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 an Ordinance Approving a Map Amendment/Rezoning for Property at 461 South Northwest Highway (Case Number MA-16-05)

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

Beverly and Michael Conrad, owners of the property at 461 South Northwest Hwy ("the subject property"), have applied for a zoning map amendment to rezone the subject property from R-2, Single Family Residential District, to R-3 Two-Family Residential District. One vacant, single-family home currently occupies the subject property. Once rezoned to R-3, any future redevelopment of the 461 South Northwest Hwy would be subject to the City's 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.

While the R-2 zoning district is intended to create a low-density environment of single-family homes, the R-3 zoning district is "intended to create a moderate density environment of single-family and two-family dwellings located along major streets…" (§7.1. of the Zoning Ordinance of the City of Park Ridge). The table showing permitted and special uses for both the R-2 and R-3 zoning districts is attached.

P&Z and City 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 461 South Northwest Hwy from R-2 to R-3. The City Council reviewed a first reading of the attached ordinance at its meeting of October 17, 2016.

Recommendation:
Approve the Final Reading of an Ordinance Approving a Map Amendment/Rezoning for at 461 South Northwest Highway

Budget Implications:
Does Action Require an Expenditure of Funds: ☐ Yes ☒ No
If Yes, Total Cost:
If Yes, is this a Budgeted Item:
☐ Yes ☐ No ☐ Requires Budget Transfer
If Budgeted, Budget Code (Fund, Dept, Object)

Attachments:
- An Ordinance Approving a Map Amendment/Rezoning for Property at 461 South Northwest Highway
- Table 2: Residential Districts Permitted and Special Uses, §7.2 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 461 S. NORTHWEST HIGHWAY
(MA-16-05)

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

WHEREAS, Beverly and Michael Conrad ("***Owners***") are the owners of the property located at 461 S. Northwest Highway, 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 Owners have 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 R-3 Two-Family Residential 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, the Property described on **Exhibit A** is hereby rezoned from R-2 Single Family Residential District to R-3 Two-Family Residential 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

LOTS 39 AND 40 IN BLOCK 7 IN EDISON PARK, A SUBDIVISION IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

461 South Northwest Highway, Park Ridge, Illinois

P.I.N. 09-36-108-026-0000

EXHIBIT B

FINDINGS OF FACT

BEFORE THE PLANNING AND ZONING COMMISSION
Park Ridge, Illinois

In the Matter of	)	
	)	Case Number MA-16-05
461 South Northwest Highway	)	

F I N D I N G S O F F A C T

This matter having come before the Planning and Zoning Commission for a hearing at the request of Beverly & Michael Conrad, for a Map Amendment from the R-2 Single Family Residential District to the R-3 Two Family Residential District at 461 South Northwest Highway; 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 a two-family unit to the west and multi-family residences to the south. Single family residences are located to the east and north 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 area is more properly suited for two-family and multi-family dwellings. The single family use would not be expected to continue at the property.

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 R-3 District zoning classification, additional options would be available to area residents.

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

   The public will gain by providing additional residential options to the community.

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 surrounded by a two-family dwelling on one side and multi-family residences are also located nearby. 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 supported the R-3 District zoning designation and two-family dwellings throughout the area, particularly along Northwest Highway. Additional residential options would be provided.

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

   The proposed use is consistent with the Comprehensive Plan as additional multi-family uses are promoted along Northwest Highway in the 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.

   The public interest will be served by providing additional residential options at this location.

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 mature and stable. Several other two-family and multi-family residences are located near the property and have been there for many years.

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.

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

P = Permitted Use S = Special Use

Use[1]	Residential Districts					Specific Use Standards
	R-1	R-2	R-3	R-4	R-5	
RESIDENTIAL USES						
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[3]	S	S	S	S	S	See Section 10.3.R
GOVERNMENT AND EDUCATIONAL USES						
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
RELIGIOUS USES						
Convent/Rectory	S	S	S	S	S	
Place of Worship	S	S	S	S	S	See Section 10.3.O
CULTURAL, RECREATIONAL AND ENTERTAINMENT USES						
Cultural Facility	S	S	S	S	S	See Section 10.3.C
Social Club or Lodge				S	S	See Section 10.3.Q
SERVICE AND OFFICE USES						
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
OTHER						
Planned Development			S	S	S	See Section 5
Wireless Telecommunications Antenna	S, P[2]	S, P[2]	S, P[2]	S, P[2]	S, P[2]	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[1]	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

