Agenda Cover Memorandum

Meeting Date: November 9, 2016

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

Item Title: Approve the first reading of ordinance approving a map amendment for property at 22 W. Washington from B-4, Transitional Commercial Sub-District (U-TC) to B-4, Uptown Commercial Sub-District (U-Comm), Case MA-16-06.

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:
Chicago Oral & Plastic Surgery, applicant, requests a map amendment to change the zoning of the property at 22 South Washington Avenue from the B-4, Transitional Commercial Sub-District (U-TC) to the B-4, Uptown Commercial Sub-District (U-Comm), in accordance with Section 4.8 of the Zoning Ordinance.

The subject property is approximately 18,747 square feet and is currently occupied by a two-story office building. The applicant has indicated the request is to accommodate a medical / dental clinic at the property, which is currently not permitted in the existing zoning district. See the attached staff report for information regarding potential permitted and special uses of the subject property if rezoned.

At its October 27th meeting, the Planning & Zoning Commission (P&Z) conducted a public hearing on the application. Following testimony and discussion regarding the application, the P&Z closed the public hearing. The P&Z voted 6-0 to recommend approval of the rezoning application. (Draft minutes are attached.) The P&Z also formulated Findings of Fact, and these were approved by a vote of 6-0. The P&Z's findings have been incorporated into the attached ordinance.

Recommendation:
Approve the first reading of ordinance approving a map amendment for property at 22 W. Washington from the B-4, Transitional Commercial Sub-District (U-TC) to B-4, Uptown Commercial Sub-District (U-Comm).

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 for Property at 22 W. Washington from B-4, Transitional Commercial Sub-District (U-TC) to B-4, Uptown Commercial Sub-District (U-Comm)
- P&Z draft minutes of October 27, 2016 (extract)
- Staff memorandum to P&Z Commission, dated October 25, 2016, with attachments:
  - Zoning map amendment application, dated 8/8/2016
  - Zoning Map Amendment Statements submitted with application
  - Table 4: Commercial Districts Permitted and Special Uses, City of Park Ridge Zoning Ordinance
  - Table 5: Commercial Districts Yard and Bulk Regulations
  - GIS air photo, 22 Washington and immediate area
  - GIS zoning, 22 Washington and immediate area
  - Plat of survey, 2 sheets, prepared by John M. Henriksen, PLS, and dated March 14, 2016

CITY OF PARK RIDGE

ORDINANCE NO. 2016- _____

AN ORDINANCE APPROVING A MAP AMENDMENT FOR PROPERTY AT 22 S. WASHINGTON FROM B-4 TRANSITIONAL COMMERCIAL SUB-DISTRICT (U-TC) TO B-4 UPTOWN COMMERCIAL SUB-DISTRICT (U-COMM)
(MA-16-06)

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

WHEREAS, 22 S. Washington, Park Ridge, LLC ("***Owner***") is the owner of the property located at 22 South Washington Avenue, Park Ridge, Illinois, and legally described on **Exhibit A** ("***Subject Property***"); and

WHEREAS, the Subject Property is currently zoned in the B-4 Transitional Commercial Sub-District; and

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

WHEREAS, the Planning and Zoning Commission convened a public hearing on October 25, 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 October 25, 2016, the Planning and Zoning Commission recommended, by a vote of 6-0, 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 October 25, 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 Transitional Sub-District to Uptown Commercial 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

THE NORTH 50 FEET OF LOT 12 AND ALL OF LOT 13, IN CHITTENDEN'S ADDITION TO PARK RIDGE, IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

22 South Washington Avenue, Park Ridge, Illinois

P.I.N. 09-35-205-027-0000 AND 09-35-205-029-0000

EXHIBIT B

FINDINGS OF FACT

BEFORE THE PLANNING AND ZONING COMMISSION
Park Ridge, Illinois

In the Matter of	)	
	)	Case Number MA-16-06
22 South Washington Avenue	)	

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 Chicago Oral and Plastic Surgery, Inc. and 22 S. Washington, Park Ridge, LLC , for a Map Amendment from the B-4, Transitional Commercial Sub-District to the B-4, Uptown Commercial Sub-District at 22 South Washington Avenue; and the Commission having held a public hearing on October 25, 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 B-4, Transitional Commercial Sub-District and includes a two-story office building. The property is surrounded by parking and commercial uses to the west and south. Office uses are located to the north and east 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 medical/dental use would not be permitted 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 Uptown Commercial 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 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 provide office and service uses. The current zoning district would restrict this type of use.

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 included vacant tenant space for approximately one year.

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 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 mixed uses within Target Area 3 of the Plan, in which the property is located. It specifically states that office and service uses should be located along the Touhy Avenue and Washington Avenue frontages.

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 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.

CITY OF PARK RIDGE

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EXTRACT OF MINUTES FOR CASE# MA–16–06

PLANNING AND ZONING COMMISSION

CITY COUNCIL CHAMBERS
505 BUTLER PLACE
PARK RIDGE, IL 60068

TUESDAY, OCTOBER 25, 2016 7:00 PM

draft

2. Case Number MA-16-06: Map Amendment from the B-4 Uptown Transitional Commercial Sub-District to the B-4 Uptown Commercial Sub-District at 22 South Washington Avenue

Mr. Branham provided an overview of the application. He stated the applicant requests a map amendment to change the zoning of the property at 22 South Washington Avenue from the B-4, Transitional Commercial Sub-District to the B-4 Uptown Commercial Sub-District. He summarized the applicant's intended use for a medical/dental clinic at the property, which is currently not permitted in the existing district. He explained how the proposed change would impact the area and potential other uses which could be allowed.

Nick Ftikas, Law Offices of Sam Banks, attorney for the applicant, further summarized the application. He indicated that there will be internal renovations, however, no building construction. He also discussed the surrounding uses in the area.

On a motion by Commissioner Argionis seconded by Commissioner Zamaites, the Commission AGREED to close the public hearing.

The Commissioners discussed the application and stated the property would be appropriate for the requested zoning change.

