commission recommended, by a vote of 7-0, approval of the Rezoning Application to the City Council;

**WHEREAS**, the City Council has reviewed the minutes from the Planning and Zoning Commission public hearing and the testimony and evidence submitted by the Applicant and others at the hearings, and has concluded that the Rezoning Application will be beneficial to the City, will further the development of the Property, and will otherwise enhance and promote the general welfare of the City and the health, safety and welfare of the residents of the City.

**BE IT ORDAINED** by the City Council of the City of Park Ridge, Cook County, Illinois, pursuant to its home rule authority provided under Article VII of the Illinois Constitution of 1970 as follows:

**SECTION 1: Recitals.** The recitals set forth above are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

**SECTION 2: Findings.** The City Council has duly considered the recommendations of the Planning and Zoning Commission and hereby adopts the findings proposed by the Planning and Zoning Commission at its meeting of September 27, 2016, attached as **Exhibit B**, as the findings of the City Council as though fully restated in this Ordinance.

**SECTION 3: Map Amendment/Rezoning.** Pursuant to the authority granted by Section 4.7 of the Zoning Ordinance, and subject to compliance with the conditions described in Section

4, that portion of the Property described on **Exhibit A** is hereby rezoned from R-2 Single Family Residential District to U-Core Uptown Core Sub-District of the B-4 Uptown Business District.

**SECTION 4: Conditions of Approval.** The approval granted pursuant to Section 3 of this Ordinance shall be and is hereby expressly subject to the following terms, conditions, and restrictions:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind may be commenced on the Property pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance precedent to that work have been fulfilled and after all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. The Zoning Ordinance, the Subdivision Ordinance, the Building Code and all other applicable City ordinances and regulations shall continue to apply to the Property, and the development and use of the Property must comply with all laws and regulations of federal, state, and local governments having jurisdiction.

**SECTION 5: Superseding Effect.** The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the City to the extent of any conflicts.

**SECTION 6: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

**SECTION 7: Publication.** The City Clerk is hereby authorized and directed to publish this Ordinance in pamphlet form according to law.

Adopted by the City Council of the City of Park Ridge, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2016.

VOTE:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Approved by me this \_\_\_\_ day of 2016.

\_\_\_\_\_  
Acting Mayor Marty Maloney

Attest:

\_\_\_\_\_  
City Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

LOT SIXTEEN (16) IN BLOCK SIX (6) IN L. HODGES ADDITION TO PARK RIDGE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER (1/4) AND THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16 South Prairie, Park Ridge, Illinois

P.I.N. 09-35-201-012-0000

**EXHIBIT B**  
**FINDINGS OF FACT**

**BEFORE THE PLANNING AND ZONING COMMISSION**

Park Ridge, Illinois

In the Matter of  
16 Prairie Avenue

)  
)  
)

Case Number MA-16-04

**FINDINGS OF FACT**

This matter having come before the Planning and Zoning Commission for a hearing at the request of Dave Cook, for a Map Amendment from the R-2 Single Family Residential District to the B-4, Uptown Core Sub-District at 16 Prairie Avenue; and the Commission having held a public hearing on September 27, 2016, as required by law, and having heard evidence on the matter, based on the evidence presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

The Planning and Zoning Commission finds that the following facts have been established based on the standards set forth in the Zoning Ordinance:

1. The existing use and zoning of the nearby property.

Currently the property is zoned R-2, Single Family Residential District and includes a vacant single family residence. The property is surrounded by parking lot uses to the east and south. An office use is located to the north. Single family residences are located to the west of the property.

2. The extent to which property values of the subject property are diminished by the existing zoning.

The property values with the existing zoning are diminished because the single family use would not be expected to continue at the property, which is located within the Central Business District.

3. The extent to which the proposed amendment promotes the public health, safety, comfort and convenience and general welfare of the City.

The proposed amendment would not harm the public health, safety, comfort, convenience and general welfare of the City. By allowing the B-4 District at the site, the property could be maximized for its highest and best use within the Central Business District.

4. The relative gain to the public, as compared to the hardship imposed upon the applicant.

The public will gain by allowing more active uses and residential units in the Uptown area.

5. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

The property is located within the Central Business District and it is suitable to develop the property into a mixed use building. It is unlikely that the property would be redeveloped as single family residential.

6. The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.

The property has been vacant for several years.

7. The evidence, or lack of evidence, of community need for the use proposed by the Applicant.

The community has a need for additional services and residential units within the Central Business District.

8. The consistency of the proposed amendment with the Comprehensive Plan.

The proposed use is consistent with the Uptown Plan, which identifies commercial and multi-family uses within Target Area 4 of the Plan, in which the property is located.

9. That the proposed amendment will benefit the residents of the City as a whole, and not just the Applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the applicant.

The public interest will be served by providing new uses and residential options for area residents.

10. The extent to which the proposed amendment creates nonconformities.

The proposed amendment is not expected to create any nonconformities.

11. The trend of development, if any, in the general area of the property in question.

The trend of development is active as several other projects have occurred or are underway at nearby locations.

12. Whether adequate public facilities are available including, but not limited to schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.

Adequate public facilities are available in the area.