[1] The terms in this column ("Use") are defined in Section 17 (Generic Use Definitions).
[2] Only wireless telecommunications antennas that comply with the stealth design standards of Section 10.3.R.10 shall be considered permitted uses.
[3]Ordinance 2008-83, 11/17/2008

EXTRACT OF MINUTES FROM P&Z MEETING OF SEPT 27, 2016

NAYS	0	None
ABSTAIN	0	None
ABSENT	2	Commissioners Giannetti, Zamaites

The motion passed.

3. Case Number: MA-16-05 Map Amendment from the R-2, Single Family Residential District to the R-3, Two-Family Residential District, at 461 South Northwest Highway

Chairman Baldi introduced the case and stated it was a public hearing. He swore in those interested in testifying.

Mr. Branham provided an overview of the application requested request a map amendment to change the zoning of the property from the R-2 Single Family Residential District to the R-3 Two Family Residential District, in accordance with Section 4.8 of the Zoning Ordinance. The subject property contains approximately 7,000 square feet and is currently occupied by a vacant single family residence. There are no development plans being presented at this time, but the map amendment would support development of a two-family dwelling unit. If the map amendment occurs, the applicant will be required to meet all applicable zoning requirements. The Comprehensive Plan identifies the property as single family residential, but also states that multi-family residences should be considered along Northwest Highway.

Michael Conrad, applicant, explained that the property has been vacant for three years. He stated he would like to convert the property to a two-family residential structure.

Mr. Branham made a clarification that the two-family building would not require site plan review; however, it would require Appearance Commission review.

On a motion by Commissioner Arrigoni, seconded by Commissioner Kocisko the Commission approved to close the public hearing.

The Commissioners discussed other aspects of the application, and agreed the map amendment was appropriate for the area.

Chairman Baldi reviewed the map amendment standards and stated the applicant seemed to meet the requirements.

On a motion by Commissioner Arrigoni, seconded by Commissioner Kocisko the Commission

AGREED to recommend City Council approval of the map amendment from the R-2 Single Family Residential District to the R-3 Two Family Residential District at 461 South Northwest Highway, Case Number MA-16-05

Vote on the motion as follows

AYES	7	Chairman Baldi, Commissioners Arrigoni, Argionis, Bennett, Coyle, Kirby, Kocisko
NAYS	0	None
ABSTAIN	0	None
ABSENT	2	Commissioners Giannetti, Zamaites

BEFORE THE PLANNING AND ZONING COMMISSION
Park Ridge, Illinois

In the Matter of	)	
	)	Case Number MA-16-05
461 South Northwest Highway	)	

F I N D I N G S O F F A C T

This matter having come before the Planning and Zoning Commission for a hearing at the request of Beverly & Michael Conrad, for a Map Amendment from the R-2 Single Family Residential District to the R-3 Two Family Residential District at 461 South Northwest Highway; 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 a two-family unit to the west and multi-family residences to the south. Single family residences are located to the east and north 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 area is more properly suited for two-family and multi-family dwellings. The single family use would not be expected to continue at the property.

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 R-3 District zoning classification, additional options would be available to area residents.

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

   The public will gain by providing additional residential options to the community.

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 surrounded by a two-family dwelling on one side and multi-family residences are also located nearby. 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 supported the R-3 District zoning designation and two-family dwellings throughout the area, particularly along Northwest Highway. Additional residential options would be provided.

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

   The proposed use is consistent with the Comprehensive Plan as additional multi-family uses are promoted along Northwest Highway in the 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.

   The public interest will be served by providing additional residential options at this location.

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 mature and stable. Several other two-family and multi-family residences are located near the property and have been there for many years.

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.

Therefore, the Commission recommends approval of the Map Amendment to the Zoning Ordinance, as requested, on the terms and conditions set forth in the minutes of the meeting of September 27, 2016.