On a motion by Commissioner Mills seconded by Commissioner Argionis the Commission AGREED to recommend City Council approval of a map amendment from the B-4, Uptown Transitional Commercial Sub-District to the B-4 Uptown Commercial Sub-District at 22 South Washington Avenue, Zoning Case Number MA-16-06, as submitted.

Vote on the motion as follows

AYES	6	Commissioners Bennett, Argionis, Giannetti, Hanlon, Mills, Zamaites
NAYS	0	None
ABSTAIN	0	None
ABSENT	3	Commissioners Baldi, Arrigoni, Coyle,

The motion passed.

The Commissioners reviewed the findings of fact for map amendments.

On a motion by Commissioner Argionis, seconded by Commissioner Hanlon, the Commission AGREED to approve the finding of the facts for the map amendment (attached hereto and incorporated as part of these Minutes

Vote on the motion as follows

AYES	6	Commissioners Bennett, Argionis, Giannetti, Hanlon, Mills, Zamaites
NAYS	0	None
ABSTAIN	0	None
ABSENT	3	Commissioners Bennett, Arrigoni, Coyle

The motion passed.

draft

BEFORE THE PLANNING AND ZONING COMMISSION
Park Ridge, Illinois

In the Matter of	)	
	)	Case Number MA-16-06
22 South Washington Avenue	)	

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 Chicago Oral and Plastic Surgery, Inc. and 22 S. Washington, Park Ridge, LLC , for a Map Amendment from the B-4, Transitional Commercial Sub-District to the B-4, Uptown Commercial Sub-District at 22 South Washington Avenue; and the Commission having held a public hearing on October 25, 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 B-4, Transitional Commercial Sub-District and includes a two-story office building. The property is surrounded by parking and commercial uses to the west and south. Office uses are located to the north and east 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 medical/dental use would not be permitted 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 Uptown Commercial 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 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 provide office and service uses. The current zoning district would restrict this type of use.

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.

draft

The property has included vacant tenant space for approximately one year.

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 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 mixed uses within Target Area 3 of the Plan, in which the property is located. It specifically states that office and service uses should be located along the Touhy Avenue and Washington Avenue frontages.

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 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.

draft

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

Date: October 25, 2016

To: Planning and Zoning Commission

From: Jon Branham, Senior Planner

Thru: Jim Brown, Interim Director, Community Preservation & Development Department

Subject: Map Amendment from the B-4, Transitional Commercial Sub-District to the B-4, Uptown Commercial Sub-District, at
22 South Washington Avenue
Zoning Case: MA-16-06

Introduction

Chicago Oral & Plastic Surgery, applicant, requests a map amendment to change the zoning of the property at 22 South Washington Avenue from the B-4, Transitional Commercial Sub-District to the B-4, Uptown Commercial Sub-District, in accordance with Section 4.8 of the Zoning Ordinance.

The subject property is approximately 18,747 square feet and is currently occupied by a two-story office building. The applicant has indicated the request is to accommodate a medical / dental clinic at the property, which is currently not permitted in the existing zoning district.

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	Office Building	B-4, Trans	Mixed Use
North	Office Building	B-4, Trans	Mixed Use
East	Office Building	O	Mixed Use
South	Parking / Commercial Uses	B-4, Comm	Mixed Use
West	Parking / Commercial Uses	B-4, Comm	Mixed Use

Staff Analysis

Compliance with City Plans

The property is identified within Target Area 3 in the Uptown Plan of 2002, which supports a variety of uses, and states that offices and service uses should be located along the Touhy Avenue and Washington Avenue frontages. The Uptown Plan designates the subject property for mixed-use. The proposed zoning is consistent with the Uptown Plan.

Implications of Rezoning

The current and proposed zoning districts are both sub-districts of the B-4 Uptown Business District. This B-4 district is "intended to sustain the current commercial, pedestrian-oriented character and economic viability of the central business district" (§8.1.E of the Zoning Ordinance). Because the B-4 district contains various mixes of uses and building types, four sub-districts with corresponding use and bulk regulations were established too.

The subject property's current B-4 sub-district is Transitional Commercial (U-TC). (Note that the ordinance's text uses U-TC; the ordinances tables use U-TS.) This sub-district is "intended as a transitional area, where low-intensity office buffer surrounding single-family neighborhoods from the U-Core Sub-District" (§8.2.C. of the Zoning Ordinance).

The subject property's proposed zoning is B-4 sub-district Uptown Commercial (U-Comm). This sub-district is intended to support the Uptown Core with a mixed-use environment. The mix of uses and the bulk regulations within this sub-district are structured to relate directly to the Uptown Core, but are distinct in that they allow service uses on the ground floor. This sub-district is also designed to be pedestrian-oriented (§8.2.B).

Although the re-zoning applicant has indicated a desire to use the subject site as a medical / dental clinic, it is important to remember that once re-zoned, the property will be allowed different permitted and special uses—and attendant parking standards—and its buildings will be subject to different bulk standards.

The table below illustrates the differences between the U-TC and U-Comm sub-districts of the B-4. Note that this table shows only instances were standards differ. Please consult the tables in the Zoning Ordinance, Section 8, pages 3-7, for the full list of permitted and special uses and the bulk standards (attached).

Uses and Standards	U-Comm (proposed)	U-TC (current)	Comments
Permitted and Special Uses			
Public Safety Facility	-	S	
Public Works Facility and Utility	-	S	
Art Gallery	P	-	
Health/Fitness Center	S	P	
Medical/Dental Clinic	S	-	
Office, Professional (Gr Floor)	S,P	P	See notes, Table 4
Restaurant	P	-	
Bulk Regulations			
Minimum Lot Area	Non-residential: None MF: 1,500 sf/unit		

Minimum Front Yard	None required except along NW Hwy: 0 ft build-to line	10 ft	
Minimum Interior Side Yard	None: except along NW Hwy: 0 ft build-to line	10% of lot width; 10 ft minimum	
Minimum Corner Side	None: except along NW Hwy: 0 ft build-to line	10 ft	
Rear Yard	None required	20 ft	
Rear Yard: Non-residential Use Abutting Residential District	10 ft	20 ft	

If the map amendment is approved, the applicant will be required to submit a special use application for a medical / dental clinic and meet all applicable zoning requirements. Other potential uses—such as a fitness center—would also need to be approved as a special use.