## 7.2 PERMITTED AND SPECIAL USES

Table 2: Residential Districts Permitted and Special Uses lists permitted and special uses for the residential districts. A “P” indicates that a use is considered permitted within that district. An “S” indicates that a use is considered a special use in that district and must obtain a special use permit as required in Section 4.6 (Special Use). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

CITY OF PARK RIDGE, ILLINOIS						
TABLE 2: RESIDENTIAL DISTRICTS PERMITTED AND SPECIAL USES						
<i>P = Permitted Use S = Special Use</i>						
Use <sup>1</sup>	Residential Districts					Specific Use Standards
	R-1	R-2	R-3	R-4	R-5	
<b>RESIDENTIAL USES</b>						
Assisted Living Facility				P	P	See Section 10.3.A
Community Residence, Large (More than 8 persons)				P	P	See Section 10.3.B
Community Residence, Small (8 or less persons)	P	P	P	P	P	See Section 10.3.B
Dwelling, Multi-Family				P	P	See Section 10.3.G
Dwelling, Single-Family	P	P	P	P	P	
Dwelling, Townhouse				P	P	See Section 10.3.G
Dwelling, Two-Family			P	P	P	
Independent Living Facility				P	P	See Section 10.3.A
Nursing Home				P	P	See Section 10.3.A
Temporary overnight shelter <sup>3</sup>	S	S	S	S	S	See Section 10.3.R
<b>GOVERNMENT AND EDUCATIONAL USES</b>						
Educational Facility, College/University				S	S	
Educational Facility, Primary/Secondary (No Residential)	S	S	S	S	S	
Government Facility and Offices				S	S	
Public Safety Facility	S	S	S	S	S	
Public Works Facility and Utility	S	S	S	S	S	See Section 6.5
<b>RELIGIOUS USES</b>						
Convent/Rectory	S	S	S	S	S	
Place of Worship	S	S	S	S	S	See Section 10.3.O
<b>CULTURAL, RECREATIONAL AND ENTERTAINMENT USES</b>						
Cultural Facility	S	S	S	S	S	See Section 10.3.C
Social Club or Lodge				S	S	See Section 10.3.Q
<b>SERVICE AND OFFICE USES</b>						
Day Care Center, Adult or Child	S	S	S	S	P	See Section 10.3.D
Day Care Home, Adult or Child, Large (More than 8 persons)	S	S	S	S	S	See Section 10.3.E
Day Care Home, Adult or Child, Small (8 or less persons)	P	P	P	P	P	See Section 10.3.E
Utility, Private					S	See Section 10.3.S
<b>OTHER</b>						
Planned Development			S	S	S	See Section 5
Wireless Telecommunications Antenna	S, P <sup>2</sup>	S, P <sup>2</sup>	S, P <sup>2</sup>	S, P <sup>2</sup>	S, P <sup>2</sup>	See Section 10.3.R
Wireless Telecommunications Facility	S	S	S	S	S	See Section 10.3.R

CITY OF PARK RIDGE, ILLINOIS  
**TABLE 2: RESIDENTIAL DISTRICTS PERMITTED AND SPECIAL USES**

*P = Permitted Use S = Special Use*

Use <sup>1</sup>	Residential Districts					Specific Use Standards
	R-1	R-2	R-3	R-4	R-5	
Wireless Telecommunications Tower	S	S	S	S	S	See Section 10.3.R

**TABLE 2: FOOTNOTES**

<sup>1</sup> The terms in this column (“Use”) are defined in Section 17 (Generic Use Definitions).

<sup>2</sup> Only wireless telecommunications antennas that comply with the stealth design standards of Section 10.3.R.10 shall be considered permitted uses.

<sup>3</sup>Ordinance 2008-83, 11/17/2008

**CITY OF PARK RIDGE, ILLINOIS  
TABLE 4: COMMERCIAL DISTRICTS PERMITTED AND SPECIAL USES**

*P = Permitted Use S = Special Use*

Use	B-4 Uptown Business District				Specific Use Standards
	U-Core	U-Comm	U-TS	U-P/I	
<b>RESIDENTIAL USES</b>					
Dwelling, Above Ground Floor <sup>10</sup>	S	S			See Section 10.3.U
<b>GOVERNMENTAL AND EDUCATIONAL USES</b>					
Educational Facility, Vocational School	P	P	P		
Government Facility and Offices				P	
Public Safety Facility			S	P	
Public Works Facility and Utility			S	P	See Section 6.5
<b>RELIGIOUS USES</b>					
Convent/Rectory	S	S	S	S	
Place of Worship	S	S	S	S	See Section 10.3.O
<b>CULTURAL, RECREATIONAL AND ENTERTAINMENT USES</b>					
Art Gallery	P	P			
Cultural Facility	P	P	P		See Section 10.3.C
Health/Fitness Center <sup>11</sup>		S	P		
Indoor Entertainment Facility	P	P	P		See Section 10.3.H
Indoor Recreation Facility	P	P	P		See Section 10.3.H
Live Entertainment	P	P	P		
<b>SERVICE AND OFFICE USES</b>					
Day Care Center, Adult or Child	P	P	P		See Section 10.3.D
Financial Institution	P	P	P		
Medical/Dental Clinic <sup>8, 9</sup>	S	S			
Office, Professional (Above Ground Floor)	P	P	P		
Office, Professional (Ground Floor)	S	S <sup>2</sup> , P	P		
Personal Services Establishment (Above Ground Floor)	P	P	P		
Personal Services Establishment (Ground Floor)	S	P	P		
Restaurant	P	P			
<b>RETAIL USES</b>					
Retail Goods Establishment	P	P			
<b>OTHER</b>					
Planned Development	S	S	S	S	See Section 5
Wireless Telecommunications Antenna	S,P <sup>3</sup>	S,P <sup>3</sup>	S,P <sup>3</sup>	S,P <sup>3</sup>	See Section 10.3.R
Wireless Telecommunications Facility	S	S	S	S	See Section 10.3.R
Wireless Telecommunications Tower	S	S	S	S	See Section 10.3.R

**TABLES 4 & 5: FOOTNOTES:**

<sup>1</sup> The terms in this column (“Use”) are defined in Section 17 (Generic Use Definitions).

