

City Council

Agenda Cover Memorandum

Meeting Date: December 6, 2010

Item Title: First Reading of an Ordinance for a special use for a Planned Development Review for a Stage 1 Development Plan for a Multi-Family Residential project at 1963-1975 West Touhy Avenue, Zoning Case PD-10-01

Action Requested:

- Approval
- For discussion
- Feedback requested
- For your information

Staff Contact: Cathy Doczekalski, CP&D Manager
Phone Number: 847/318-5296
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Background:

Hoffman Homes, applicant, requests a special use for a planned development review for a stage 1 development plan for a multi-family residential project at 1963-1975 West Touhy Avenue, in accordance with Section 5.6 of the Zoning Ordinance of the City of Park Ridge.

The applicant proposes a planned development for a new multi-family residential development, on a property consisting of three parcels near the southeast corner of Touhy and Rose Avenues consisting of a total area of approximately 21,400 square feet. The parcels are currently occupied by single family residences and are under single ownership. The applicant has reduced the scope of the project since the last meeting. The project would include a three-story, 20-unit multi-family residential building, containing condominium units. This is a reduction of eight units since the last proposal. A total of 54 parking spaces would be provided, including 37 below grade spaces and 17 exterior spaces to be located in a surface lot at the rear of the property. Principal vehicular access to the site would be from the parking spaces off the rear alley and the underground parking area.

Attached are the application and the staff report. The Planning and Zoning Commission held a public hearing on November 23, 2010 and approved the planned development.

Recommendation:

Move approval of first reading of an Ordinance for a special use for a Planned Development Review for a Stage 1 Development Plan for a Multi-Family Residential project at 1963-1975 West Touhy Avenue, Zoning Case PD-10-01.

Budget Implications:

Does Action Require an Expenditure of Funds: Yes No
If Yes, Total Cost:
If Yes, is this a Budgeted Item: Yes No

Attachments:

- Draft Ordinance
- Application and staff memo

ORDINANCE
OF THE CITY COUNCIL OF THE CITY OF PARK RIDGE
GRANTING A SPECIAL USE
For 1963-1975 West Touhy Avenue

WHEREAS, duly noticed public hearings were held by the Planning and Zoning Commission of the City of Park Ridge on August 24, 2010, and November 23, 2010, on the application of Hoffman Homes, for a Special Use for a Planned Development and approval of a Stage 1 Development Plan to allow the construction of a 20-unit multi-family development, in the R-4 Single Family Residential District, at 1963-1975 West Touhy Avenue, Zoning Case Number PD-10-01, pursuant to Section 4.6 and 5 of the Zoning Ordinance of the City of Park Ridge, on the following legally described property:

LOT SEVEN (7) IN WILLIAM ZELOSZY'S PARK RIDGE SUBDIVISION OF LOT TWO (2) IN S. GREENBAUM'S SUBDIVISION IN THE WEST HALF (1/2) OF THE NORTH EAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP FORTY-ONE (41) NORTH, RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

The property is commonly known as: 1963 West Touhy Avenue
Property Tax Index Number: 09-34-201-006-0000

THE EAST ½ OF LOT 9 AND ALL OF LOT 8 IN WILLIAM ZELOSZY'S PARK RIDGE SUBDIVISION, BEING A SUBDIVISION OF LOT 2 IN S. GREENBAUM'S SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The property is commonly known as: 1967 West Touhy Avenue
Property Tax Index Number: 09-34-201-026-0000

THE WEST ½ OF LOT 9 AND ALL OF LOT 10 IN WILLIAM ZELOSZY'S PARK RIDGE SUBDIVISION, BEING A SUBDIVISION OF LOT 2 IN S. GREENBAUM'S SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The property is commonly known as: 1975 West Touhy Avenue
Property Tax Index Number: 09-34-210-003-0000

WHEREAS, all applicable provisions of the Zoning Ordinance of the City of Park Ridge having been complied with, the Mayor and City Council of the City of Park Ridge have determined that the special use requested be granted and the Stage 1 Development Plan be approved subject to the conditions hereinafter set forth;

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Park Ridge, Cook County, Illinois.

SECTION 1: The Planning and Zoning Commission has made its findings of fact and has recommended approval of the special use and of the Stage 1 Development Plan, subject to the conditions set forth in Section 2, and such are hereby adopted by reference as findings of the Mayor and the City Council as fully as if completely set forth herein. All of the exhibits submitted at the public hearing are also incorporated by reference. The Planning and Zoning Commission also found that the community benefits proposed by the applicant offset the exceptions stated in Section 3 of this ordinance. The Planning and Zoning Commission determined the design characteristics and amenities, including landscaping, the provision of underground parking, and additional public infrastructure improvements, were acceptable to allow the exceptions.

SECTION 2: A special use is hereby granted to the applicant pursuant to Section 4.6 and 5 of the Zoning Ordinance of the City of Park Ridge to allow the construction of a 20-unit multi-family development, at 1963-1975 West Touhy Avenue, Zoning Case Number PD-10-01, subject to the following conditions:

1. The applicant should meet all landscaping requirements in Section 13 of the Zoning Ordinance, including perimeter and interior parking lot landscape yard requirements.
2. The applicant should clarify how refuse pick-up will function.
3. Parking lot lights shall be restricted to a maximum of 16 feet. A photometrics plan shall be submitted prior to any final approvals.
4. All signs must comply with the Zoning Ordinance and will require approval by the Appearance Commission.
5. An administrative resubdivision is required and must be approved prior to applying for a building permit.
6. The applicant must satisfy all comments by the City Engineer. Any required stormwater detention improvements, and any required changes to driveway, underground parking, alley, and sidewalk design, must be approved by the Engineering Division.
7. The applicant must satisfy all comments by the City Forester regarding size, species and quantities of proposed landscaping, as well as tree protection and preservation requirements that will be required.

SECTION 3: The following exception to the Zoning Ordinance is hereby granted as part of the special use, which is consistent with the Planning and Zoning Commission's findings of fact:

1. An exception of eight units to the density requirements, to allow the applicant to construct 20 units, instead of the permitted 12.
2. An exception of 3.4 feet to the front yard requirement, to allow the applicant an 18 foot front yard setback, instead of the required 21.4 feet.

3. An exception of 1.2 feet to the rear yard requirement, to allow the applicant a 28.8 foot rear yard setback, instead of the required 30 feet.
4. An exception of the interior side yard requirement, which states no less than 12 feet on each side and no less than 30 feet combined, to allow the applicant to maintain interior side yards of eight feet on both sides.
5. An exception to the underground parking drive aisle width requirement of two feet, to allow the applicant may have a drive aisle width of 22 feet, instead of the 24 feet required.
6. An exception of 3% to the open space requirement, to allow the applicant 27% open space, instead of the required 30%.
7. Waive the transitional yard requirements for the rear yard and interior side yard, which states 10 feet of landscaping should be required of an R-4 property when it abuts any properties of the R-1, R-2, or R-3 districts.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

Adopted by the City Council of the City of Park Ridge, Illinois, this ____ day of _____, A.D. 2010.

VOTE: AYES _____

NAYS _____

ABSENT _____

Approved by me this ____ day of _____, A.D. 2010.

Attest:

Mayor

City Clerk