In evaluating the proposed rezoning, commissioners should consider that restaurants are a permitted use in the proposed zoning district (U-Comm), and approval of the rezoning and subsequent re-use of the subject property as a restaurant would have perhaps the biggest impact on the surrounding area. Commissioners should also consider how the rezoning of the subject property meets the intent of the U-Comm sub-district as a transitional area, or buffer, between single-family neighborhoods and the U-Core sub-district (the most intense sub-district of the B-4).

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 B-4, Transitional Commercial Sub-District to the B-4, Uptown Commercial Sub-District, at 22 South Washington Avenue, Zoning Case Number MA-16-06. 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.

Other

Public hearing notification requirements for this application were satisfied: A legal notice was published in the *Park Ridge Herald-Advocate*; neighboring property owners were notified by USPS; a sign was posted on the property.

Attachments

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-16-06

Subject Property Information:

Address: 22 S. WASHINGTON

Zoning District: EXISTING: B-4 TRANSITIONAL
PROPOSED: B-4 COMMERCIAL

Legal Description (can attach separate sheet): see survey, attached

Applicant Information:

Name: CHICAGO ORAL & PLASTIC SURGERY, INC. Phone: 847-401-4365

Address: 609 LORRAINE
ELMHURST, IL 60126

E-mail: vicimino@comcast.net

Owner Information:

Name: 22 S. WASHINGTON PARK RIDGE, LLC Phone: 847-401-4365

Address: 22 S. WASHINGTON, PARK RIDGE, IL 60068

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

MAP AMENDMENT FROM B-4 TRANSITIONAL ZONING TO B-4 UPTOWN COMMERCIAL DISTRICT, IN ORDER TO ESTABLISH A MEDICAL/DENTAL CLINIC WITH A SPECIAL USE. NO BUILDING EXPANSION IS PROPOSED.

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

8/8/2016
Date

Revised 12/2008

22 S. Washington, Park Ridge, IL

Zoning Map Amendment Statements

The proposed map amendment is compatible with the surrounding uses and zoning, as well as the surrounding established zoning of nearby properties.

The proposed map amendment will not diminish property values in the immediate area.

The proposed map amendment is compatible with and promotes the public health, safety, comfort, convenience and general welfare of the City.

There is a relative gain to the public, as compared to the hardship imposed upon the Applicant.

The suitability of the property for the purposes for which it is presently zoned are retail and commercial in nature, and the proposed map amendment will specifically allow a medical/dental clinic.

It is not feasible to develop the property in question for one (1) or more of the uses permitted under the existing zoning classification in that there is no demand for the subject tenant space. The proposed Map Amendment will allow a medical/dental clinic use to be located within an existing building.

The subject tenant space has been vacant, as presently zoned, for a period of time. The immediate surrounding properties are zoning B-4 Transitional and B-4 Uptown Commercial. The proposed zoning Map Amendment is use-based, in that it will allow a specific use to locate within an existing building. Thus, the proposed Map Amendment is compatible with the surrounding uses and zoning.

The proposed Map Amendment will allow for a medical/dental clinic use that will serve local residents in the immediate area, which serves a community need.

The proposed Map Amendment is consistent with the Comprehensive Plan, as it will extend the zoning of an immediately adjacent parcel, in part, and establish a use compatible with the immediately neighboring zoning districts.

The proposed Map 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 proposed use will be in the public interest and will not serve solely the interest of the Applicant.

The proposed map amendment does not create nonconformities.

The proposed Map Amendment follows the trend of development in the general area of the property in question.

Adequate public facilities are already 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.

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

P = Permitted Use S = Special Use

Use[1]	Commercial Districts				Specific Use Standards
	O	B-1	B-2	B-3	
RESIDENTIAL USES					
Assisted Living Facility	S	S	S	S	See Section 10.3.A
Dwelling, Above the Ground Floor[9]		S			See Section 10.3.U
Independent Living Facility	S	S	S	S	See Section 10.3.A
Nursing Home	S	S	S	S	See Section 10.3.A
Temporary overnight shelter[4]	S	S	S	S	See Section 10.3.R
GOVERNMENT AND EDUCATIONAL USES					
Educational Facility, College/University			P	P	
Educational Facility, Vocational School		P	P	P	
Government Facility and Offices	P	S	S	P	
Public Safety Facility	S	S	S	S	
Public Works Facility and Utility	S	S	S	S	See Section 6.5
RELIGIOUS USES					
Convent/Rectory	S	S	S	S	
Place of Worship	S	S	S	S	See Section 10.3.O
CULTURAL, RECREATIONAL AND ENTERTAINMENT USES					
Art Gallery	P	P	P	P	
Cultural Facility		S	S	S	See Section 10.3.C
Health/Fitness Center	S	P	P	P	
Heritage Center[12]		S			See Section 10.3.C
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	
Outdoor Entertainment Facility		S	P	S	See Section 10.3.H
Outdoor Recreation Facility		S	P	S	See Section 10.3.H
Social Club or Lodge		S	S	S	See Section 10.3.Q
SERVICE AND OFFICE USES					
Animal Hospital			S	P	
Banquet Hall				P	
Car Wash				S	
Day Care Center, Adult or Child	P	P	P	P	See Section 10.3.D
Drive-Through Facility			P	P	See Section 10.3.F
Financial Institution	P	P	P	P	
Funeral Home		S	P	P	
Hotel/Motel		S	S	S	
Kennel				S	See Section 10.3.I
Medical/Dental Clinic[5, 6]	P	P	P	P	
Motor Vehicle Rental Establishment			S	P	See Section 10.2
Motor Vehicle Service and Repair, Major			S	P	See Section 10.3.M
Motor Vehicle Service and Repair, Minor			S	P	See Section 10.3.M
Motor Vehicle Service Station			S	P	See Section 10.3.J
Office Park	P				
Office, Professional	P	P	P	P	
Personal Services Establishment		P	P	P	
Restaurant		P	P	P	