<sup>2</sup> In the Uptown Commercial, professional office uses located on the ground floor along Northwest Highway shall be considered special uses. In all other areas of the Uptown Commercial, professional office uses located on the ground floor are considered permitted uses.

<sup>3</sup> Only wireless telecommunications antennas that comply with the stealth design standards of Section 10.3.R.10 shall be considered permitted uses.

<sup>4</sup> Ordinance 2008-83, 11/17/2008

<sup>5</sup> Ordinance 2008-55, 8/18/2008

<sup>6</sup> Ordinance 2009-50, 7/6/2009



## CITY OF PARK RIDGE

505 BUTLER PLACE  
PARK RIDGE, IL 60068  
TEL: 847/ 318-5291  
FAX: 847/ 318-6411  
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URL: <http://www.parkridge.us>

DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

**Date:** September 27, 2016

**To:** Planning and Zoning Commission

**From:** Jon Branham, Senior Planner

**Subject:** Map Amendment from the R-2, Single Family Residential District to the B-4, Uptown Core Sub-District, at  
16 Prairie Avenue  
Zoning Case: MA-16-04

### Introduction

Dave Cook, applicant, request a map amendment to change the zoning of the property from the R-2 Single Family Residential District to the B-4, Uptown Core Sub-District, in accordance with Section 4.8 of the Zoning Ordinance.

Notification requirements for this application have been satisfied. A legal notice for the public hearing for the map amendment was published in the *Park Ridge Herald-Advocate*. Neighboring property owners were notified for the map amendment. A sign was posted on the property.

The following chart summarizes the land use, zoning district classification and Uptown Plan designation for the subject and surrounding properties.

Location	Current Use	Zoning	Uptown Plan
Subject Property	Vacant Residential Lot	R-2	Commercial / MF Residential
North	Office	B-1	Commercial / MF Residential
East	Parking Lot	R-2	Commercial / MF Residential
South	Parking Lot	R-2	Commercial / MF Residential
West	Single Family Residential	R-2	Commercial / MF Residential

### Staff Analysis

The subject property contains approximately 6,500 square feet and is currently occupied by a vacant single family residence. There are no development plans being presented at this time, but the applicant has previously identified the parcel to be developed with multi-family residential units including a ground floor retail or office component. If the map amendment occurs, the applicant will be required to submit a special use / site plan review application and meet all applicable zoning requirements, and/or seek a variance for any exceptions. The applicant is only seeking approval of the map amendment.

The applicant had previously submitted a text amendment application in July, 2016 to consider changes to the R-5 Multi-Family Residential District to accomplish the development proposal. The Planning & Zoning Commission recommended the applicant proceed with a map amendment request for a B-1 or B-4

designation rather than continue on the text amendment route. The applicant withdrew the application and the minutes from that meeting have been attached.

**Uptown Plan**

The property is identified within Target Area 4 in the Uptown Plan, which supports a variety of uses, including commercial and multi-family residential.

**B-4, Uptown Core Sub-District**

The Uptown Core Sub-District (U-Core) is the traditional center of the City’s Central Business District. The U-Core Sub-District is intended to preserve buildings located within the Central Business District that are of architectural significance, and ensure the new development is compatible with and maintains the historical character of the core. The U-Core Sub-District is characterized by a mix of small retail and service uses within a mixed-use pedestrian-oriented environment. Retail, restaurant and entertainment uses shall be located along the ground floor, with personal service, office and residential above.

**Findings of Fact**

Before making a recommendation, the Commission shall determine if the proposed amendment satisfies the twelve Zoning Amendment Standards for Map Amendments in Section 4.8.E, Table 1 (refer to Attachment C). For example, the Commission will need to weigh whether the proposed amendment is compatible with the Zoning Ordinance, if the current conditions of the property warrant a change, whether the proposed district would be compatible with the surrounding area, and if the proposed amendment is consistent with the Comprehensive Plan.

**Commission Review and Action**

The Commission should discuss the advantages and disadvantages of the proposed zoning change, and whether or not it is appropriate.

The Commission may recommend City Council approval or denial of a map amendment to change the zoning of the property from the R-2 Single Family Residential District to the B-4, Uptown Core Sub-District, at 16 Prairie Avenue, Zoning Case Number MA-16-04. In taking action the Commission shall make findings of fact for map amendments, in accordance with Section 4.8.E, Table 1 of the Zoning Ordinance.

Attachments

**Attachment A**

**Findings of Fact for Zoning Amendments**

The Planning and Zoning Commission recommendation and City Council decision on any zoning amendment, whether text or map amendment, is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards, as set forth in Table 1: Standards for Zoning Amendments below.

