

City Council

Agenda Cover Memorandum

Meeting Date: February 6, 2012

Item Title: First reading of an ordinance for a map amendment to change the zoning from the R-2 Single Family Residential District to the R-4 Multi-Family Residential District at 1001 North Greenwood Avenue, Zoning Case Number MA-12-02.

Action Requested:

<input checked="" type="checkbox"/>	Approval
<input type="checkbox"/>	For discussion
<input type="checkbox"/>	Feedback requested
<input type="checkbox"/>	For your information

Staff Contact: Cathy Doczekalski, CP&D Manager
Phone Number: 847/318-5296
E-mail Address: cdoczeka@parkridge.us

Background:
Resurrection Senior Services, applicant, requests a map amendment to change the zoning of the property from the R-2 Single Family Residential District to the R-4 Multi-Family Residential District.

The applicant requests a map amendment to change the zoning of the property at 1001 North Greenwood. Nursing homes are not allowed as permitted uses or special uses in the R-2 District, therefore the current facility is nonconforming. Nursing homes are allowed as permitted uses in the R-4 District. Since any expansion of a nonconforming use is not allowed, the zoning change was requested to accommodate a parking alteration and building addition proposal.

Resurrection is planning to add a 758 square foot vestibule addition to the northeast part of the existing building, as well as a drop off area. This modification will cause of reduction of 18 parking spaces. However even with the modifications, the site will still be in compliance with the required number of parking spaces as outlined in the Zoning Ordinance.

The Planning and Zoning Commission held a public hearing on the matter at its January 24, 2012 meeting and recommended approval of the map amendment. The Commission approved the map amendment 7 to 0 with 2 members absent. The Planning and Zoning Commission also approved a Site Plan Review for project that is contingent on the approval of the map amendment.

Recommendation:
Move approval of first reading of an ordinance for a map amendment to change the zoning from the R-2 Single Family Residential District to the R-4 Multi-Family Residential District at 1001 North Greenwood Avenue, Zoning Case Number MA-12-02.

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
- Staff memo dated January 24, 2012
- Application

The draft minutes from the January 24, 2012 Planning and Zoning Commission meeting are behind all three agenda items.

ORDINANCE
OF THE CITY COUNCIL OF THE CITY OF PARK RIDGE
REGARDING REZONING

WHEREAS, the Planning and Zoning Commission of the City of Park Ridge received an application for an amendment to the Zoning Map of the City of Park Ridge on property hereinafter described as 1001 North Greenwood Avenue, Zoning Case No. MA-12-02; and

WHEREAS, in accordance with the Zoning Ordinance of the City of Park Ridge, the Planning and Zoning Commission held a public hearing regarding the proposed map amendment on January 24, 2012; and

WHEREAS, the Planning and Zoning Commission made findings of fact in support of granting the map amendment, which are incorporated herein and has recommended to the City Council that the map amendment be granted;

NOW THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of Park Ridge in accordance with the Zoning Ordinance of the City of Park Ridge, the findings of fact and recommendation of the Planning and Zoning Commission are hereby approved and adopted and the official Zoning Map of the City of Park Ridge is hereby amended to designate the following described property as the R-4 Multi-Family Residential District:

PARCEL 1:

THE FOLLOWING DESCRIBED PARCEL OF LAND, TAKEN AS A SINGLE TRACT:

LOTS 4 TO 11, INCLUSIVE, LOT 12 (EXCEPT THE SOUTH 15 FEET THEREOF), LOT 13 (EXCEPT THE SOUTH 15 FEET THEREOF AND ALSO EXCEPTING THEREFROM THE NORTH 12 FEET OF THE SOUTH 27 FEET OF THE WEST 17 FEET OF SAID LOT 13), AND LOTS 14 TO 21 INCLUSIVE, TOGETHER WITH THE VACATED ALLEY LYING BETWEEN AND ADJOINING SAID LOTS AND PARTS OF LOTS ALL IN BLOCK 10 IN POWELL'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ ALSO THE WEST 20 RODS OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ AND THE SOUTH 18 RODS AND 1 FOOT OF THE EAST 60 RODS OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; (EXCEPTING FROM SAID TRACT THAT PART OF LOTS 13 TO 24 MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 24; THENCE ON AN ASSUMED BEARING OF NORTH 87 DEGREES 44 MINUTES 58 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 17.01 FEET TO A 3-INCH METAL DISC MONUMENT; THENCE SOUTH 00 DEGREES 00 MINUTES 43 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID LOTS 13 TO 24 INCLUSIVE, A DISTANCE OF 569.72 FEET TO A 3- INCH METAL DISC MONUMENT ON THE NORTH LINE OF THE SOUTH 27 FEET OF SAID LOT 13; THENCE SOUTH 87 DEGREES 44 MINUTES 58 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 13; A DISTANCE OF 17.01 FEET TO THE WEST LINE OF SAID LOT 13; THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 13 TO 24 INCLUSIVE, A DISTANCE OF 569.72 FEET TO THE POINT OF BEGINNING; ALSO BEGINNING AT A 3-INCH METAL DISC MONUMENT ON THE NORTHEAST CORNER OF THE SOUTH 27 FEET OF THE WEST 17 FEET OF SAID LOT 13, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 00 DEGREES 00 MINUTES 43 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID LOT 13, A DISTANCE OF 12.01 FEET TO THE NORTH LINE OF THE SOUTH 15 FEET OF SAID LOT 13; THENCE NORTH 87 DEGREES 44 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 15 FEET OF SAID LOT 13, A DISTANCE OF 10 FEET TO A 3-INCH METAL DISC MONUMENT; THENCE NORTH 40 DEGREES 42 MINUTES 31 SECONDS WEST, A DISTANCE OF 15.32 FEET TO THE POINT OF BEGINNING);