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

P = Permitted Use S = Special Use

Use[1]	Commercial Districts				Specific Use Standards
	O	B-1	B-2	B-3	
Utility, Private	S	S	S	S	See Section 10.3.S
RETAIL USES					
Medical Cannabis Dispensing Organization[1,3]				S	
Motor Vehicle Dealership			S	P	See Section 10.3.K
Retail Goods Establishment		P	P	P	
PARKING USES					
Parking Lot (Principal Use)	P	S	S	P	See Section 10.3.N
Parking Structure (Principal Use)	P	S	S	P	See Section 10.3.N
HEAVY RETAIL AND SERVICE, WHOLESALE AND DISTRIBUTION USES					
Contractor Storage Yard				S	
Heavy Retail, Rental and Service Establishment				P	
Medical/Dental Laboratory[7]				P	
Motor Vehicle Operations Facility				S	See Section 10.3.L
Research and Development Facility	P			P	
Self-Service Storage Facility				S	
Warehouse/Distribution				S	
OTHER					
Planned Development	S	S	S	S	See Section 5
Wireless Telecommunications Antenna	S,P[3]	S,P[3]	S,P[3]	S,P[3]	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

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	
RESIDENTIAL USES					
Dwelling, Above Ground Floor[10]	S	S			See Section 10.3.U
GOVERNMENTAL AND EDUCATIONAL USES					
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
RELIGIOUS USES					
Convent/Rectory	S	S	S	S	
Place of Worship	S	S	S	S	See Section 10.3.O
CULTURAL, RECREATIONAL AND ENTERTAINMENT USES					
Art Gallery	P	P			
Cultural Facility	P	P	P		See Section 10.3.C
Health/Fitness Center[11]		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		
SERVICE AND OFFICE USES					
Day Care Center, Adult or Child	P	P	P		See Section 10.3.D
Financial Institution	P	P	P		
Medical/Dental Clinic[8,9]	S	S			
Office, Professional (Above Ground Floor)	P	P	P		
Office, Professional (Ground Floor)	S	S[2], P	P		
Personal Services Establishment (Above Ground Floor)	P	P	P		
Personal Services Establishment (Ground Floor)	S	P	P		
Restaurant	P	P			
RETAIL USES					
Retail Goods Establishment	P	P			
OTHER					
Planned Development	S	S	S	S	See Section 5
Wireless Telecommunications Antenna	S,P[3]	S,P[3]	S,P[3]	S,P[3]	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:

[1] The terms in this column ("Use") are defined in Section 17 (Generic Use Definitions).

[2] 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.

[3] Only wireless telecommunications antennas that comply with the stealth design standards of Section 10.3.R.10 shall be considered permitted uses.

[4] Ordinance2008-83,11/17/2008

[5] Ordinance 2008-55, 8/18/2008

[6] Ordinance 2009-50, 7/6/2009

[7]Ordinance 2010-33, 4/5/2010
[8]Ordinance 2010-84, 12/6/2010
[9]Ordinance 2012-57, 12/3/2012
[10]Ordinance 2015-37, 6/1/2015
[11]Ordinance 2014-63, 11/17/2014
[12]Ordinance 2012-39, 8/20/2012
[13] A Medical Cannabis Cultivation Center is not permitted within the City due to the distance requirements contained in The Compassionate Use of Medical Cannabis Pilot Program Act, 410 ILCS 130/1 *et seq*. (Ordinance 2014-56, 10/20/2014)

8.4 YARD AND BULK REGULATIONS

Table 5: Commercial Districts Yard and Bulk Regulations establishes yard and bulk regulations for the commercial districts.

CITY OF PARK RIDGE, ILLINOIS
TABLE 5: COMMERCIAL DISTRICTS YARD AND BULK REGULATIONS

BULK REGULATION	DISTRICTS			
	O	B-1	B-2	B-3
MINIMUM LOT AREA	None	Non-Residential: None MF: 2,000 sf / unit	None	None
MINIMUM LOT WIDTH	None	None	None	None
MAXIMUM BUILDING HEIGHT[1]	40 ft	40 ft	40 ft	40 ft
MINIMUM YARD S[2]				
Front Yard	20% of lot depth or 35 ft, whichever is less	7 ft	7 ft	7 ft Except along SW Busse Highway: - Where ROW is more than 80 ft: 7 ft - Where ROW is 66 ft or less: 17 ft - Where ROW is between 67 & 80 ft: 10 ft
Interior Side Yard	10% of lot width or 10 ft, whichever is less	None	None	None
Interior Side Yard: Non-Residential Use Abutting Residential Use or District	10% of lot width or 10 ft, whichever is less	5 ft	5 ft	10 ft
Corner Side Yard	10% of lot width or 10 ft, whichever is less	7 ft	7 ft	7 ft
Rear Yard	20 ft	None	None	None
Rear Yard: Non-Residential Use Abutting Residential Use or District[3]	20 ft	15 ft	15 ft	20 ft

CITY OF PARK RIDGE, ILLINOIS TABLE 5: COMMERCIAL DISTRICTS YARD AND BULK REGULATIONS				
BULK REGULATION	**B-4 UPTOWN BUSINESS DISTRICT**			
	U-Core	**U-Comm**	**U-TS**	**U-P/I**
MINIMUM LOT AREA	Non-Residential: None MF: 1,500 sf / unit	Non-Residential: None MF: 1,500 sf / unit	None	None
MINIMUM LOT WIDTH	None	None	None	None
BUILDING HEIGHT[1]	Townhouses: 35 ft or 2½ stories, whichever is less Other uses: Minimum: 2 stories or 30 ft, whichever is less Maximum: 3 stories or 40 ft, whichever is less	Maximum: 3 stories or 40 ft, whichever is less	Maximum: 3 stories or 40 ft, whichever is less	Maximum: 3 stories or 40 ft, whichever is less
DESIGN STANDARDS	See Section 8.6	See Section 8.6	See Section 8.6	See Section 8.6
MINIMUM YARDS[2]				
Front Yard	None required; Except along Prospect Ave. and Main St.: 0 ft build-to line	None required; Except along NW Hwy.: 0 ft build-to line	10 ft	15 ft
Interior Side Yard	None; Except along Prospect Ave. and Main St.: 0 ft build-to line	None; Except along NW Hwy.: 0 ft build-to line	10% of lot width; 10 ft minimum	10% of lot width; 10 ft minimum
Corner Side Yard	None; Except along Prospect Ave. and Main St.: 0 ft build-to line	None; Except along NW Hwy.: 0 ft build-to line	10 ft	15 ft
Rear Yard	None required	None required	20 ft	20 ft
Rear Yard: Non-Residential Use Abutting Residential Use or District	10 ft	10 ft	20 ft	20 ft

TABLE 5: FOOTNOTES

[1] All appurtenances must meet building height requirements.