_____ _____

Date Approved Joe Baldi, Chairman

CITY OF PARK RIDGE
505 BUTLER PLACE
PARK RIDGE, IL 60068
TEL: 847/ 318-5291
FAX: 847/ 318-6411
TDD:847/ 318-5252
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 R-3, Two-Family Residential District, at
461 South Northwest Highway
Zoning Case: MA-16-05

Introduction

Beverly and Michael Conrad, applicants, request a map amendment to change the zoning of the property from the R-2 Single Family Residential District to the R-3 Two Family Residential 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 Comprehensive Plan designation for the subject and surrounding properties.

Location	Current Use	Zoning	Comprehensive Plan
Subject Property	Single Family Residential	R-2	Single Family Residential
North	Single Family Residential	R-2	Single Family Residential
East	Single Family Residential	R-2	Single Family Residential
South	Multi-Family Residential	R-4	Multi-Family Residential
West	Two-Family Residential	R-3	Single Family Residential

Staff Analysis

The subject property contains approximately 7,000 square feet and is currently occupied by a vacant single family residence. There are no development plans being presented at this time, but the map amendment would support development of a two-family dwelling unit. If the map amendment occurs, the applicant will be required to submit a site plan review application and meet all applicable zoning requirements. The applicant is only seeking approval of the map amendment.

Comprehensive Plan

The property is identified as single family residential in the 1996 Comprehensive Plan. It states that multi-family residences should be considered along Northwest Highway.

R-3 Two-Family Residential District

The R-3 Two-Family Residential District is intended to create a moderate density environment of single-family homes and two-family dwellings located along major streets upon sites comparable in dimensions to the typical lot size for single-family housing within the community. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted. (Section 7.1.C of the Zoning Ordinance).

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 R-3 Two Family Residential District, at 461 South Northwest Highway, Zoning Case Number MA-16-05. 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.

TABLE 1: STANDARDS FOR ZONING AMENDMENTS		
Standards	**Map Amendments**	**Text Amendments**
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-16-05

Subject Property Information:

Address: 461 S. Northwesty Hwy. Zoning District: R-2

Legal Description (can attach separate sheet): Lots 39 & 40 in Block 7 in Edison Park, a subdivision in Section 36, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.;

Applicant Information:

Name: Bevely and Michael Conrad Phone: 847-769-2922

Address: 1732 Webster Lane, Des Plaines, IL 60018 E-mail: MC691974@gmail.com

Owner Information:

Name: Beverly and Michael Conrad Phone: 847-769-2922

Address: 1732 Webster Lane, Des Plaines, IL 60018

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

Amend the current zoing classification from an R-2, single family district, to an R-3, two family residential district. The property directly West of the subject is already classified R-3, the property directly East and North is R-2, and the property directly South is R-4. The amendment would be consistent with the Comprehensive Plan. The Amendment would provide the City with more tax revenue and more affordable rental housing but not generate non-conformities as the trend in this particuair area already encompases a R-3, R-4 zoning and has adequate public facitities and infrastructure to accommodate such Amendment if such Amendment were adopted.

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

Signature of Applicant Date 8/8/16

Revised 12/2008

STATEMENT IN ACCORDANCE WITH SECTION 4.8E TABLE 1 OF THE ZONING ORDINANCE:
PROPERTY: 461 S. Northwest Hwy., Park Ridge, IL 60068

1. The proposed use of the property will continue to be residential in nature, adding a single additional unit. The properties directly West of the subject property are already R-3 properties, across the street are zoned R-4, consisting of multi units and directly behind is R-2, single family homes.

2. The property value is diminished by existing zoning to the extent that the subject property permitted uses in the R-2 zone, however, allowing another unit will be consistent with the structures surrounding the subject property.

3. The amendment would provide the City with more affordable housing, more tax revenue, without generating non-conformities.

4. The public gains more affordable housing options.

5. The property is presently developed with a single family residence as a permitted use and cannot be developed for any other use as currently zoned.

6. Not applicable.

7. The properties located directly along the Northwest Highway corridor in this area are have mostly been zoned as R-3 and multi-family units including but not limited to condominiums and office suites which appears to be a demand for such additional structures.

8. The proposed use is consistent with the comprehensive plan.

9. The public interest will be served by providing additional affordable housing as well as additional tax revenue for the City of Park Ridge.

10. The proposed amendment will not create any non-conformity.

11. The trend of the development in the general area is towards multi-family housing, R-2, R-4 and O zoning structures, including, but not limited to condominiums, two flats as well as office suites.