PARCEL 2:

LOTS 1, 2, 3, 22, 23 AND 24 AND ALL THAT PART OF THE VACATED ALLEY WEST AND ADJOINING LOTS 1, 2 AND 3 AND EAST AND ADJOINING LOTS 22, 23 AND 24 IN BLOCK 10 IN POWELL'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, ALSO THE WEST 20 RODS OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ AND THE SOUTH 18 RODS AND ONE FOOT OF THE EAST 60 RODS OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ AND SECTION 23, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 3:

ALL THAT PART OF VACATED CHESTER AVENUE WHICH LIES EAST OF AND ADJOINING BLOCK 10 AFORESAID, WEST OF AND ADJOINING THE WEST LINE OF BEAU RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1984 AS DOCUMENT 27321778 AND FILED FEBRUARY 20, 1985 AS DOCUMENT LR3420544, LYING NORTH OF THE NORTH LINE OF THE SOUTH 15 FEET OF LOT 12 IN SAID BLOCK 10 EXTENDED EAST AND LYING SOUTH OF THE SOUTH LINE OF GREENDALE AVENUE, EXTENDED EAST, (EXCEPT THE WEST 16.50 FEET OF VACATED CHESTER AVENUE, AS VACATED BY DOCUMENT NUMBER 27299845, LYING NORTH OF THE SOUTH 249.99 FEET AS MEASURED ON THE EAST AND WEST LINE THEREOF , IN POWELLS STORY BRICK IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS CONVEYED BY DEED RECORDED APRIL 11, 1990 AS DOCUMENT 90165603) ALL IN COOK COUNTY, ILLINOIS.

The property is commonly known as: 1001 North Greenwood Avenue
Property Tax Index Numbers: 09-23-314-020-0000 and 09-23-314-021-0000

BE IT FURTHER ORDAINED that the Community Preservation and Development Manager is hereby directed to amend the Zoning Map in accordance with this Ordinance.

BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

BE IT FURTHER ORDAINED that the City Clerk is hereby authorized and directed to publish said Ordinance in pamphlet form according to law.

Adopted by the City Council of the City of Park Ridge, Illinois, this ____ day of _____, A.D. 2012

VOTE: AYES _____
 NAYS _____

 ABSENT _____

Approved by me this ____ day of _____,
A.D. 2012

Attest:

City Clerk

Mayor



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: January 24, 2012
To: Planning and Zoning Commission
From: Jon Branham, City Planner
Subject: Map Amendment from the R-2 District to the R-4 District, Zoning Case: MA-12-02
Site Plan Review for Parking Alteration and Building Addition, Zoning Case: SP-12-01
Resurrection Nursing and Rehabilitation Center
1001 North Greenwood Avenue

Introduction

Resurrection Senior Services, applicant, requests two separate reviews at 1001 North Greenwood Avenue. One application is for a map amendment to change the zoning of the property from the R-2 Single Family Residential District to the R-4 Multi-Family Residential District, in accordance with Section 4.8 of the Zoning Ordinance. A second is for a site plan review for a parking lot alteration and building addition, in accordance with Section 4.5 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 for the map amendment and site plan review applications.

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	Resurrection Nursing and Rehabilitation Center	R-2	Public and Institutional
North	Single Family Residential	NA	Village of Niles
East	Multi-Family Residential	R-3	Multi-Family Residential
South	Single Family Residential	R-2	Single Family Residential
West	Park Ridge Fire Station and Single Family Residential	R-2	Public and Institutional and Single Family Residential

Information Submitted by the Applicant

Map Amendment

The applicant requests a map amendment to change the zoning of the property from the R-2 Single Family Residential District to the R-4 Multi-Family Residential District. Nursing homes are not allowed as permitted uses or special uses in the R-2 District, therefore the current facility is nonconforming. Nursing homes are allowed as permitted uses in the R-4 District. Since any expansion of a

nonconforming use is not allowed, the zoning change was requested to accommodate the parking alteration and building addition proposal.

The applicant submitted a statement summarizing how the project would satisfy the required findings of fact for map amendments in Section 4.8.D, Table 1.

Site Plan Review

The applicant also requests a site plan review for a parking lot alteration and a vestibule addition at the site. The entire site is 157,235 square feet, or approximately 3.6 acres. Currently, the site includes a three-story masonry structure. The existing use is the Resurrection Nursing and Rehabilitation Center, a retirement/nursing facility providing rehabilitation services to residents. There would be no changes to the existing building or use. A one-story, 758-square foot masonry vestibule would be added at the northeast portion of the building to create an additional entry point. Also, a drop-off area would be added to accommodate direct vehicular access to the vestibule area. There are two existing curb cuts along Greenwood Avenue, which would be maintained. Currently a total of 181 parking spaces exist on the site. The parking alteration would reduce the number of spaces on the site to 163 spaces, as the parking row along the north edge of the building would be mostly eliminated. A landscaped patio feature would also be replaced and expanded along the eastern edge of the building for resident outdoor usage. Renovations being made to the interior include rooming and office improvements, adding a dining/bistro area, improved physical therapy areas, and an additional ADA-compliant restroom. No other changes are being proposed at this time.

W-T Civil Engineering, LLC prepared civil engineering plans, dated August 19, 2011. The plans include the location of proposed utilities, a demolition plan, and a grading plan.

A parking/traffic study was not conducted as the proposed use would not have a significant impact on the surrounding road network and that no additional traffic would be generated by the changes to the parking area.

Staff Analysis

Map Amendment

The nursing home use would comply with the 1996 Comprehensive Plan. The Plan allows for public and institutional use designation where the property is located. A change in zoning would not be in conflict with the Plan. The nursing home has been at the location for a significant time and the use is not changing. The zoning change is only to provide the applicant with the opportunity to conform to the current Zoning Ordinance and to allow the parking lot alteration and vestibule addition.