[2] In some cases between certain districts and/or uses, a transition yard may be required. Such transition yard may require additional landscaping and screening, as well as a larger yard dimension to accommodate these plantings. Such transition yards shall be as required by Section 13 (Landscaping and Screening).

[3] In the B-1, B-2 or B-3 Districts, a rear yard is not required where an alley or railroad tracks are located between the commercial use and a residential use or district.

GIS consortium MapOffice™

22 S Washigton Ave

Map created on October 19, 2016.

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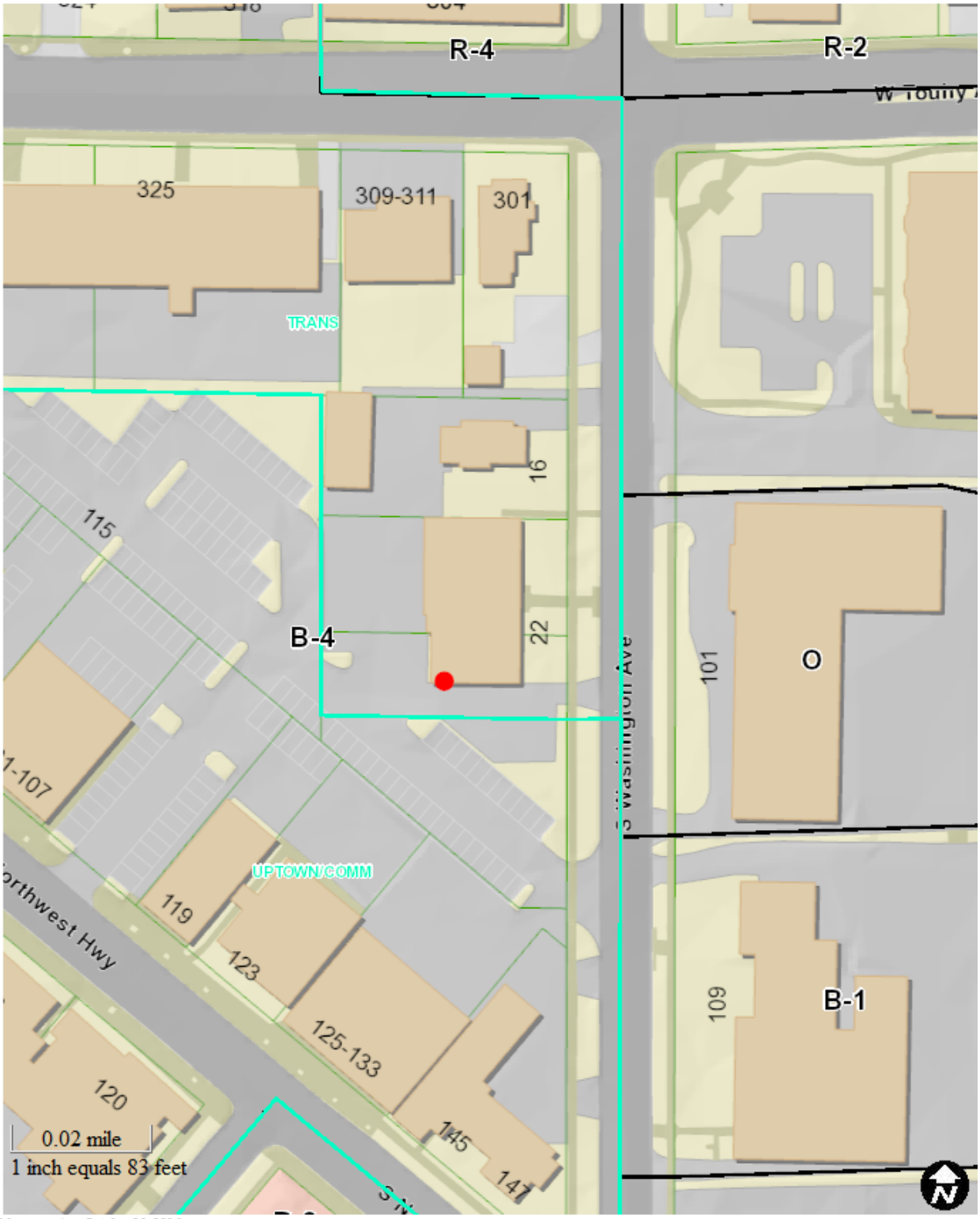
22 S Washington Ave



Map created on October 19, 2016.