<b>TABLE 1: STANDARDS FOR ZONING AMENDMENTS</b>		
<b>Standards</b>	<b>Map Amendments</b>	<b>Text Amendments</b>
The existing use and zoning of nearby property.	X	
The extent to which property values of the subject property are diminished by the existing zoning.	X	
The extent to which the proposed amendment promotes the public health, safety, comfort, convenience and general welfare of the City.	X	X
The relative gain to the public, as compared to the hardship imposed upon the applicant.	X	X
The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one (1) or more of the uses permitted under the existing zoning classification.	X	
The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.	X	
The evidence, or lack of evidence, of community need for the use proposed by the applicant.	X	
The consistency of the proposed amendment with the Comprehensive Plan.	X	X
The consistency of the proposed amendment with the intent and general regulations of this Ordinance.		X
Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.		X
That the proposed amendment will benefit the residents of the City as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the applicant.	X	X
Whether the proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive Plan.		X
The extent to which the proposed amendment creates nonconformities.	X	X
The trend of development, if any, in the general area of the property in question.	X	
Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.	X	
The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.		X



# Zoning Map Amendment Application

City of Park Ridge

Community Preservation and Development Department . 505 Butler Place . Park Ridge, IL . 60068  
Phone: (847) 318-5291 . Fax: (847) 318-6411 . www.parkridge.us

Case Number: MA-16-04

**Subject Property Information:**

Address: 16 PRAIRIE Zoning District: R-2

Legal Description (can attach separate sheet): SEE ATTACHED

**Applicant Information:**

Name: DAVE COOK Phone: 847-878-8911

Address: 1204 POTTER, PARK RIDGE E-mail: davecook1204@yahoo.com

**Owner Information:**

Name: SAME AS APPLICANT Phone: \_\_\_\_\_

Address: " "

**Summary of Proposed Zoning Map Amendment** (refer to Section 4.8 of the Zoning Ordinance):

REVISE ZONING FROM R-2 TO B-4, WHICH IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

I hereby certify, as the undersigned applicant, that the above statements and attached documentation are true and correct to the best of my knowledge.

DOSEK  
Signature of Applicant

8/9/16  
Date

LEGAL DESCRIPTION – 16 PRAIRIE, PARK RIDGE

LOT SIXTEEN (16) IN BLOCK SIX (6) IN L. HODGES' ADDITION TO PARK RIDGE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER (1/4) AND THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

**16 Prairie – Section 4.8E Table 1 (Map Amendment)  
August 9, 2016**

*1. The existing use and zoning of nearby property.*

The existing uses of the surrounding properties are business (north), parking (east and south), single family residential (west), and mixed use (northeast). The existing zoning is B-1 (north), R-2 (east, south and west) and B-4 (northeast).

*2. The extent to which property values of the subject property are diminished by the existing zoning.*

The demand for owner-occupied single family housing is low at this location.

*3. The extent to which the proposed amendment promotes the public health, safety, comfort, convenience, and general welfare of the City.*

The proposed amendment would bring new construction to the property, removing a structure that is at the end of its useful life and promoting public health and safety. A new mixed use building will also bring business activity and neighboring families to a location that currently has no neighbors and limited activity, thereby increasing the public safety of both the building and surrounding area. The comfort, convenience and general welfare of the City would be increased by providing both additional multi-family housing/business that is walk to train and an aesthetically pleasing building that helps anchor the southwest corner of Uptown.

*4. The relative gain to the public, as compared to the hardship imposed upon the applicant.*

The public gain of a new construction, mixed-use building at this location will be tremendous for the area.

*5. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one (1) or more of the uses permitted under the existing zoning classification.*

There is low demand for R-2 permitted uses (Community Residence, Single Family Dwelling, or Home Day Care) at this location.

*6. The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.*

The property has not been owner occupied for at least the last 10 years (possibly longer).

*7. The evidence, or lack of evidence, of community need for the use proposed by the applicant.*

There is great demand for multi-family housing in Uptown, as evidenced by the 2 on-going new construction developments in the area. There is also a demand for small office in the area, and multiple potential tenants have expressed interest in this location.

*8. The consistency of the proposed amendment with the Comprehensive Plan.*

The proposed amendment is consistent with the Comprehensive Plan.

*9. That the proposed amendment will benefit the residents of the City as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the applicant.*

Walk to train, new construction, mixed use at this location is in the public interest and would benefit the residents of the City as a whole.

*10. The extent to which the proposed amendment creates nonconformities.*

The proposed amendment does not create any nonconformities.

*11. The trend of development, if any, in the general area of the property in question.*

The trend of development in the general area is of mixed use, new construction.

*12. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.*

Adequate public facilities are already available at the property.