The applicant appears to satisfy the findings of fact for map amendments listed in Section 4.8.D, Table 1 of the Zoning Ordinance.

Site Plan Review

Site Plan

The site plan would satisfy all the standards of the R-4 Multi-Family Residential District (Section 7), including lot coverage and open space requirements.

Traffic Circulation, Utilities and Stormwater Drainage

The Engineering Division, in its memorandum dated January 10, 2012, reviewed the civil engineering plans submitted by the applicant (see the attached memorandum). The plans are in general compliance with site and civil engineering requirements and will require final review during the building permit process. Also, the Metropolitan Water Reclamation District will require a permit for sanitary and

wastewater services, which has been obtained. Parking and traffic comments were not addressed due to the minor nature of the project. The changes to the site will maintain and exceed parking requirements. Traffic patterns are not expected to change.

Signs

No new wall or monument signs are being requested by the applicant at this time. Any new wall or monument signs must satisfy the Zoning Ordinance and would require approval of the Appearance Commission.

Landscaping and Screening

The applicant should be required to satisfy all the requirements for landscaping and screening (Section 13). Since the project is only affecting a portion of the interior of the site, most of the requirements will not be applicable. The applicant should address the areas that will be affected by the proposal and replace any landscaping that is damaged during construction.

Off-Street Parking/Design Standards

The applicant would satisfy the street parking requirements for the nursing home use, at .25 per bed plus one per two employees (Section 12.13, Table 9). A total of 163 spaces will be provided for the facility following the project and approximately 123 spaces are required. If the existing use changes to a more intensive use, the applicant would be required to address and meet those parking requirements. The applicant also appears to meet the location for off-street parking requirements within the project area and design standards for off-street parking in Section 12.8.

Off-Street Loading

No changes are being requested for loading operations at the site.

Exterior Lighting

No new light poles are being requested at this time. Only pedestal lighting for pedestrians is being added along pathways. Any new lighting would be required to be a maximum of 12 feet in height, which would meet the requirement for residential districts (Section 11.3.D.2). Any additional lights would also need to meet the allowable levels of light trespass for exterior lighting (Section 11.3.B).

Refuse Storage

The applicant intends to maintain the current refuse storage area.

Commission Review and Action

The Commission should review the standards for map amendments in Section 4.8.D, Table 1 and determine if the applicant satisfies the standards for changes to the Zoning Map. Additionally, the Commission should review the standards for site plan review in Section 4.5 and determine if the applicant satisfies the standards for site plan review.

The Commission may decided to recommend approval, recommend approval with conditions, or recommend denial to the City Council:

- A. A map amendment to change the zoning of the property from the R-2 Single Family Residential District to the R-4 Multi-Family Residential District at 1001 North Greenwood Avenue, Zoning Case Number MA-12-02. In taking action the Commission shall make findings of fact for map amendments, in accordance with Section 4.8.D, Table 1 of the Zoning Ordinance.

The Commission may also decided to approve, approve with conditions, or deny:

B. A site plan review to alter the parking lot and add a vestibule addition at 1001 North Greenwood Avenue, Zoning Case Number SP-12-01. If the Commission decides to approve the case, it should be subject to the following, at a minimum:

1. The applicant shall be required to satisfy all the requirements for landscaping and screening within the project area.
2. The applicant must satisfy all Engineering Division requirements.

The Planning and Zoning Commission has final review approval authority for site plan review applications. However, the approval would be contingent upon the map amendment approval, and any exceptions or conditions associated with that approval. The map amendment would proceed to City Council for final approval, if recommended for approval.

Attachments



CITY OF PARK RIDGE

505 BUTLER PLACE
PARK RIDGE, IL 60068
TEL: 847/ 318-5228
FAX: 847/ 318-5562
TDD: 847/ 318-5252

URL: <http://www.parkridge.us>

PLAN REVIEW

DATE: January 10, 2012

TO: Jon Branham – City Planner

CC: Sarah Mitchell, PE - City Engineer

FROM: Nick Webber, PE - Civil Engineer

RE: Proposed Resurrection Nursing and Rehab
1001 N. Greenwood Ave.
Engineering Comments

The Engineering Division has completed our review for this project and the MWRD permit has been obtained. The project will be constructed per the Civil Engineering plans dated 9/29/11 that were prepared by W-T Civil Engineering. The Engineering Division finds the project acceptable and recommends approval by the Planning and Zoning Commission. We have one remaining issue as follows:

1. This project must comply with the Park Ridge Stormwater Management Code. The new patio area on the east side of the building will add impervious area to the site. Instead of providing detention for this area, the City will accept a fee in lieu of detention. The amount of the fee will be 5% of the total cost of the work in this area. The cost for this work must be submitted in writing so that the fee can be determined. This fee must be paid prior to issuance of the building permit. This requirement has been explained to W-T Civil Engineering. The Code can be reviewed at www.parkridge.us/assets/1/Documents/art11.pdf.

Our Mission:

THE CITY OF PARK RIDGE IS COMMITTED TO PROVIDING EXCELLENCE IN CITY SERVICES IN ORDER TO UPHOLD A HIGH QUALITY OF LIFE. SO OUR COMMUNITY REMAINS A WONDERFUL PLACE TO LIVE AND WORK.



