



# Agenda Cover Memorandum

Meeting Date: February 4, 2013

Item Title: Final approval of an Ordinance for a Map Amendment from the R-2, Single Family Residential District, to the B-4, Uptown Commercial District, Public/Institutional Sub-District, at 229 South Courtland Avenue, Case MA-13-01

Action Requested:

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

Staff Contact: James F. Testin, CP&D Director

Phone Number: 847-318-5296

Email Address: [jtestin@parkridge.us](mailto:jtestin@parkridge.us)

Background:

The subject property is owned by the City and currently contains a vacant single-family residence, which is slated for demolition. The City has plans to construct a storage building for the Police Department, which would hold evidence and include a fitness room on the property, to assist with spacing issues at the current facility.

The property is at the edge of the 2002 Uptown Study Area and the Plan's Development District identifies this area as Public/Institutional. Section 6.5.A. of the Zoning Ordinance states public buildings, structures and facilities owned and maintained by the City shall be permitted in any zoning district. Due to the fact that the building will be associated directly with the current City Hall/Police Station, and given that the B-4/P-I zoning designation (along with an administrative resubdivision) will allow the new structure to conform to zoning requirements, the zoning change is being requested.

Site Plan Review approval from the Planning and Zoning Commission is necessary and all Zoning Ordinance requirements need to be met. Appearance Commission approval is also necessary. The Appearance Commission did review a pre-application for the project at the December 20, 2012 meeting, and provided general feedback on the site design and layout of the proposed structure.

The Planning and Zoning Commission held a public hearing on January 8, 2013. The Commission recommended City Council approval of a map amendment to change the zoning of the property at 229 South Courtland Avenue from the R-2 Single Family Residential District to the B-4 Uptown Business District, Public/Institutional Sub-District, Zoning Case Number MA-13-01, on a vote of 6 to 0 with 2 members absent. On January 21, 2013 the Council approved the first reading of the ordinance.

Recommendation:

Move approval of an ordinance for a map amendment to change the zoning of the property at 229 South Courtland Avenue from the R-2 Single Family Residential District to the B-4 Uptown Business District, Public/Institutional Sub-District, Zoning Case MA-13-01.



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## Budget Implications:

Does Action Require an Expenditure of Funds:  Yes  No

If Yes, Total Cost:

If Yes, is this a Budgeted Item:  Yes  No

If Budgeted, Budget Code (Fund, Dept, Object)

## Attachments:

- Draft Ordinance
- January 8, 2013 Planning and Zoning Commission meeting minutes

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, currently zoned R-2 Single Family Residential, hereinafter described as 229 South Courtland Avenue, Zoning Case No. MA-13-01; 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 8, 2013; 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 B-4 Uptown Business District, Public/Institutional Sub-District:

PARCEL 1: THAT PART OF LOT 9 IN BLOCK 10 IN L. HODGES ADDITION TO PARK RIDGE BEING A SUBDIVISION IN THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 9, 50.0 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF LOT 9, 175.0 FEET; THENCE SOUTHWESTERLY 43.05 TO A POINT 150 FEET EASTERLY OF THE WESTERLY LINE OF LOT 9 ON A LINE 12.0 FEET NORTHERLY (AS MEASURED ON THE WESTERLY LINE) OF AND PARALLEL WITH THE SOUTHERLY LINE OF LOT 9; THENCE WESTERLY ALONG SAID LAST DESCRIBED LINE 20.0 FEET; THENCE SOUTHERLY ON A LINE PARALLEL WITH THE WESTERLY LINE OF LOT 9, 12.0 FEET SOUTHERLY LINE OF SAID LOT; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 9, 130.0 FEET TO THE POINT OF BEGINNING, AND

PARCEL 2: THAT PART OF LOT 9 IN BLOCK 10 IN L. HODGES ADDITION TO PARK RIDGE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WESTERLY LINE OF SAID LOT 9, 50 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT AND RUNNING THENCE EASTERLY ON A LINE PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 9, 175.0 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 118 DEGREES, 42 MINUTES, 30 SECONDS FROM THE WEST TO THE NORTHEAST WITH THE LAST DESCRIBED LINE, 28.13 FEET TO A POINT WHICH IS 74.34 FEET MEASURED AT RIGHT ANGLES TO THE SOUTH LINE, NORTH OF THE SOUTH LINE OF LOT 9 AND 191.35 FEET EAST OF THE WEST LINE OF LOT 9 MEASURED ON A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT; THENCE WESTERLY IN A STRAIGHT LINE TO A POINT ON THE WESTERLY LINE OF SAID LOT, 75.0 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF LOT 9, 25.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