# PLAT OF SURVEY

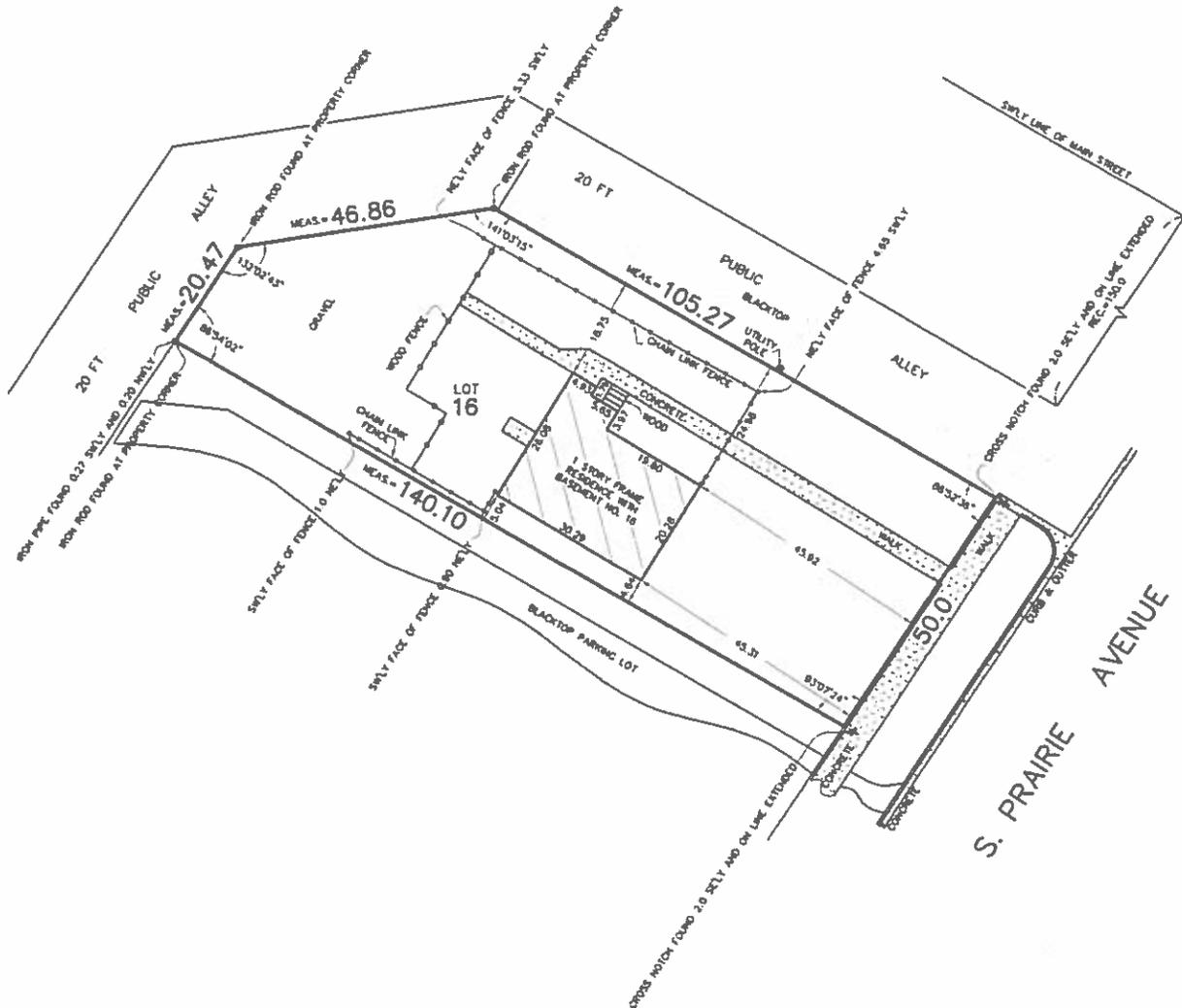
BY

**JOHN M. HENRIKSEN**

58 BROADWAY DES PLAINES, ILLINOIS 60016  
847-795-0361

OF

LOT SIXTEEN (16) IN BLOCK SIX (6) IN L. HODGES' ADDITION TO PARK RIDGE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER (1/4) AND THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



ORDER NUMBER: **060172-U**

SCALE: 1 INCH = 20 FEET

ORDERED BY: **BRICKTON BUILDERS**

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FRACTIONAL INCH EQUIVALENTS OF HUNDREDTHS OF A FOOT

0.01 = 1/8"	0.25 = 3"
0.02 = 1/4"	0.33 = 4"
0.03 = 1/2"	0.37 = 4 1/2"
0.04 = 1/2"	0.38 = 4 1/2"
0.05 = 5/8"	0.42 = 5"
0.06 = 3/4"	0.50 = 6"
0.07 = 7/8"	0.58 = 7"
0.08 = 1"	0.62 = 7 1/2"
0.09 = 1 1/8"	0.65 = 7 1/2"
0.10 = 1 1/4"	0.69 = 8"
0.11 = 1 1/8"	0.73 = 8"
0.12 = 1 1/2"	0.83 = 10"
0.13 = 1 1/2"	0.87 = 10 1/2"
0.14 = 1 3/4"	0.88 = 10 1/2"
0.15 = 1 3/4"	0.92 = 11"
0.16 = 1 3/8"	1.00 = 12"
0.17 = 2"	