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-12-02

Subject Property Information:

Address: 1001 North Greenwood Avenue, Park Ridge, IL 60068 Zoning District: R2

Legal Description (can attach separate sheet): Please see attached Exhibit A

Applicant Information:

Name: Resurrection Senior Services Phone: 773-792-5269

Address: 7447 West Talcott Avenue, Ste. 461, Chicago IL 60631 E-mail: _____

Owner Information:

Name: Resurrection Senior Services Phone: 773-792-5269

Address: 7447 West Talcott Avenue, Ste. 461, Chicago IL 60631

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

The Applicant is requesting a Zoning Map Amendment from the existing R2 zoning district to the proposed R4 zoning district in order to allow a vestibule addition to the existing Resurrection Nursing and Rehabilitation Center located at the subject property. Please see plans attached.

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

Jessie C. Frey, Secretary
Signature of Applicant

December 8, 2011
Date

99705196

EXHIBIT A

LEGAL DESCRIPTION

COMMON ADDRESS: 1001 N. GREENWOOD
PARK RIDGE, ILLINOIS

PERMANENT INDEX NO.: 09-23-314-020
09-23-314-021

PARCEL 1:

THE FOLLOWING DESCRIBED PARCEL OF LAND, TAKEN AS A SINGLE TRACT:

LOTS 4 TO 11, INCLUSIVE, LOT 12 (EXCEPT THE SOUTH 15 FEET THEREOF), LOT 13 (EXCEPT THE SOUTH 15 FEET THEREOF AND ALSO EXCEPTING THEREFROM THE NORTH 12 FEET OF THE SOUTH 27 FEET OF THE WEST 17 FEET OF SAID LOT 13), AND LOTS 14 TO 21 INCLUSIVE, TOGETHER WITH THE VACATED ALLEY LYING BETWEEN AND ADJOINING SAID LOTS AND PARTS OF LOTS ALL IN BLOCK 10 IN POWELL'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 ALSO THE WEST 20 RODS OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 18 RODS AND 1 FOOT OF THE EAST 60 RODS OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;

(EXCEPTING FROM SAID TRACT THAT PART OF LOTS 13 TO 24 MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 24; THENCE ON AN ASSUMED BEARING OF NORTH 87 DEGREES 44 MINUTES 58 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 17.01 FEET TO A 3-INCH METAL DISC MONUMENT; THENCE SOUTH 00 DEGREES 00 MINUTES 43 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID LOTS 13 TO 24 INCLUSIVE, A DISTANCE OF 569.72 FEET TO A 3-INCH METAL DISC MONUMENT ON THE NORTH LINE OF THE SOUTH 27 FEET OF SAID LOT 13; THENCE SOUTH 87 DEGREES 44 MINUTES 58 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 17.01 FEET TO THE WEST LINE OF SAID LOT 13; THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 13 TO 24 INCLUSIVE, A DISTANCE OF 569.72 FEET TO THE POINT OF BEGINNING; ALSO, BEGINNING AT A 3-INCH METAL DISC MONUMENT ON THE NORTHEAST CORNER OF THE SOUTH 27 FEET OF THE WEST 17 FEET OF SAID LOT 13, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 00 DEGREES 00 MINUTES 43 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID LOT 13, A DISTANCE OF 12.01 FEET TO THE NORTH LINE OF THE SOUTH 15 FEET OF SAID LOT 13; THENCE NORTH 87 DEGREES 44 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 15 FEET OF SAID LOT 13, A DISTANCE OF 10 FEET TO A 3-INCH METAL DISC MONUMENT; THENCE NORTH 40 DEGREES 42 MINUTES 31

2 of 3

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SECONDS WEST, A DISTANCE OF 15.32 FEET TO THE POINT OF BEGINNING);

PARCEL 2:

LOTS 1, 2, 3, 22, 23 AND 24 AND ALL THAT PART OF THE VACATED ALLEY WEST AND ADJOINING LOTS 1, 2 AND 3 AND EAST AND ADJOINING LOTS 22, 23 AND 24 IN BLOCK 10 IN POWELL'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALSO THE WEST 20 RODS OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 18 RODS AND ONE FOOT OF THE EAST 60 RODS OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 AND SECTION 23, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 3:

ALL THAT PART OF VACATED CHESTER AVENUE WHICH LIES EAST OF AND ADJOINING BLOCK 10 AFORESAID, WEST OF AND ADJOINING THE WEST LINE OF BEAU RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1984 AS DOCUMENT 27321778 AND FILED FEBRUARY 20, 1985 AS DOCUMENT LR3420544. LYING NORTH OF THE NORTH LINE OF THE SOUTH 15 FEET OF LOT 12 IN SAID BLOCK 10 EXTENDED EAST AND LYING SOUTH OF THE SOUTH LINE OF GREENDALE AVENUE, EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS

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Site Plan Review 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: SP-12-01

Subject Property Information:

Address: 1001 North Greenwood Avenue, Park Ridge, IL 60068 Zoning District: R2

Legal Description (can attach separate sheet): Please see attached Exhibit A

Applicant Information:

Name: Resurrection Senior Services Phone: 773-792-5269

Address: 7447 West Talcott Avenue, Ste. 461, Chicago IL 60631 E-mail: _____

Owner Information:

Name: Resurrection Senior Services Phone: 773-792-5269

Address: 7447 West Talcott Avenue, Ste. 461, Chicago IL 60631

Summary of Requested Site Plan Review (refer to Section 4.5 of the Zoning Ordinance):

The Applicant is requesting a Site Plan Review to allow construction of a vestibule addition to the existing Resurrection Nursing and Rehabilitation Center and alterations to the existing parking layout for the facility. Please see plans attached.