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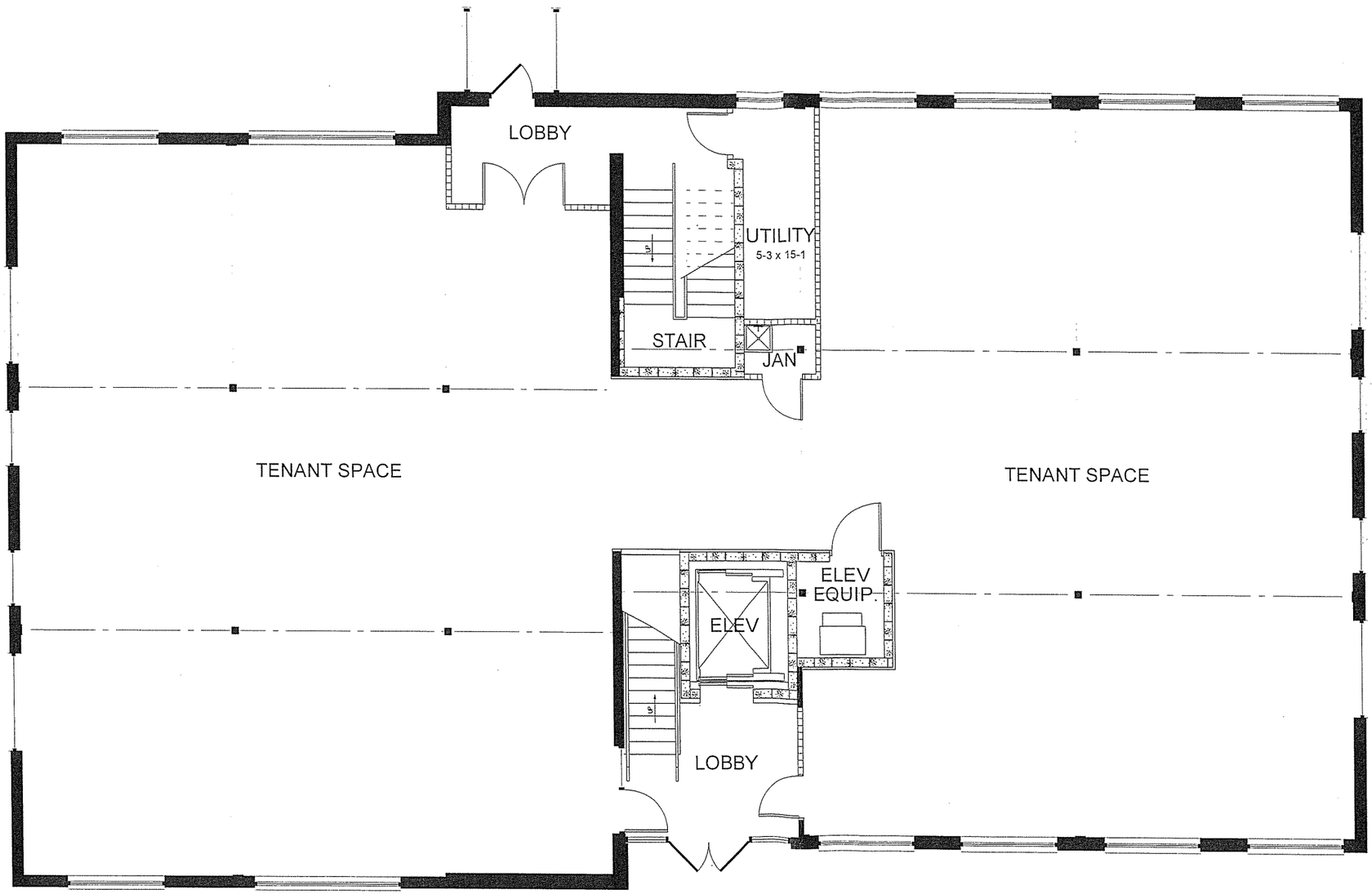
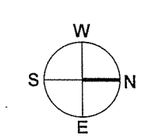
Zoning Special Purpose

Zoning Ordinances

- B-1, Retail and Office District
- B-2, General Commercial District
- B-3, General Commercial Wholesale and Service District
- B-4, Uptown Business District
- EB, Educational Boarding Purpose District
- H, Hospital Special Purpose District
- O, Office District
- OS, Open Space Special Purpose District
- P, Parking Special Purpose District
- R-1, Single Family Residential District
- R-2, Single Family Residential District
- R-3, Two Family Residential District
- R-4, Multifamily Residential District
- R-5, Multifamily Residential District



FIRST FLOOR



GENERAL NOTES

SCOPE DOCUMENTS

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT OF THE SPACE AND THE MAJOR ARCHITECTURAL ELEMENTS. AS SCOPE DOCUMENTS THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND/OR COMPLETION OF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE GENERAL CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR PROPER COORDINATION OF EACH OF THE TRADES WORK AS RELATED TO THE SCOPE OF WORK REQUIRED FOR A COMPLETE PROJECT.

