



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

Date: January 22, 2009
To: Zoning Board of Appeals
From: Thomas Hoff, Zoning Coordinator
Subject: 720 Busse Highway
Case Number: V-09-02 (Major Variance)

Introduction

Park Ridge Auto Body, applicant, requests two variances for a ground monument sign. One would allow a face change of the existing monument sign that is located 2.3 feet from the front property line, instead of the minimum ten feet required by Section 14.6.B.2. A second would allow a variance to waive the planting requirements at the base of the sign, instead of those required by Section 14.5.D.2.

The property is currently occupied by Park Ridge Auto Body and is zoned B-3 General Commercial, Wholesale and Service District. Surrounding properties are a mix of commercial and multi-family residential.

Notification requirements for this application have been satisfied. A legal notice was published in the Park Ridge Herald-Advocate, a sign was posted on the property and neighboring property residents were notified about the public hearing.

Staff Analysis

The applicant replaced the face of an existing ground monument sign with the proposed face sign without obtaining approval from the Board, the Appearance Commission or receiving a building permit. This was discovered at the time the property was being conveyed to the applicant. The applicant already installed the face change and requests that the monument sign be allowed to remain at 2.3 feet from the front property line. Section 14.6.B.2 requires that ground monument signs be located a minimum of ten feet from each property line. The applicant is also concerned about obscuring the sign with plantings and, therefore, requests a second variance to waive the planting requirements for the base of the sign, which are described in Section 14.5.D.2.

Board Action

If the Board decides to act favorably on the variances, the proposed motion would be as follows:

Recommend City Council approval of two variances for a ground monument sign at 720 Busse Highway, Case Number V-09-02:

1. To allow the sign to be located 2.3 feet from the front property line, instead of the minimum ten feet required by Section 14.6.B.2; and
2. To waive the planting requirements at the base of the sign, instead of those required by Section 14.5.D.2.