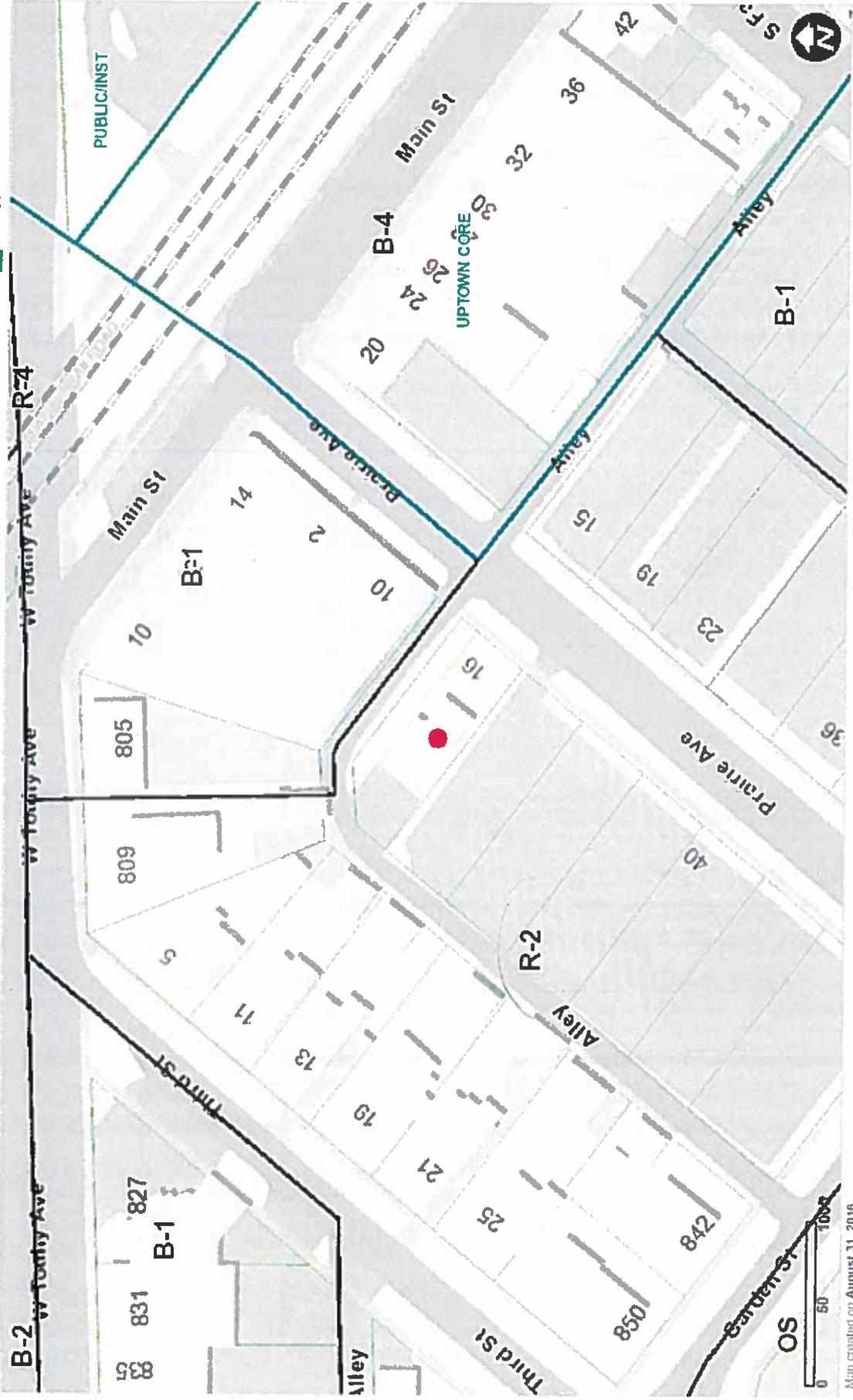
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS  
COUNTY OF COOK

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.

DES PLAINES, ILLINOIS JANUARY 22, 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2648  
LICENSE EXPIRES NOVEMBER 30, 2016.



Map created on August 31, 2016  
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 Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a basis for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



Map created on September 22, 2016  
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Chairman Baldi stated that he is in favor of the map amendment and disagrees with Commissioner Argionis. He explained that the Comprehensive Plans discusses the transition area between businesses and a residential area. He stated that the open space of the parking lot will provide a nice buffer for the residents from the development at the corner. Chairman Baldi stated that the parking lot will improve traffic rather than exasperate it. He stated that he does understand the residents' concerns, but the P1 zoning will control curb cuts, density and congestion.

Commissioner Bennett indicated that case on Delphia Avenue was a large scale project with a 40 foot building, whereas this property will not have any building. Chairman Argoinis is still concerned with the potential "residential creep." He agreed that there should be a buffer between the new development and the residential area, but that it should be within the confines of the property not a boarding residential lot.

Commissioner Kocisko indicated that the property is currently zone R2 and changing the zoning to P1 for a parking lot is a compromise compared to the original request for B1 zoning. He reassured the residents that lighting restrictions and other standards would be addressed during the site plan review.

Commissioner Lou Gennetti stated that he has difficulty converting 15 feet from residential to business.

Chairman Baldi explained that the case would go before the City Council regardless of the vote from the Commission.

On a motion by Commissioner Arrigoni, seconded by Commissioner Kocisko, the Commission AGREED to recommend the approval for the Map Amendment from the R-2 Single Family Residential District to the P Parking District and the B-1 Retail & Office District at 1110 South Courtland Avenue, with the contingencies mentioned, including the administrative subdivision.

Vote on the motion as follows:

AYES	<u>3</u>	Chairman Baldi, Commissioners, Bennet, Arrigoni
NAYS	<u>4</u>	Commissioners Argionis, Kirby, Giannetti, Kocisko
ABSTAIN	<u>0</u>	None
ABSENT	<u>2</u>	Commissioners Coyle and Zamaites

The motion failed. .

