



## CITY OF PARK RIDGE

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PARK RIDGE, IL 60068

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DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

**Date:** November 23, 2010  
**To:** Planning and Zoning Commission  
**From:** Jon Branham, Planner *JB*  
**Subject:** Map Amendment from the B-1 District to the R-4 District,  
255-257 North Northwest Highway  
Zoning Case: MA-10-03

### Introduction

Wojtek Bialy, applicant, requests a map amendment to change the zoning of the property from the B-1 Retail and Office District to the R-4 Multi-Family District, in accordance with Section 4.8 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.

The following chart summarizes the land use, zoning district classification and Comprehensive Plan designation for the subject and surrounding properties.

Location	Current Use	Zoning	Uptown Plan
Subject Property	Vacant commercial building (formerly Audrey's Calico and Old Lace)	B-1	Transitional Residential
North	Single Family Residential	R-2	Single Family Residential
East	Single Family Residential	R-2	Single Family Residential
South	Multi-Family Residential and Hinkley Park	R-4 and OS	Transitional Residential and Open Space
West	St. Andrew's Church	R-2	Public/Institutional

### Information Submitted by the Applicant

#### Map Amendment

The applicant requests a map amendment to change the zoning of the property from the B-1 Retail and Office District to the R-4 Multi-Family District.

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

## Staff Analysis

### Map Amendment

The Uptown Plan identifies this general area near the intersection of Meacham Avenue and Northwest Highway as transitional residential. A copy of the appropriate section from the Uptown Plan is attached as an exhibit.

In 2009, the City Council requested the Planning and Zoning Commission to consider three properties along Northwest Highway, including the subject property, be considered for rezoning to either to the R-3 Two-Family Residential District or the R-4 Multi-Family Residential District for the purpose of promoting consistency with the Uptown Plan.

At the June 9, 2009, Planning and Zoning Commission meeting, the Commission recommended changing the zoning of the subject property from B-1 to R-3. The Commission stated it would make most sense to rezone the subject property to the R-3 District, which has the least residential density of the multi-family districts. The property is surrounded primarily by Hinkley Park, a church and residential uses. The City Council approved the map amendment of the subject property (as part of Ordinance #2009-47) from B-1 to R-3 in July, 2009. Recently, a court case involving the 200 Meacham Avenue property, which was also part of that Ordinance, overturned the amendments, and the existing properties associated with the Ordinance reverted back to the former zoning designations. That is why the subject property is currently zoned B-1.

Rezoning does not require plans for development and no specific redevelopment proposal is proposed at this time. However, the applicant has submitted a rough site plan drawing indicating four two-story townhomes on the property. The applicant would need to obtain site plan approval, meet all Zoning Ordinance requirements and/or obtain any variances, and obtain Appearance Commission approval for any project at the property.

As a point of reference, the lot area requirements for the R-3 and R-4 Districts are located in Section 7.3, Table 3 of the Zoning Ordinance (refer to Attachment A). The R-3 District requires 6,500 square feet of lot area per lot. The R-4 District requires 3,000 square feet of lot area for a townhouse or 1,800 square feet for a multi-family unit. The allowable residential density for each of these districts is as follows: the R-3 District allows 13.4 dwelling units per acre for two-family; and the R-4 District allows 14.5 dwelling units per acre for townhouses and 24.2 dwelling units per acre for multi-family (refer to the Density Conversion Table in Attachment B).

The R-3 Two-Family Residential District is intended to create a moderate density environment of single-family homes and two-family dwellings located along major streets upon sites comparable in dimensions to the typical lot size for single-family housing within the community. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

The R-4 Multi-Family Residential District is intended to create a moderate density environment of single-family homes, two-family dwellings and multi-family dwellings, including townhomes. This district may provide a transition zone between single-family neighborhoods and adjacent higher intensity land uses, and should have access to major streets or public transportation facilities. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

### 255-257 North Northwest Highway:

- The property is comprised of two parcels totaling 12,700 square feet.
- Both parcels are currently zoned the B-1 District.

- The property contains an existing one-story commercial building, which is currently vacant. The property was previously occupied by Audrey's Calico and Old Lace. The building has potential historic value as the former residence and art studio of Alphonso Iannelli, the designer of much of the Pickwick Theater building's artwork.
- The property could potentially support the following residential densities based on the size of the property: approximately two single-family or two two-family houses with the R-3 District; and approximately four townhouses or seven multi-family residential units with the R-4 District.