12. All public facilities are currently available and will remain so.

Warranty Deed
JOINT TENANCY
Statutory (ILLINOIS)
(Individual to Individual)

0727155010

Doc#: 0727155010 Fee: $28.50
Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 09/28/2007 11:03 AM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR (S) Jacqueline Ingram, a single woman, and Beverly I. Conrad, married to Wallace Conrad,

of the City of Park Ridge County of Cook State of Illinois for and in consideration of ($10.00) TEN and 00/100---------- DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to

Jacqueline Ingram, a single woman, and Beverly I. Conrad, married to Wallace Conrad, and Michael Conrad, a single man, of 461 South Northwest Hwy., Park Ridge, IL 60068

not In Tenancy in Common, but in **JOINT TENANCY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS THIRTY NINE (39) AND FORTY (40) IN BLOCK SEVEN (7) IN EDISON PARK, A SUBDIVISION IN SECTION THRITY SIX (36), TOWNSHIP FORTY ONE (41) NORTH, RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, not in Tenancy in Common but in **JOINT TENANCY** forever.

Permanent Index Number (PIN): **09-36-108-026-0000**

Address(es) of Real Estate: **461 South Northwest Hwy., Park Ridge, IL 60068**

Dated this 10th day of September 2007

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

Jacqueline Ingram (SEAL) Jacqueline Ingram

Beverly I. Conrad (SEAL) Beverly I. Conrad

_____ (SEAL) _____

_____ (SEAL) _____

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jacqueline Ingram and Beverly I. Conrad, personally known to me to be the same

CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 27588

3-1 5
38

person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10th day of September

Commission expires May 1, 2010 Barbara Targos

NOTARY PUBLIC

OFFICIAL SEAL
BARBARA TARGOS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/01/10

This instrument was prepared by: Michael Conrad, 1561 Oakton Street, Des Plaines, Illinois 60018

MAIL TO:

Ms. Jacqueline Ingram
461 South Northwest Hwy.
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

Ms. Jacqueline Ingram
461 South Northwest Hwy.
Park Ridge, IL 60068

OR

Recorder's Office Box No._____

This transaction is exempt under the Illinois Transfer Tax Act, Section 4, Paragraph E and Cook County Ordinance 95104, Paragraph E.