The property is commonly known as: 229 South Courtland Avenue  
Property Tax Index Numbers: 09-35-215-031-0000 AND 09-35-215-033-0000

BE IT FURTHER ORDAINED that the Community Preservation and Development Director 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. 2013

VOTE:       AYES \_\_\_\_\_  
              NAYS \_\_\_\_\_  
              ABSENT \_\_\_\_\_

Approved by me this \_\_\_\_ day of \_\_\_\_\_,  
A.D. 2013

Attest:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor



## CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

### PLANNING & ZONING COMMISSION

**Regular Meeting**  
**Tuesday, January 8, 2013**  
**City Hall, City Council Chambers**  
**505 Butler Place**  
**Park Ridge, Illinois**

#### MINUTES

Chairman Marr called the meeting to order at 7:00 p.m.

#### **A. Roll Call**

##### Present

Lou Arrigoni  
Joe Baldi  
John Bennett  
John Kocisko  
Alfredo Marr, Chairman  
Chris Zamaites

##### Staff

Jon Branham  
Laura Kleiner

##### City Council

Alderman Joe Sweeney, Council Liaison

##### Absent

Auraora Abella-Austriaco  
Anita Rifkind

##### Others

Approximately four citizens

#### **B. Approval of Minutes – November 27, 2012**

It was moved by Commissioner Arrigoni, and seconded by Commissioner Baldi, that the minutes of the meeting held on November 27, 2012, be approved as submitted. The Commissioners, by voice vote, approved the minutes.

#### **C. Development Cases**

1. Case Number MA-13-01: Map Amendment from the R-2, Single Family Residential District to the B-4, Uptown Business District, Public/Institutional Sub-District, at 229 South Courtland Avenue

Chairman Marr explained the public hearing process and swore in all those present interested in testifying.

Jon Branham summarized the staff report dated January 8, 2013. He stated that the City of Park Ridge, applicant, requests a map amendment to change the zoning of the property from the R-2 Single Family Residential District to the B-4 Uptown Business District, Public/Institutional Sub-District. The property is located adjacent to the current City Hall/Police Station building, which the City owns. A vacant single family residence currently exists on the property, and is slated for demolition. The Police Department intends to construct a storage building, which would hold evidence and include a fitness room, on the property to assist with spacing issues at the current facility. He noted that the review this evening was for the Map Amendment only, and that a Site Plan Review would still be required as this project moves forward and plans are finalized.

Mr. Branham explained that the Appearance Commission had a pre-application review for this property and had provided general feedback on the site design and layout of the proposed structure. Final Appearance Commission approval of the site plan and structure would also be required.

Mr. Branham also noted that Section 6.5.A. of the Zoning Ordinance states public buildings, structures and facilities owned and maintained by the City shall be permitted in any zoning district. Section 6.5.C. further states public buildings, structures and facilities, and essential privately-owned utility transmission equipment are exempt from the provisions of this Ordinance. However, prior to the construction, relocation or enlargement of any public building, structure or facility, or any off-street parking facility by the City, plans shall be submitted to the Planning and Zoning Commission for comment.

Mr. Branham stated due to the fact that the building will be associated directly with the current City Hall/Police Station, and given that the B-4/P-I zoning designation (along with an administrative resubdivision) will allow the new structure to conform to zoning requirements, the zoning change is being requested. Maintaining the R-2 District designation would likely require variances due to setback requirements

Mike Hermes, 243 Columbia Avenue, stated that he lived directly adjacent to the property and was concerned with the setbacks in the final site plan. Chairman Marr stated that tonight's meeting was only to modify the zoning designation and that a separate meeting would be held at a later date for the site plan review. Mr. Branham noted that the meeting would likely be held on February 12, 2013.

Ralph Cincinelli, 170 North Northwest Highway, Unit 301, stated that he had been involved with the design of this project and that the new building would be pushed farther from the property lines than the current house. He stated that it would have a residential use and appearance.