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

Leanne C. Frey, Secretary
Signature of Applicant

Dec. 19, 2011
Date

**EXHIBIT TO APPLICATION FOR SITE PLAN REVIEW
FOR 1001 NORTH GREENWOOD, AVE., PARK RIDGE**

**STATEMENT IN ACCORDANCE WITH
SECTION 4.5 OF THE ZONING ORDINANCE**

**The nature of the Site Plan Review request
and the existing and the proposed use of the subject property:**

The subject property is developed with the Resurrection Nursing and Rehabilitation Center, which has been serving surrounding communities for more than 20 years at the subject location. The Center offers comprehensive long-term and short-term nursing home care and rehabilitation. There will be no change to the current use; the same use will continue. We have been informed and do believe that the nursing home use was lawful when established and there is a legal right to continue.

The owner/applicant proposes to expand the existing facility by constructing a vestibule addition to the existing building and altering the layout of the existing parking. The main objective of the Comprehensive Plan is to improve quality living environment for the residents via appropriate mix of land uses compatible with the city's residential character while addressing the needs of the community. The proposed construction and the extent of this project fit within this goal. The Applicant has been advised by its experts that the public facilities are adequate and that they will not be adversely affected by the proposed modifications to the subject property.

The attached site plan shows the location of principal structures, open space, landscaping, traffic movement and flow and the number and design of parking spaces and the parking lot.

**EXHIBIT TO APPLICATION FOR ZONING MAP AMENDMENT
FOR 1001 NORTH GREENWOOD, AVE., PARK RIDGE**

**STATEMENTS IN ACCORDANCE WITH
SECTION 4.8 OF THE ZONING ORDINANCE**

I. The nature of the zoning map amendment request and the existing and the proposed use of the subject property:

The subject property is developed with the Resurrection Nursing and Rehabilitation Center, which has been serving surrounding communities for more than 20 years at the subject location. The Center offers comprehensive long-term and short-term nursing home care, including skilled nursing, intermediate nursing, subacute nursing and rehabilitation. The owner/applicant proposes to construct a vestibule addition to the existing building. To accomplish this, the applicant asks for a map amendment from the existing R2 Single Family Residential District to the proposed R4 Multi-Family Residential District.

II. Standards:

1. The existing use and zoning of nearby property.

The subject area, which is zoned R2, is developed with residential, single family houses on the West side of Greenwood Avenue. Directly to the East there is an R3 Two-Family Residential District developed with a large townhouse project. There is an Open Space Special Purpose District to the North-East of the subject property, which is developed as a public park (Ni-Ridge Park). There is a fire department station to the North-West of the subject property.

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

The subject property has been developed over 20 years ago with the current use. The building needs some remodeling for the convenience of the patients and visitors. Even though the proposed vestibule addition is small in relation to the existing improvements, the current zoning district does not allow this project to go forward.

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

The proposed map amendment will permit the vestibule addition, which will address the needs of the patients and visitors and promote safety and convenience for the public by providing a more convenient access to the general parking area for the Center. Services provided by the Resurrection Nursing and Rehabilitation Center are

necessary for the surrounding communities. It is convenient for the city residents to have quality nursing and rehabilitation care close to their homes.

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

Without the proposed map amendment, the vestibule addition can't go forward. The proposed modernization is for the convenience of the public and is addressing the patients' and visitors' growing needs.

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

There will be no change to the current use. The Resurrection Nursing and Rehabilitation Center has been established over 20 years ago and the same use will continue. We have been informed and do believe that the nursing home use was lawful when established and there is a legal right to continue.

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

The property has not been vacant.

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

The Resurrection Nursing and Rehabilitation Center has provided comprehensive long-term and short-term nursing home care and rehabilitation for over 20 years at the subject location and the demand for such services and care is still growing.

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

The main objective of the Comprehensive Plan is to improve quality living environment for the residents via appropriate mix of land uses compatible with the city's residential character while addressing the needs of the community. The proposed amendment and the extent of this project fit within this goal. The Resurrection Nursing and Rehabilitation Center has been established for many years at this location and has been providing convenient and necessary health care services to the community.

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 Center has been providing high quality health care for over 20 years not only to residents of Park Ridge but also of Northwest Chicago and surrounding communities. The Center offers comprehensive long-term and short-term nursing home care and rehabilitation.

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

The proposed amendment will cure any nonconformities for the subject property under the existing zoning.

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

The subject property is located in an established residential neighborhood with some institutional uses such as the fire department station (across the street).

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.

The subject use has been established many years ago and has been operating successfully. The Applicant has been advised by its experts that the public facilities are adequate and that they will not be adversely affected by the proposed modification to the subject property.



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Project Narrative

December 8, 2011

Reference: Resurrection Nursing & Rehab – New Entry – Project Narrative

- This project involves the construction of a 1 story, 758 SF entry for egress to a new renovated short term rehabilitation center.
- The building will be of masonry construction with steel bar joist and steel roof decking.
- The exterior finishes will match the existing structure.
- The existing parking lot will be modified to provide curb side drop off and pick up meeting all zoning requirements.
- The new entry will have automatic sliding doors for ease of entering and leaving the building.
- All work will be ADA compliant.
- The existing patio on the east side of the building will be replaced and be expanded for resident use.
- Additional pedestal site lighting will be incorporated along pathways.
- The new entry will have required heating and air conditioning.
- The existing two (2) north wings will be renovated to provide "state of the art" short term rehabilitation services.
- Final wing configuration will have 19 resident rooms, dining/bistro area, new physical therapy department, doctors office renovated bathing spa and an additional public ADA compliant restroom.

Zoning Summary

Resurrection Nursing & Rehab – 1001 North Greenwood, Park Ridge, IL

Maximum Lot Coverage:

50% required by ordinance – actual is 19%

Minimum Open Space:

30% required by ordinance – actual is 31%

Minimum Front Yard Set Back (Greenwood Ave.):

25 feet required by ordinance – actual is 55.4 ft

Minimum Side Yard Set Back (Oakton St.):

12 feet required by ordinance – actual is 32.6 ft

Minimum Side Yard Set Back (Greenview Ave.):

12 feet required by ordinance – actual is 268.7 ft

Minimum Rear Yard Set Back:

30 feet required by ordinance – actual is 38.7 ft

Landscaping Requirements:

Building and parking are existing. See section 13.8 B for existing parking lot requirements. No additional parking lot landscaping is required per items 1 thru 4.