Dated: September 10, 2007 Signed: Michael Conrad

PLAT OF SURVEY

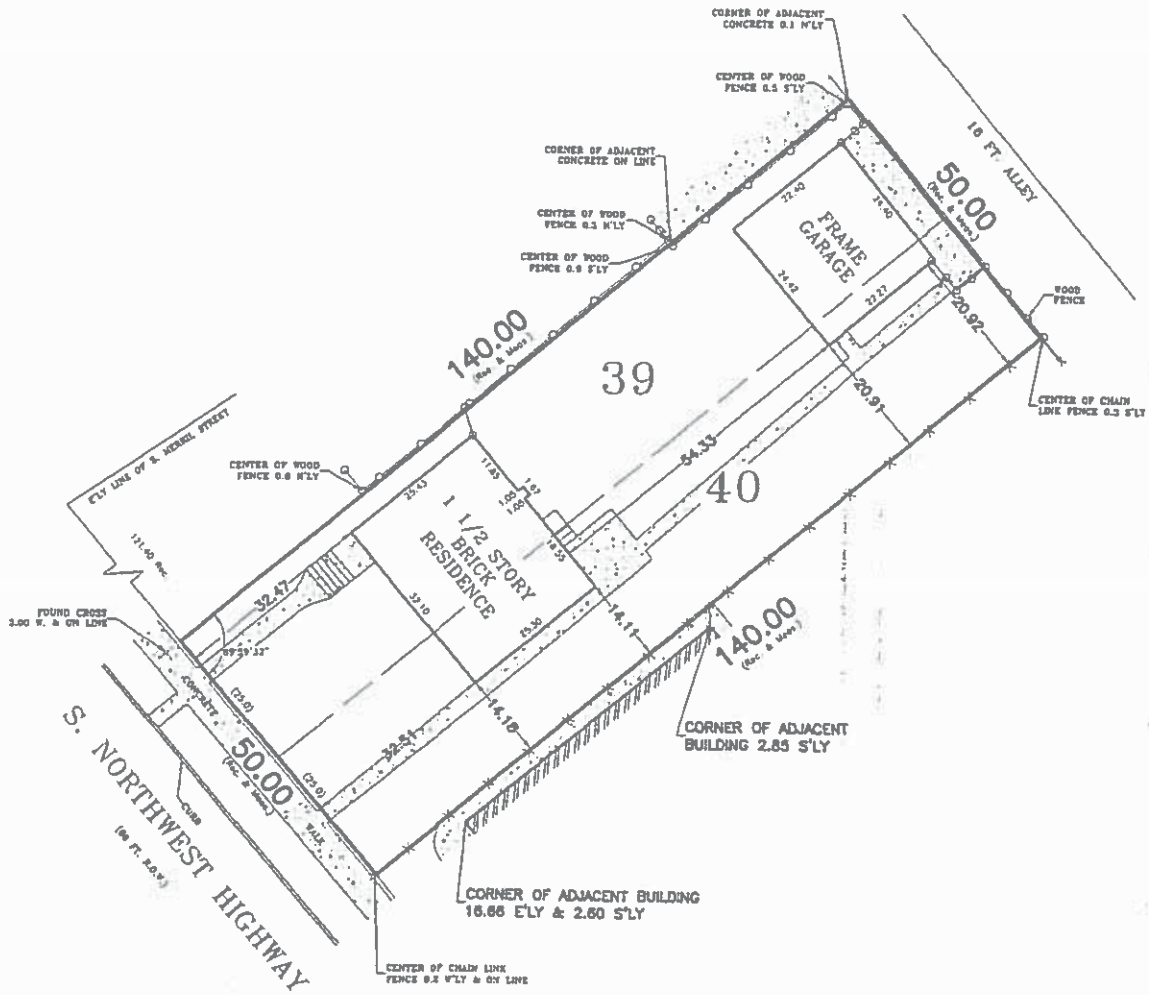
of

LOTS 39 AND 40 IN BLOCK 7 IN EDISON PARK, A SUBDIVISION IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 461 S. NORTHWEST HIGHWAY, PARK RIDGE, ILLINOIS

North

SCALE: 1"=20'



GENERAL NOTES:

1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.

2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.

3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.

4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.

5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.

6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS)
S.S.
COUNTY OF COOK)

SURVEY ORDERED BY: MICHAEL CONRAD

I, JOSEPH P. MAIKISCH, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET, OR NOT, IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF AUGUST, A.D. 20[illegible]