**2. Case Number TA-16-02:**

Text Amendments to Section 7.2, Table 2 of the Zoning Ordinance to allow Professional Office as a Special Use in the R-5 District, and Section 10.3 to add standards for Professional Office uses in the R-5 District

Jon Branham provided an overview of the application; the applicant is interested in developing a site located at 16 Prairie Avenue, which currently contains a vacant single family residence. It is currently located in the R-2 Single Family District. It is adjacent to the B-1 Retail and Office District to the north, and is located within the Central Business District.

The applicant is interested in developing a multi-family residential project at the location, but would like to include a limited size professional office on the ground floor. The R-5 District does not currently allow professional offices on the ground floor. The applicant has been unable to work within the provisions of any other applicable zoning district, and is therefore requesting the text amendments. If the text amendments are approved, a map amendment to change the zoning of the property to the R-5 District and special use / site plan review application would be required to be submitted for review. The applicant submitted a statement summarizing how the project would satisfy the required findings of fact for text amendments contained in Section 4.8.E, Table The applicant proposes that Section 7.2, Table 2 be amended to allow a "Professional Office" as a special use in the R-5 District The applicant is also proposing adding language to Section 10.3 in order to include standards for professional offices located with the R-5 District. Those changes would be as follows: For professional offices located within the R-5 District, the following criteria must apply:

1. The office must be located on the ground floor and must occupy a street facing façade.
2. The office must occupy 950 square feet of the ground floor or less.
3. Parking requirements for offices in the R-5 District are exempt.
4. Bulk requirements, including minimum lot width and lot area requirements for any professional offices located within a multi-family residential building shall defer to requirements for multi-family residential buildings.

Chairman Baldi inquired about what could be built on this lot if the zoning did not change. Mr. Branham indicated that it is zoned R2 single family. Chairman Baldi stated that R5 allows for high density multifamily and asked how it would fit with a B1 application. Jon Branham indicated that the applicant was not interested because it is greater density and the ground floor requires 75% commercial use.

Commissioner Bennett asked if the applicant's plans fit in any of the City's B-District zoning. Mr. Branham indicated that he and the applicant looked at the possibilities and R5 was the best fit because of the allowable density and limited office use.

David Cook, the applicant, resides at 1204 Potter Road. The subject property is 16 Prairie Avenue. A single family home is currently built on the property, which is directly across the street from the Farmers Market site. Mr. Cook is proposing a mixed use building, with a small office and parking on the ground floor.

Commissioner Bennett asked how many units were proposed for the new development. Mr. Cook responded that the he would be proposing four residential units and 1 ground floor office.

Chairman Baldi opened discussion to the public.

Missy Langan, 1024 Canfield Road, expressed her concerned with changing the zoning from R2 to R5; she feels that it is a considerable request. She asked if the 950 square foot front office was a building standard or a request from the applicant. She is concerned with just satisfying the applicant needs rather than the City as a whole.

Pat Livensparger, 413 Courtland, questioned the first floor use. Chairman Baldi explained that the applicant's request is for 950 square feet of office space on the ground floor, enclosed parking for the residents and four residential units. Ms. Livensparger stated that the City does not have any parcels currently zoned R5. She does not support changing the R5 zoning regulations to accommodate a single applicant.

Mr. Cook explained that the subject property is a challenging parcel. He indicated that within the Comprehensive Plan the subject property would be compatible with a mixed use development. He explained that he is open to any suggestions from the Commission. Mr. Cook stated that the ground floor of the development is not a desirable living area, which is the reason for proposing a ground floor office.

Commissioner Argionis explained that the Commission recently reworked the B1 zoning requirements to address the amount of commercial space on the ground floor and the number of dwelling units above. He stated that within a R5 zone, office space can be permitted on the ground floor it is not required to be.

Commissioner Bennett reminded the Commissioners that the application is a text amendment for the R5 zoning to allow for office space and should not be considering the proposed development.

Commissioner Argionis suggested that the B1 or B4 districts be considered to accomplish the applicant's needs. He stated that though he likes the idea of mixed use, he is struggles with having it "shoe horned" as an R5.

Mr. Cook reiterated that he is looking for guidance and explained how he and Mr. Branham decided to propose the text amendment to the R5.

Commissioner Bennett mentioned that there are districts defined in the Zoning Ordinance that would meet the applicant's use. He was concerned that adding office space as a special use in a residential district would send the wrong message. He is open to working with the applicant, however, does not support the proposed amendment.

Commissioner Kirby explained that he is in support of the ground floor office with residential above and acknowledged the difficulty that the B1 zoning presented as it would require more ground floor business use. He feared that the Commission was restricting development.

Commissioner Bennet reminded Commissioner Kirby that the Commission is to review the map amendment, not the proposed development. He explained that the Zoning Ordinance has defined districts that allow for this type of mixed use developments.

Chairman Baldi explained that the R5 zoning with a ground floor office seems to fit for the subject property but not throughout the City as a whole. Commissioner Bennet stated that office or business use does not fit within a residential district.

Mr. Branham explained that R5 is only allowed in the central business district.

Commissioner Argionis described the text amendment as "spot zoning." It would modify the standards for the R5 district to fit the needs of a single parcel. He encouraged the applicant to consider the B1 or B4 districts.