See Plan C101 for additional plantings for the new entry and the new rear patio. Any additional plantings will meet the requirements Section 13.



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memo.....

October 26, 2011

Attention: Zoning Review

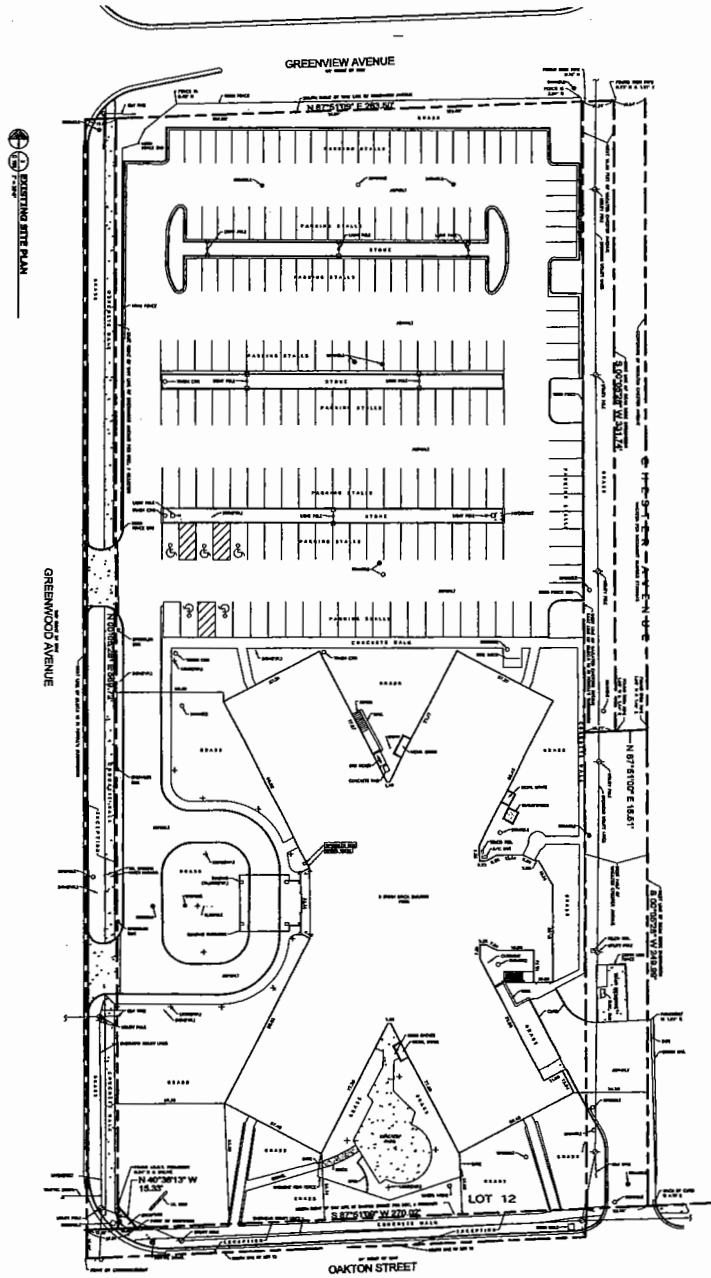
Reference: Resurrection Healthcare – Parking Requirements

- Code Requirements - .25 spaces per bed + 1 per 2 employees
- Existing spaces – 181
- Proposed spaces – 163

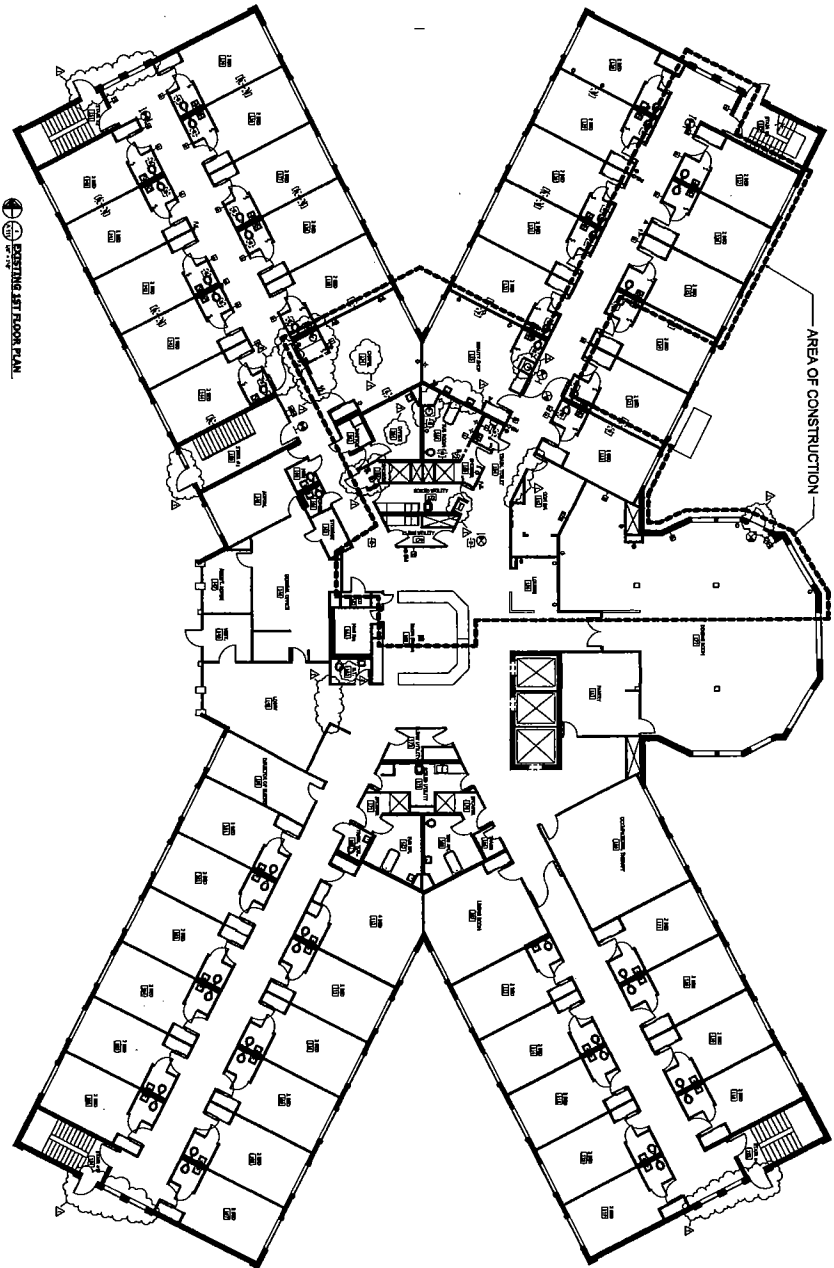
- 298 beds x .25 = 74.5
- 96 emp. X .5 = 48.0
- Total Required = 122.5
- Excess spaces = 40.5