BRIDGEVIEW, ILLINOIS

MY LICENSE EXPIRES ON 11/30/16

P.S.I. NO. 15109398

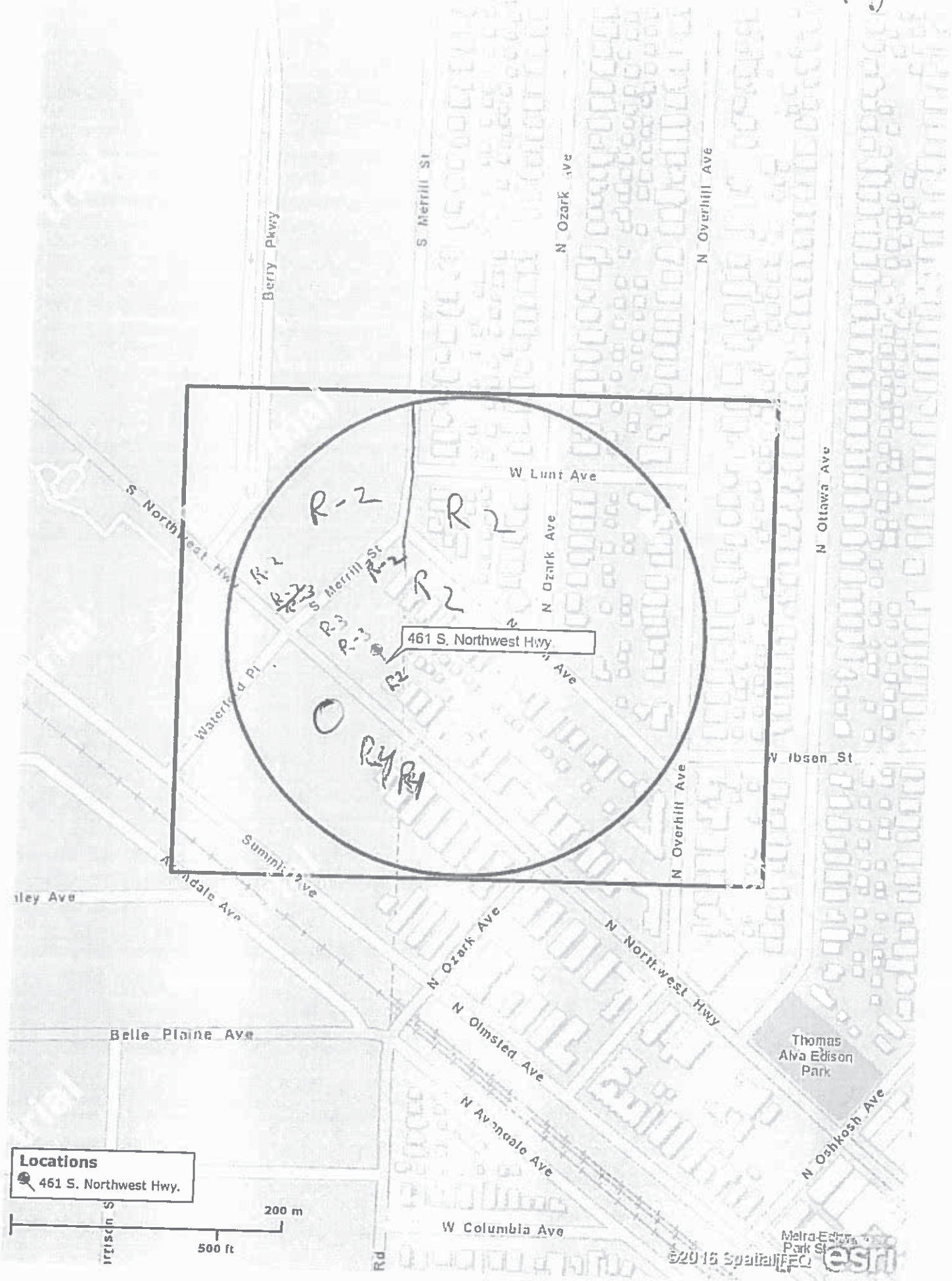
PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 STATE OF ILLINOIS
PREFERRED SURVEY, INC. BRIDGEVIEW, IL.

Professional Design Registration #184-002795

PREFERRED SURVEY, INC.
7845 W. 79TH STREET, BRIDGEVIEW, IL. 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

Field Work Completed	7/03/15	FLD CREW	AM2/TS
Land Area Surveyed	5,357.4 Sq. Ft.	CAD	MD
Drawing Revised			