### **Findings of Fact**

Before making a recommendation, the Commission shall determine if the proposed amendment satisfies the 12 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 multi-family residential would be compatible with the surrounding area, and if the proposed amendment is consistent with the Comprehensive Plan.

### **Staff Recommendations**

The Commission may recommend City Council approval or denial of a map amendment to change the zoning of the property from the B-1 Retail and Office District to the R-4 Multi-Family District at 255-257 North Northwest Highway, Zoning Case Number MA-10-03. 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.

Attachments

**Attachment A**

**7.3 YARD AND BULK REGULATIONS**

Table 3: Residential Districts Yard and Bulk Regulations establishes yard and bulk regulations for the residential districts.

CITY OF PARK RIDGE, ILLINOIS					
TABLE 3: RESIDENTIAL DISTRICTS YARD AND BULK REGULATIONS					
DISTRICTS					
BULK REGULATION	R-1	R-2	R-3	R-4	R-5
<b>MINIMUM LOT AREA<sup>1,2</sup></b>	10,000sf Special Uses <sup>3</sup> : 20,000sf	6,500sf Special Uses <sup>3</sup> : 20,000sf	6,500sf Special Uses <sup>3</sup> : 20,000sf	SF & 2F: 6,500sf Townhouse: 3,000sf/unit MF: 1,800sf/unit or 9,000sf, whichever is greater Special Uses <sup>3</sup> : 20,000sf	SF & 2F: 6,500sf Townhouse: 2,200sf/unit MF: 1,500sf/unit or 6,500sf, whichever is greater Special Uses <sup>3</sup> : 20,000sf
<b>MINIMUM LOT WIDTH<sup>2</sup></b>	70 ft Special Uses <sup>3</sup> : 100 ft	50 ft Special Uses <sup>3</sup> : 100 ft	50 ft Special Uses <sup>3</sup> : 100 ft	50 ft Special Uses <sup>3</sup> : 100 ft	50 ft Special Uses <sup>3</sup> : 100 ft
<b>MAXIMUM PRINCIPAL BUILDING HEIGHT<sup>4</sup></b>	35 ft or 2½ stories, whichever is less	35 ft or 2½ stories, whichever is less	35 ft or 2½ stories, whichever is less	SF, 2F & Townhouse: 35 ft or 2½ stories, whichever is less MF: 40 ft	SF, 2F & Townhouse: 35 ft or 2½ stories, whichever is less MF: 45 ft
<b>MAXIMUM HEIGHT OF FIRST FLOOR ELEVATION<sup>5</sup></b>	4 ft from grade	4 ft from grade	4 ft from grade	4 ft from grade	4 ft from grade
<b>MAXIMUM LOT COVERAGE</b>	35%	35%	35%	50%	60%
<b>MINIMUM OPEN SPACE</b>	45% of zoning lot 50% of required front yard	40% of zoning lot 50% of required front yard	30% of zoning lot 50% of required front yard	30% of zoning lot; 40% of minimum open space shall be usable open space	30% of zoning lot; 40% of minimum open space shall be usable open space
<b>MAXIMUM FLOOR AREA RATIO (FAR)</b>	0.45 + 0.03 FAR Bonus, when applicable (See Section 7.5 below)	0.45 + 0.03 FAR Bonus, when applicable (See Section 7.5 below)	SF: 0.45 2F: 0.50	SF: 0.45 2F: 0.50	SF: 0.45 2F: 0.50