Let me know if I can provide anything else.....

Randal L. Kane, Architect
2401 Incorporated



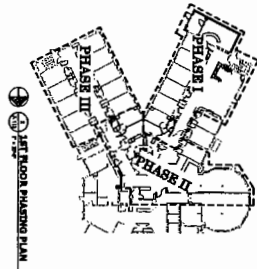
RESURRECTION NURSING AND REHAB 1001 N. Greenwood Ave. Park Ridge, IL 60068 C 100 EXISTING SITE PLAN	PROPOSAL SET 10/6/2011 12:07:46 PM
	2401 MCGONRIGG & CO. P.C. <small>Professional Engineer No. 001-000000000000000000</small>



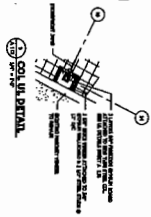
EXISTING 1ST FLOOR PLAN

AREA OF CONSTRUCTION

RESURRECTION NURSING AND REHAB		PROPOSAL SET		10/9/2011 12:06:47 PM
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A 111	EXISTING FIRST FLOOR	KALLOTHORNA		10/9/2011 12:06:47 PM

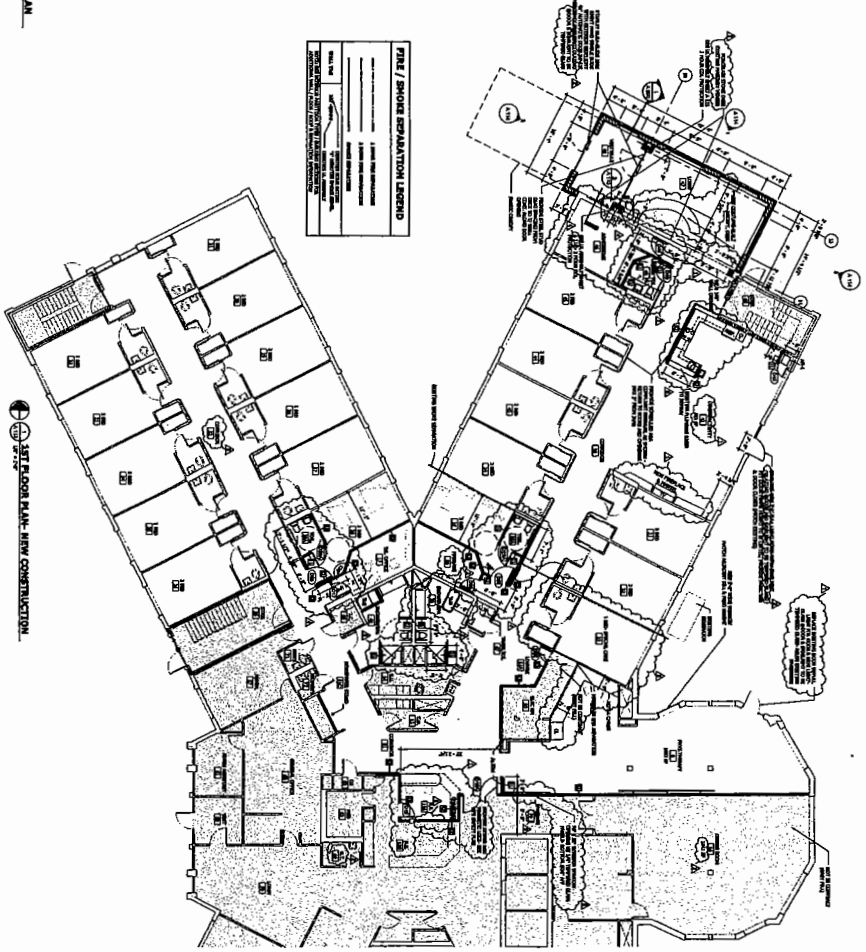


1ST FLOOR PHASING PLAN



ARCHITECTURAL SYMBOLS LEGEND

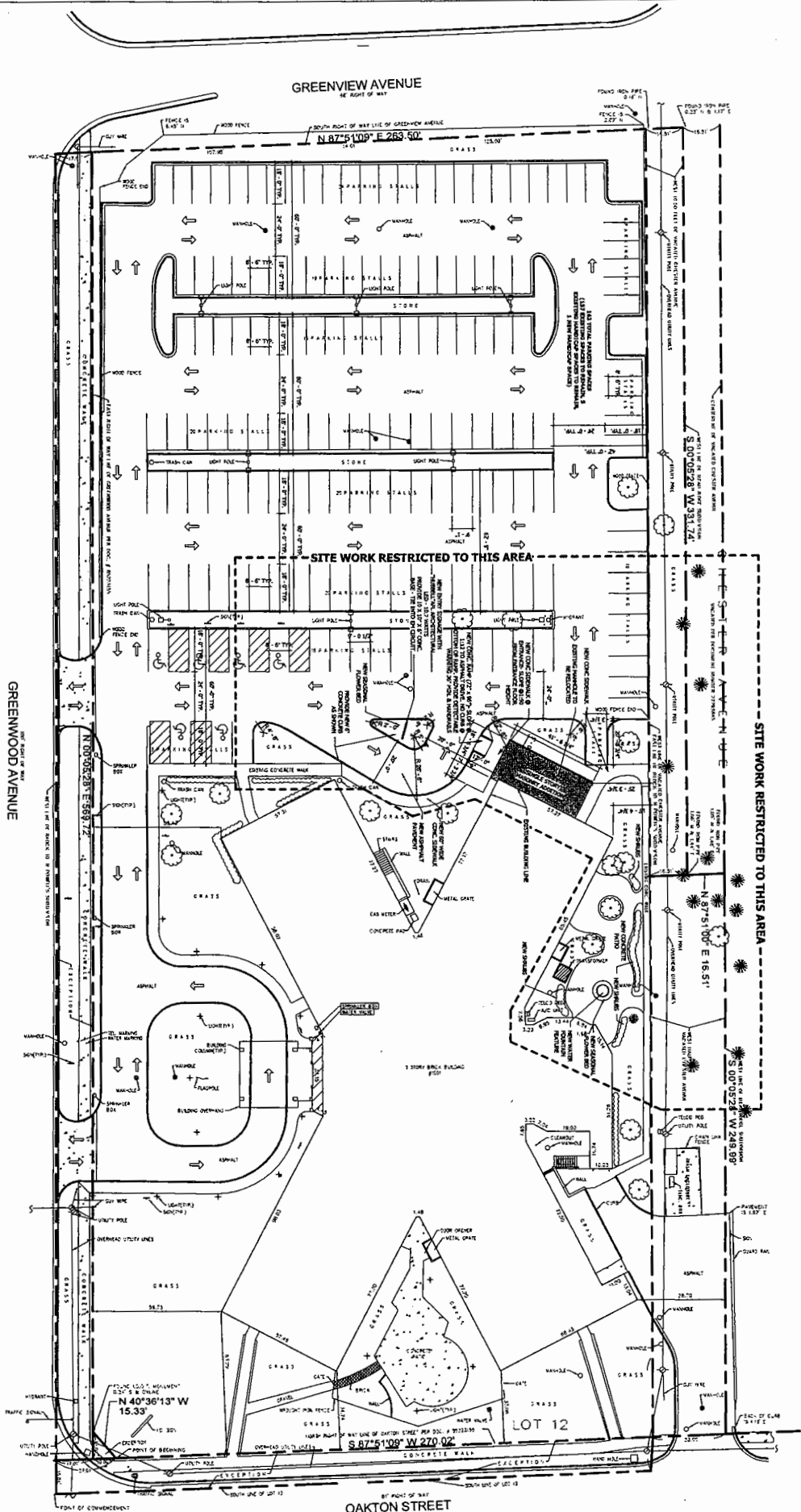
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(Symbol)	CONCRETE
(Symbol)	STRUCTURAL STEEL
(Symbol)	MECHANICAL
(Symbol)	ELECTRICAL
(Symbol)	PLUMBING
(Symbol)	GLASS
(Symbol)	WOOD
(Symbol)	ASPH/FLT
(Symbol)	ADHESIVE
(Symbol)	INSULATION
(Symbol)	PAINT
(Symbol)	FINISH
(Symbol)	MECHANICAL EQUIPMENT