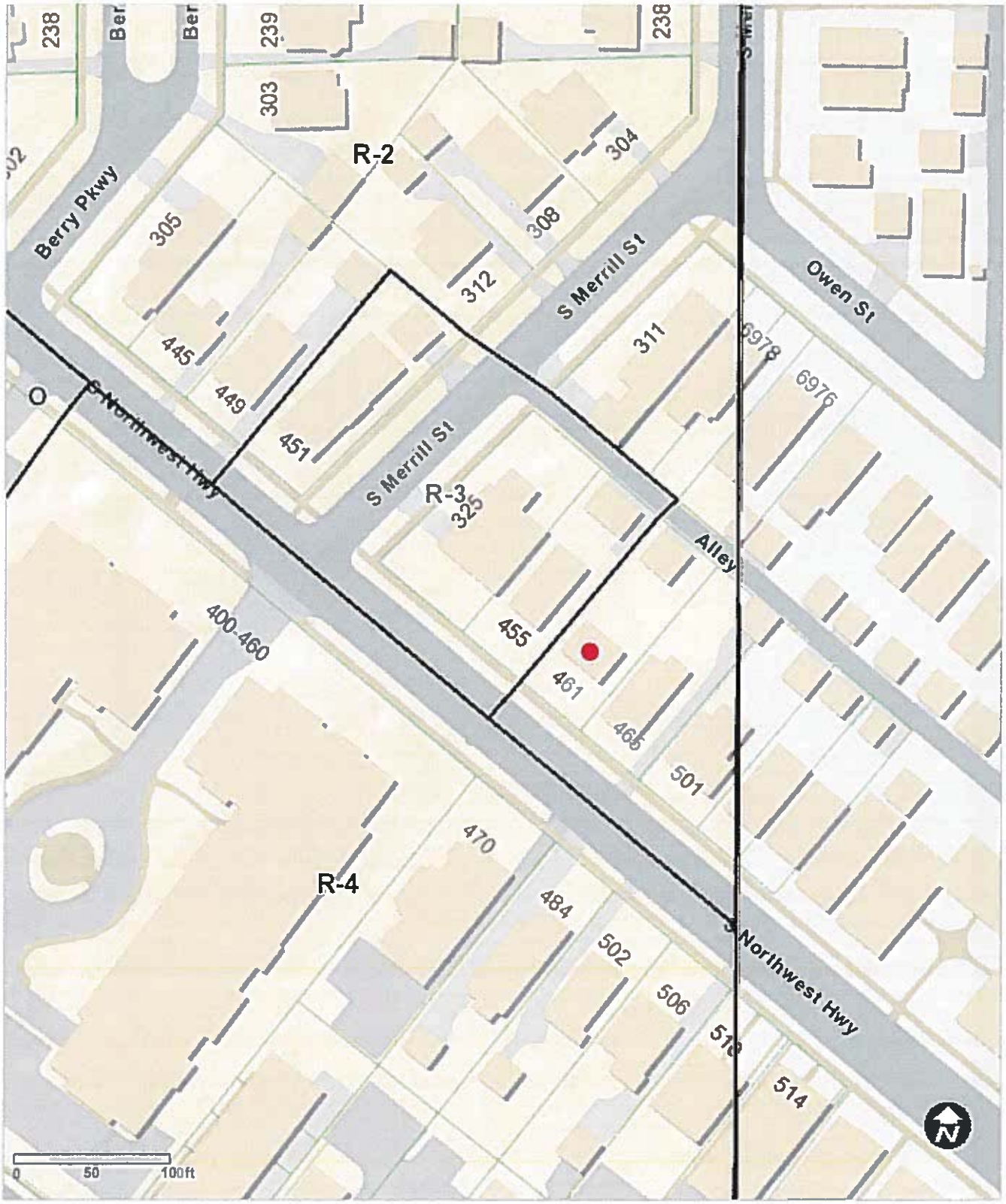
Map title 461 S. Northwest Hwy.



Berry Pkwy
S Merrill St
Berry Pkwy
S Northwest Pkwy
Alley
S Summit Ave
UNION PACIFIC RAILROAD
Avondale Ave
Stanley Ave
Alley
Ozark Ave
R-2
R-4

S Washington Ave
Berry Pkwy
S Northwest Hwy
Alley
S Summit Ave
Alley
Lake Ave
Alley
Avondale Ave
Stanley Ave
Ozark Ave
Olmsted Ave
Northwest Hwy
Alley
Belle Plaine Ave

GIS consortium MapOffice™ Created By mgp inc



Map created on **September 21, 2016**

© 2016 GIS Consortium and MGP Inc All Rights Reserved

The GIS Consortium and MGP Inc are not liable for any use misuse modification or disclosure of any map provided under applicable law
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 base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground

GIS consortium MapOffice™

Created By mgp inc

Map created on **September 21, 2016**

© 2016 GIS Consortium and MGP Inc All Rights Reserved

The GIS Consortium and MGP Inc are not liable for any use misuse modification or disclosure of any map provided under applicable law

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 base for engineering design A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground

Applicant Disclosure Statement (Section 2-24-1)

Name of Applicant: Michael Conrad and Beverly Conrad

Subject Property Information:
Address: 461 S. Northwest Hwy., Park Ridge, IL 60068

P.I.N.: 09-36-108-026-0000

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

1732 Webster Lane, Des Plaines, IL 60018

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

Not Applicable

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:

Not Applicable

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

Not Applicable

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:

Not Applicable

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:

Not Applicable

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.

Signature of Applicant

September 8, 2016
Date

Revised 5-29-08