**CITY OF PARK RIDGE, ILLINOIS  
TABLE 3: RESIDENTIAL DISTRICTS YARD AND BULK REGULATIONS**

<b>DISTRICTS</b>					
<b>BULK REGULATION</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-5</b>
<b>MINIMUM YARDS<sup>6</sup></b>					
<b>Front Yard</b>	25% of lot depth or 35 ft, whichever is less  Where 40% of lots on the block are improved, then use average of front yards of two neighboring lots on either side <sup>7</sup>	20% of lot depth or 35 ft, whichever is less  Where 40% of lots on the block are improved, then use average of front yards of two neighboring lots on either side <sup>7</sup>	20% of lot depth or 30 ft, whichever is less	20% of lot depth or 25 ft, whichever is less	20% of lot width or 15 ft, whichever is less; but a minimum of 10 ft
<b>Interior Side Yard</b>	10% of lot width or 10 ft, whichever is less; but a minimum of 7 ft  Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined	10% of lot width or 8 ft, whichever is less; but a minimum of 5 ft  Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined	10% of lot width or 8 ft, whichever is less; but a minimum of 5 ft  Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined	10% of lot width or 8 ft, whichever is less; but a minimum of 5 ft  Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined	10% of lot width or 8 ft, whichever is less; but a minimum of 5 ft  Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined
<b>Corner Side Yard</b>	20% of lot width or 20 ft, whichever is less; but a minimum of 14 ft  Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined	20% of lot width or 15 ft, whichever is less; but a minimum of 10 ft  Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined	20% of lot width or 15 ft, whichever is less; but a minimum of 10 ft  Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined	20% of lot width or 15 ft, whichever is less; but a minimum of 10 ft  Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined	20% of lot width or 15 ft, whichever is less; but a minimum of 10 ft  Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined
<b>Reverse Corner Side Yard (See Section 7.6 below)</b>	First 20 ft, as measured from rear lot line, equals the front yard of the lot to the rear  Remainder of the yard: 50% of the front yard depth or 20 ft, whichever is less, but a minimum of 14 ft	First 20 ft, as measured from rear lot line, equals the front yard of the lot to the rear  Remainder of the yard: 50% of the front yard depth or 17 ft, whichever is less, but a minimum of 10 ft	First 20 ft, as measured from rear lot line, equals the front yard of the lot to the rear  Remainder of the yard: 50% of the front yard depth or 15 ft, whichever is less, but a minimum of 10 ft	First 20 ft, as measured from rear lot line, equals the front yard of the lot to the rear  Remainder of the yard: 50% of the front yard depth or 15 ft, whichever is less, but a minimum of 10 ft	First 20 ft, as measured from rear lot line, equals the front yard of the lot to the rear  Remainder of the yard: 50% of the front yard depth or 15 ft, whichever is less, but a minimum of 10 ft
<b>Rear Yard: Corner Lot<sup>6</sup></b>	20 ft	20 ft	20 ft		
<b>Rear Yard: Interior Lot<sup>6</sup></b>	30% of lot depth or 40 ft, whichever is less	30% of lot depth or 30 ft, whichever is less, except for those lots which are 105 ft deep or less, in which case the minimum yard is 25 ft	30% of lot depth or 30 ft, whichever is less	30% of lot depth or 30 ft, whichever is less	30% of lot depth or 30 ft, whichever is less

## Attachment B

### Density Conversions

The following table provides the maximum permitted density – in terms of dwelling units per acre – for each district. This table is for reference purposes only and shall not be used in determining compliance with bulk regulations.

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DISTRICT	RESIDENTIAL DWELLING TYPE	MINIMUM LOT AREA PER DWELLING UNIT	MAXIMUM DENSITY
R-1	Single-Family	10,000sf	4.4du/a
R-2	Single-Family	6,500sf	6.7du/a
R-3	Single-Family	6,500sf	6.7du/a
	Two-Family	3,250sf	13.4du/a
R-4	Single-Family	6,500sf	6.7du/a
	Two-Family	3,250sf	13.4du/a
	Townhouse	3,000sf	14.5du/a
	Multi-Family	1,800sf	24.2du/a
R-5	Single-Family	6,500sf	6.7du/a
	Two-Family	3,250sf	13.4du/a
	Townhouse	2,200sf	19.8du/a
	Multi-Family	1,500sf	29.0du/a

## Attachment C

### 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.

<b>TABLE 1: STANDARDS FOR ZONING AMENDMENTS</b>		
<b>Standards</b>	<b>Map Amendments</b>	<b>Text Amendments</b>
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

November 23, 2010

**Exhibits**

Zoning Case Numbers: MA-10-03  
Map Amendment  
255-257 North Northwest Highway  
Park Ridge, Illinois 60068

<u>Number</u>	<u>Exhibit</u>
1.	Application for a Map Amendment
2.	Statement by the Applicant for a Map Amendment
3.	Plat of Survey, 255-257 North Northwest Highway, dated May 28, 1971
4.	Applicant Disclosure Statement (Municipal Code 2-24-1)
5.	Aerial Map
6.	Excerpt from the Uptown Plan
7.	Area Map of the Subject and Surrounding Property
8.	Legal notice published in the Park Ridge Herald-Advocate on November 4, 2010
9.	Posting of a zoning hearing signs on November 4, 2010
10.	Affidavit by the City Regarding Mailed Notices, dated November 4, 2010
11.	Affidavit by the Applicant Regarding Mailing Notices, dated October 29, 2010
12.	Memorandum to the Planning and Zoning Commission from Jon Branham, dated November 23, 2010



# 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-10-03

### Subject Property Information:

Address: 255 - 259 N. NORTHWEST HWY. Zoning District: R-3

Legal Description (can attach separate sheet): \_\_\_\_\_

### Applicant Information:

Name: WOJTEK BIALY

Phone: (847) 630-8006

Address: 9601 RIVER ST.