Chairman Marr suggested that the applicant meet with concerned neighbors to better communicate the plans for this property.

On a motion by Commissioner Baldi, seconded by Commissioner Arrigoni, the Planning and Zoning Commission voted to close the public hearing at 7:13 pm.

Commissioner Bennett stated that he supported the Map Amendment, but inquired if any zoning exceptions were expected for the site plan. Mr. Branham stated that no exceptions were expected, but that the plans were not yet complete. Commissioner Zamaites questioned whether the curb cut on Courtland Avenue would be removed. Mr. Branham responded that the existing curb cut was expected to be eliminated.

Commissioner Baldi reported that he had been a member of City Council when the City purchased the property and a parking lot expansion had been planned. He stated that the proposed map amendment to B-4, Public/Institutional made more sense than maintaining the current zoning of R-2, Single Family Residential.

On a motion by Commissioner Baldi, seconded by Commissioner Bennett;

The Commission AGREED to recommend City Council approval of a map amendment to change the zoning of the property at 229 South Courtland Avenue from the R-2 Single Family Residential District to the B-4 Uptown Business District, Public/Institutional Sub-District, Zoning Case MA-13-01, as submitted.

Vote on the motion was as follows:

AYES 6 Commissioners Arrigoni, Baldi, Bennett, Kocisko, Marr, and Zamaites  
NAYES 0 None  
ABSENT 2 Commissioners Abella-Austriaco and Rifkind

The motion passed.

**D. City Council Liaison Report**

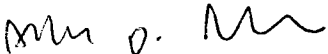
Alderman Sweeney noted that there had been no City Council meetings over the holidays so he had no new items to report.

**E. Other Items for Discussion- None**

**F. Citizens wishing to be Heard on Non-Agenda Items - None**

**G. Adjournment – The meeting was adjourned at 7:20 p.m.**

**PLANNING & ZONING COMMISSION**

  
\_\_\_\_\_  
Alfredo Marr, Chairman

01.22.2013  
\_\_\_\_\_  
Date approved

These minutes are not a verbatim record of the meeting but a summary of the proceedings.

**BEFORE THE PLANNING AND ZONING COMMISSION  
Park Ridge, Illinois**

In the Matter of )  
 )  
229 South Courtland Avenue )

Case Number MA-13-01

**FINDINGS OF FACT**

This matter having come before the Planning and Zoning Commission for a hearing at the request of the City of Park Ridge, for a Map Amendment to change the zoning of the property from the R-2 Single Family Residential District to the B-4 Uptown Business District, Public/Institutional Sub-District, and the Commission having held a public hearing on January 8, 2013, 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.

The property to the north is zoned B-4 District, Public/Institutional Subdistrict and this would be a good transition to the residential district to the south.

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

The property values are increased by the proposed zoning by accommodating existing public, open space and institutional uses which offer important community services.

- 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. The redevelopment would eliminate the dilapidated building currently occupying the site and increase property values through the addition of a high quality government building.

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

The public will gain by the aesthetic improvement of the property by eliminating the existing dilapidated structures and the addition of a well-built government facility.

- 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.

Because of the real estate market for the foreseeable future, the redevelopment of this property as Single Family Residential is highly unlikely.



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

The property has been vacant for many years and the condition of the buildings is poor.

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

There is a need for more space for the Police Department currently housed in the basement of City Hall.

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

The Comprehensive Plan designates this property at the edge of the 2002 Uptown Study Area as Public/Institutional.

- 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 proposed amendment will benefit City residents by offering important community services and provide a focal point and civic character for Park Ridge.

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

The proposed amendment would aid in conforming to the Comprehensive Plan and Zoning Ordinance.

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

The trend of development in this area is intended to accommodate existing public, open space and institutional uses, including government facilities.

- 12. Whether adequate public facilities are available including, but not limited to schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.

Adequate public facilities are available in the area.

Therefore, the Commission recommends approval of the Map Amendment to the Zoning Ordinance, as requested, on the terms and conditions set forth in the minutes of the meeting of January 8, 2013.

01.22.2013  
 \_\_\_\_\_  
 Date Approved

*Alfredo Marr*  
 \_\_\_\_\_  
 Alfredo Marr, Chairman