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NO	REVISION / ISSUE	DATE

22 S. WASHINGTON
22 S. Washington Park Ridge, IL.

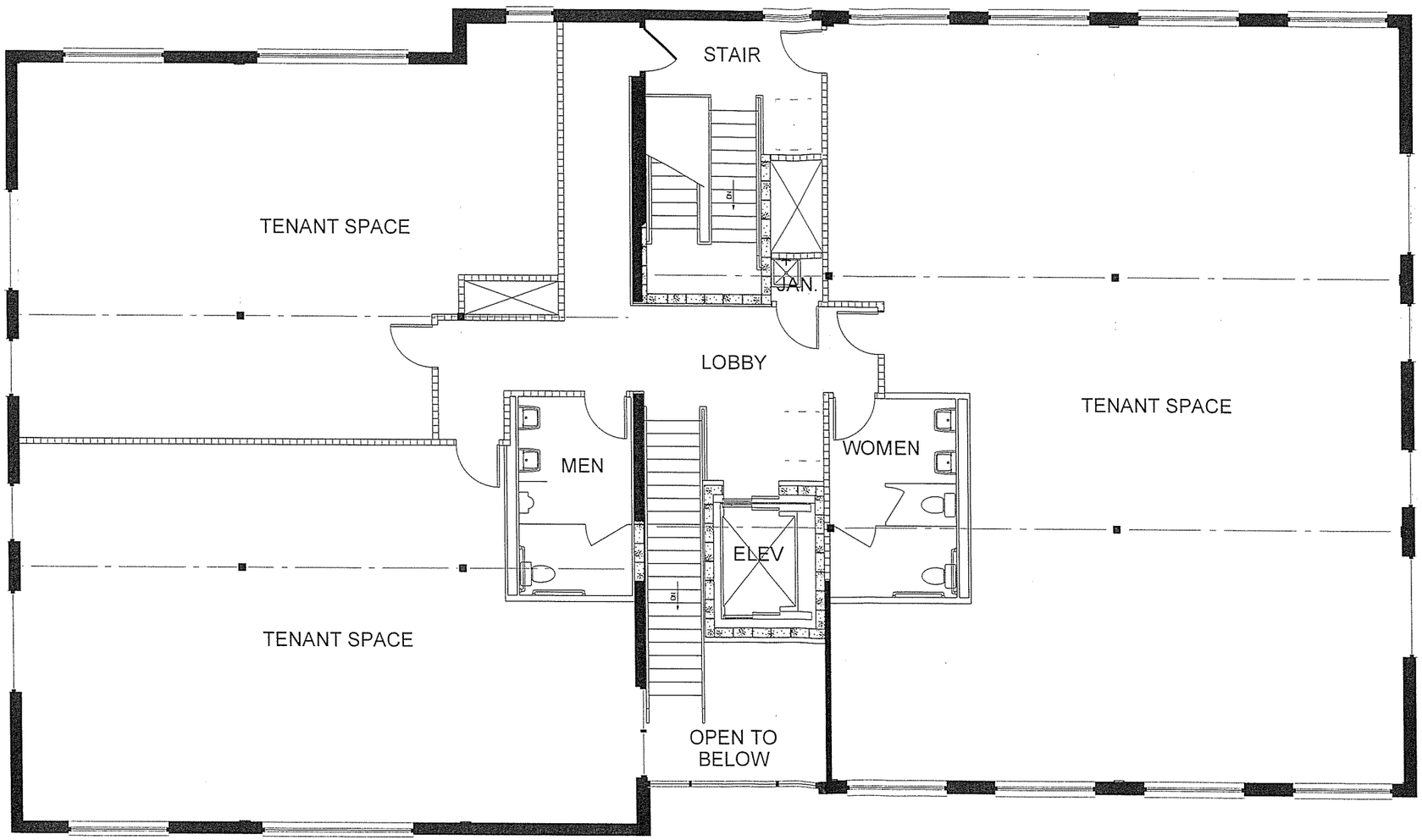
Anthony Spina
954 N. Northwest Highway Park Ridge, IL.
anthonyespina.us Phone: 847-297-1701

BUILDING CORE RENOVATIONS

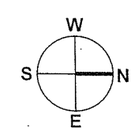
DRAWN BY	APP'D BY
TLF	
CHK'D BY	DATE 4-25-16

FIRST FLOOR FLOOR PLAN

SCALE 1/4"=1'-0"
JOB NO. 1602- A
DRAWING NO. 1A-SP2



SECOND FLOOR



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22 S. WASHINGTON
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BUILDING CORE RENOVATIONS

DRAWN BY	APP'D BY
TLF	
CHK'D BY	DATE
	4-25-16

SECOND FLOOR
FLOOR PLAN

SCALE 1/4"=1'-0"
JOB NO. 1602- A
DRAWING NO.
2A-SP2

JOHN M. HENRIKSEN

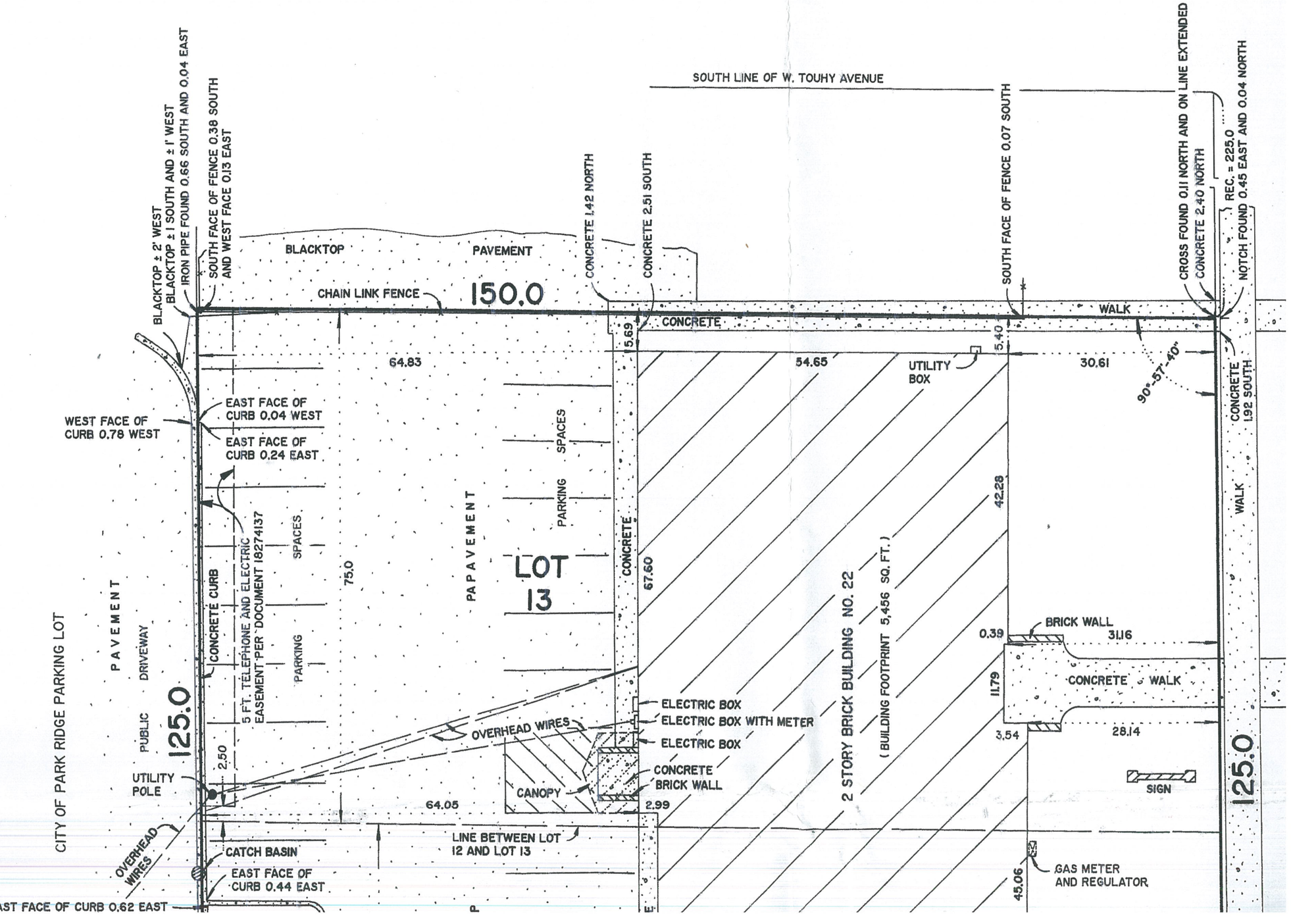
576 E. NORTHWEST HIGHWAY DES PLAINES, ILLINOIS 60016
TEL. 847-795-0301 FAX. 847-795-0302
WWW.HENRIKSENSURVEY.COM