Chairman Baldi expressed that same concern. He explained that the R5 district is best fitted for larger, multi-family developments.

Commissioner Bennett read the standards for text amendments and found that the applicant does not comply.

Jon Branham clarified that the Comprehensive Plan would differ for the Uptown District which does recommend for a mix of residential and commercial development.

Commissioner Kirby stated that he does find the proposed text amendment to be consistent with the Comprehensive Plan.

Commissioner Bennett read the definition of the R5 residential zoning district.

Commissioner Argionis stated that the text amendment to the R5 district could cause a problem for the City as a whole. Although, the mixed use development is a good idea, he explained that it can be accomplished within the standards of a B1 or B4.

Chairman Baldi agreed with Commissioner Argionis. It is not the correct way to go. He doesn't want to box the applicant in with a denial.

The Commissioner discussed the next steps for the applicant. It was suggested that the applicant develop his project within the standards of the B1 or B4 districts and go before the Zoning Board of Appeals with any necessary variances.

Mr. Cook withdrew his application for the text amendment.

**IV. City Council Liaison Report**

**V. Other Items for Discussion**

**VI. Citizens Wishing to be Heard on Non-Agenda Items**

**VII. Adjournment**

On a motion by Commissioner Bennett, seconded by Commissioner Arrigoni, the Commission agreed to adjourn the meeting.

Vote on the motion as follows:

AYES	<u>7</u>	Chairman Baldi, Commissioners Argionis, Arrigoni, Bennet, Giannetti, Kirby and Kocisko
NAYS	<u>0</u>	None
ABSTAIN	<u>0</u>	None
ABSENT	<u>2</u>	Commissioners Coyle and Zamaite

The motion passed.

The meeting was adjourned at 8:45 pm

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

8/23/2016  
Date

Joe A. Baldi  
Joe Baldi, Chairman

Applicant Disclosure Statement (Section 2-24-1)

Name of Applicant: DAVE COOK

Subject Property Information:  
Address: 16 PRAIRIE

P.I.N.: 09-35-2d-012-0000

Name and business address of any and all current holders of legal or beneficial title to the subject property (attach additional sheets if necessary):

DAVE COOK, 1204 POTTER ROAD, PARK RIDGE, IL 60068

If there is a pending contract for the sale of the subject property, list the purchasing party's name:

N/A

List any entities, other than a natural person, that hold legal or beneficial title and that have a greater than 3% interest in the entity:

N/A

For each entity listed above that, list every director, officer and manager of the entity:

N/A

For each entity listed above that is a limited partnership or limited liability company, list the name of every limited or general partner or member:

N/A

For each limited partner or general partner that is a corporate entity, list the name of every person who holds a greater than 3% interest in the corporation:

N/A

I acknowledge that I have read and understand the requirements of Article 2, Chapter 24 of the Park Ridge Municipal Code ("Code"). I understand that as the applicant, I am required to keep all of the information on this form current and updated until the City Council takes final action on my request. I also understand that if I fail to comply with this requirement, the City Council may declare the action it has taken with respect to my request null and void. In addition, the City Council may direct the initiation of legal action for a violation of the Code and may seek the penalties set forth in Section 2-24-4 of the Code, including daily monetary fines. I understand that this disclosure statement will be open for public inspection and posted on the City's website prior to any meeting when my request will be acted upon. I understand that if the subject property is assigned, transferred or if an agreement is entered into to transfer any right, interest, or permit within one year of the City Council's final action, there will be a rebuttable presumption that the assignee or transferee had constructive control of the subject property at the time of my application. The penalty discussed above will be imposed for any failure to disclose any such assignee or transferee.

I, the undersigned applicant, hereby certify that above statements are true and correct to the best of my knowledge.

DAVE COOK

Signature of Applicant

5/3/16  
Date



AFTER RECORDING  
MAIL TO:

Dave J. Cook  
1204 Potter Road  
Park Ridge, IL 60068

Doc#: 1208056000 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/20/2012 09:21 AM Pg: 1 of 3

**QUIT CLAIM DEED**

THE GRANTOR, **Elm Tree Properties, LLC**, an Illinois Limited Liability Company of **Park Ridge, Cook County, Illinois** for **TEN AND NO/100 (\$10.00) DOLLARS** and other good and valuable considerations in hand paid **CONVEYS** and **QUIT CLAIMS** to:

David J. Cook  
1204 Potter Road  
Park Ridge, IL 60068



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP

NO. 31754

the following described Real Estate situated in the County of **COOK** and State of **Illinois**, to-wit:

Lot 16 in Block 6 in L. Hodges Addition to Park Ridge, being a Subdivision in the Northeast Quarter and the East Half of the Southeast Quarter of Section 35, Township 41 North, Range 12, East of the Third Principal Meridian, and in the Northeast Quarter of the Northeast Quarter of Section 2, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

This is NOT Homestead Property.

PERMANENT REAL ESTATE INDEX NUMBER: 09-35-201-012-0000

ADDRESS OF REAL ESTATE: 16 South Prairie, Park Ridge, IL 60068

DATED this 14 day of MARCH 2012.

DC

[seal]

Elm Tree Properties, LLC, by its manager  
David Cook

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, MONIKA KOPEC, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **David Cook** manager of **Elm Tree Properties, LLC** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.