(Symbol)	ELECTRICAL EQUIPMENT
(Symbol)	PLUMBING EQUIPMENT
(Symbol)	GLASS CURTAIN WALL
(Symbol)	WOOD CURTAIN WALL
(Symbol)	ASPH/FLT CURTAIN WALL
(Symbol)	ADHESIVE CURTAIN WALL
(Symbol)	INSULATION CURTAIN WALL
(Symbol)	PAINT CURTAIN WALL
(Symbol)	FINISH CURTAIN WALL



1ST FLOOR PLAN - NEW CONSTRUCTION

RESURRECTION NURSING AND REHAB		PROPOSAL SET		10/6/2011 12:08:55 PM
1001 N. Greenwood Ave. Park Ridge, IL 60068		2401		2401
A 113	1ST FLOOR PLAN - NEW CONSTRUCTION	2401		2401

NEW ARCHITECTURAL SITE PLAN



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RESURRECTION NURSING AND REHAB		REVISION SET		12/14/2011 3:35:20 PM						
1001 N. Greenwood Ave. Park Ridge, IL 60068		<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12/14/2011</td> <td>GENERAL DEVELOPMENT</td> </tr> </tbody> </table>		No.	Date	Description	1	12/14/2011	GENERAL DEVELOPMENT	<p>2401</p> <p>MCCORROCK & CO.</p> <p>300 N. State St. #2012 Chicago, IL 60604 P. 312.641.6140 F. 312.641.6270 E. 2401@mc2401.com</p>
No.	Date	Description								
1	12/14/2011	GENERAL DEVELOPMENT								
C 101	NEW SITE PLAN									