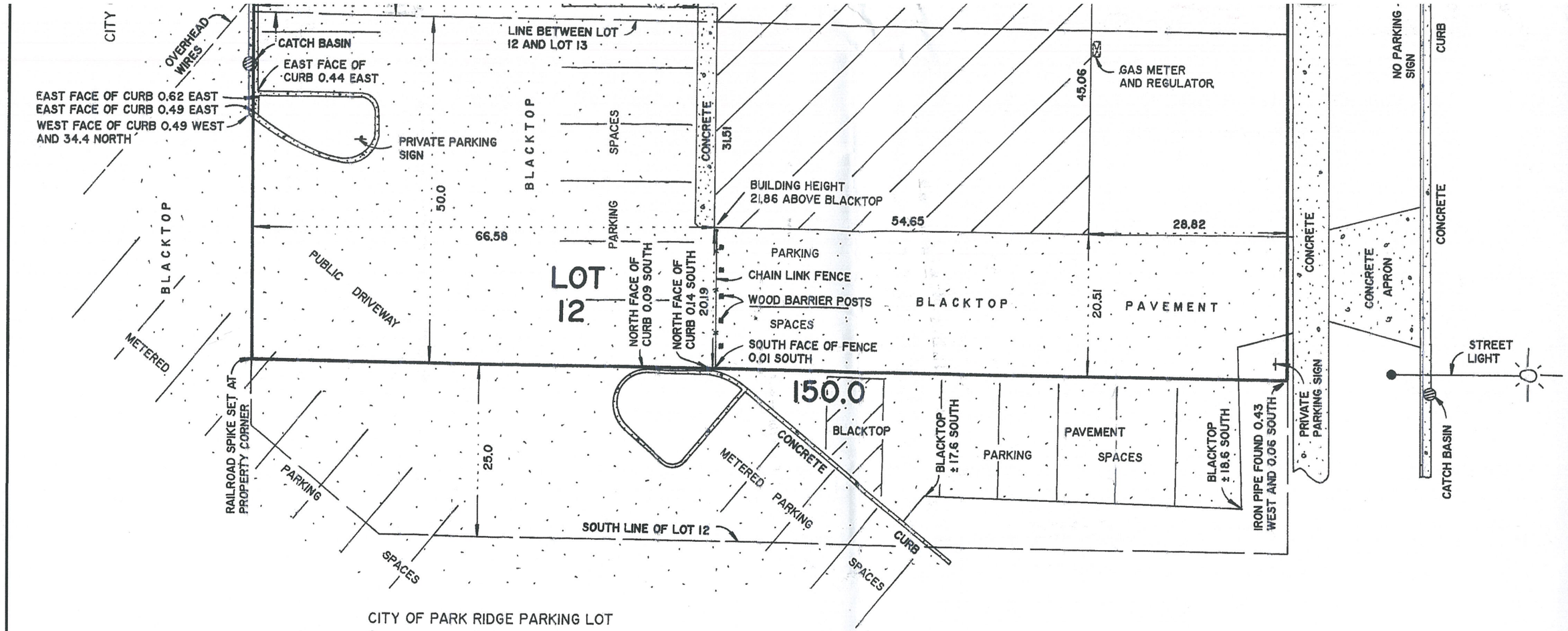
OF

THE NORTH 50 FEET OF LOT 12 AND ALL OF LOT 13, IN CHITTENDEN'S ADDITION TO PARK RIDGE, IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS : 22 S. WASHINGTON AVENUE, PARK RIDGE, ILLINOIS 60068

AREA : 18,747 SQUARE FEET / 0.4303 ACRES





CITY OF PARK RIDGE PARKING LOT

ORDER NUMBER: 160058

SCALE: 1 INCH = 15 FEET

ORDERED BY: TERRA CONSULTING GROUP, LTD.

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.

SURVEY MADE IN REFERENCE TO :

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FILE NO. 2730537 - EFFECTIVE DATE : FEBRUARY 24, 2016

FRACTIONAL INCH EQUIVALENTS OF HUNDREDTHS OF A FOOT

0.01=1/8"	0.25=3"
0.02=1/4"	0.33=4"
0.03=3/8"	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"	0.63=7-1/2"
0.10=1-1/4"	0.67=8"
0.11=1-3/8"	0.75=9"
0.12=1-1/2"	0.83=10"
0.13=1-1/2"	0.87=10-1/2"
0.14=1-5/8"	0.88=10-1/2"
0.15=1=3/4"	0.92=11"
0.16=1-7/8"	1.00=12"
0.17=2"	

JOHN M. HENRIKSEN
2668
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
DES PLAINES, IL

STATE OF ILLINOIS}
COUNTY OF COOK} SS

HEREBY CERTIFIED TO:

FIRST AMERICAN TITLE INSURANCE COMPANY
ANTHONY M. SPINA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SU
IT IS BASED WERE MADE IN ACCORDANCE WITH THE 201
STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAN
JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSI
ITEMS OF TABLE "A" THEREOF 2, 4, 7(a), 7(b), 7(c), AND 8

THE FIELD WORK WAS COMPLETED ON MARCH 10,

DATE OF PLAT OR MAP: MARCH 14, 2016

JOHN M. HENRIKSEN ILLINOIS PROFESSIONAL LAND SUR
LICENSE EXPIRES NOVEMBER 30, 2016 .