E-mail: WBIALY@ZMISDESIGN  
STUDIO.COM

SCHILLER PARK IL. 60176

### Owner Information:

Name: TRUST 257 DATED JAN. 23 1997

Phone: (312) 728-1110

HELEN GALLIANI, SUCCESSOR TRUSTEE

Address: 221 N. LASALLE ST. SUITE 600

CHICAGO, IL 60601

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

CHANGING PRESENT R-3 ZONING TO R-4

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

10.7.10  
Date

Applicant Disclosure Statement (Section 2-24-1)

Name of Applicant: WOJTEK ISALY

HELEN GALLIANI

Subject Property Information:  
Address: 455-257 N. NORTHWEST HIGHWAY

PARK RIDGE, IL 60068

P.I.N.: 09-26-415-001-0000 AND 09-26-415-002-0000

Name and business address of any and all current holders of legal or beneficial title to the subject property (attach additional sheets if necessary):

SEE ATTACHED.

If there is a pending contract for the sale of the subject property, list the purchasing party's name:

JERRY TRZECIAK

List any entities, other than a natural person, that hold legal or beneficial title and that have a greater than 3% interest in the entity:

SEE ATTACHED.

For each entity listed above that, list every director, officer and manager of the entity:

N/A

For each entity listed above that is a limited partnership or limited liability company, list the name of every limited or general partner or member:

N/A

For each limited partner or general partner that is a corporate entity, list the name of every person who holds a greater than 3% interest in the corporation:

N/A

I acknowledge that I have read and understand the requirements of Article 2, Chapter 24 of the Park Ridge Municipal Code ("Code"). I understand that as the applicant, I am required to keep all of the information on this form current and updated until the City Council takes final action on my request. I also understand that if I fail to comply with this requirement, the City Council may declare the action it has taken with respect to my request null and void. In addition, the City Council may direct the initiation of legal action for a violation of the Code and may seek the penalties set forth in Section 2-24-4 of the Code, including daily monetary fines. I understand that this disclosure statement will be open for public inspection and posted on the City's website prior to any meeting when my request will be acted upon. I understand that if the subject property is assigned, transferred or if an agreement is entered into to transfer any right, interest, or permit within one year of the City Council's final action, there will be a rebuttable presumption that the assignee or transferee had constructive control of the subject property at the time of my application. The penalty discussed above will be imposed for any failure to disclose any such assignee or transferee.

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

Helen Galliani

Signature of Applicant TRUST 257 DTB. 1/23/97

BY HELEN GALLIANI,

SUCCESSOR TRUSTEE

Oct 5, 2010

Date

Revised 5-29-08

[Signature]

Monday, September 20, 2010 AOL: Wrgalliani2

**ATTACHMENT TO  
APPLICANT DISCLOSURE STATEMENT (SECTION 2-24-1)  
RE: 255-257 N. NORTHWEST HIGHWAY  
PARK RIDGE, ILLINOIS 60068**

**Legal owner:** Trust 257 Dated January 23, 1997  
Helen Galliani, Successor Trustee

C/O Kenneth E. Jensen  
Jensen & Palumbo, Ltd.  
221 N. LaSalle Street, Suite 1600  
Chicago, IL 60601  
Phone: 312-726-1110  
Fax: 312-275-7184  
Email: [k@jensenpalumbo.com](mailto:k@jensenpalumbo.com)

**Beneficial owner:** Audrey Muhl

C/O Kenneth E. Jensen  
Jensen & Palumbo, Ltd.  
221 N. LaSalle Street, Suite 1600  
Chicago, IL 60601  
Phone: 312-726-1110  
Fax: 312-275-7184  
Email: [k@jensenpalumbo.com](mailto:k@jensenpalumbo.com)

**PROPERTY OWNER'S STATEMENT**

The undersigned, the owner of the property commonly known as 255-257 N. Northwest Highway, Park Ridge, IL 60068, does hereby acknowledge that the application for the zoning map amendment requesting R-4 Residential District zoning will be submitted by the applicant, Wojtek Bialy, to the Zoning Administrator of the City of Park Ridge.

The undersigned consents to the zoning map amendment requested in the application.

Date: October 7, 2010

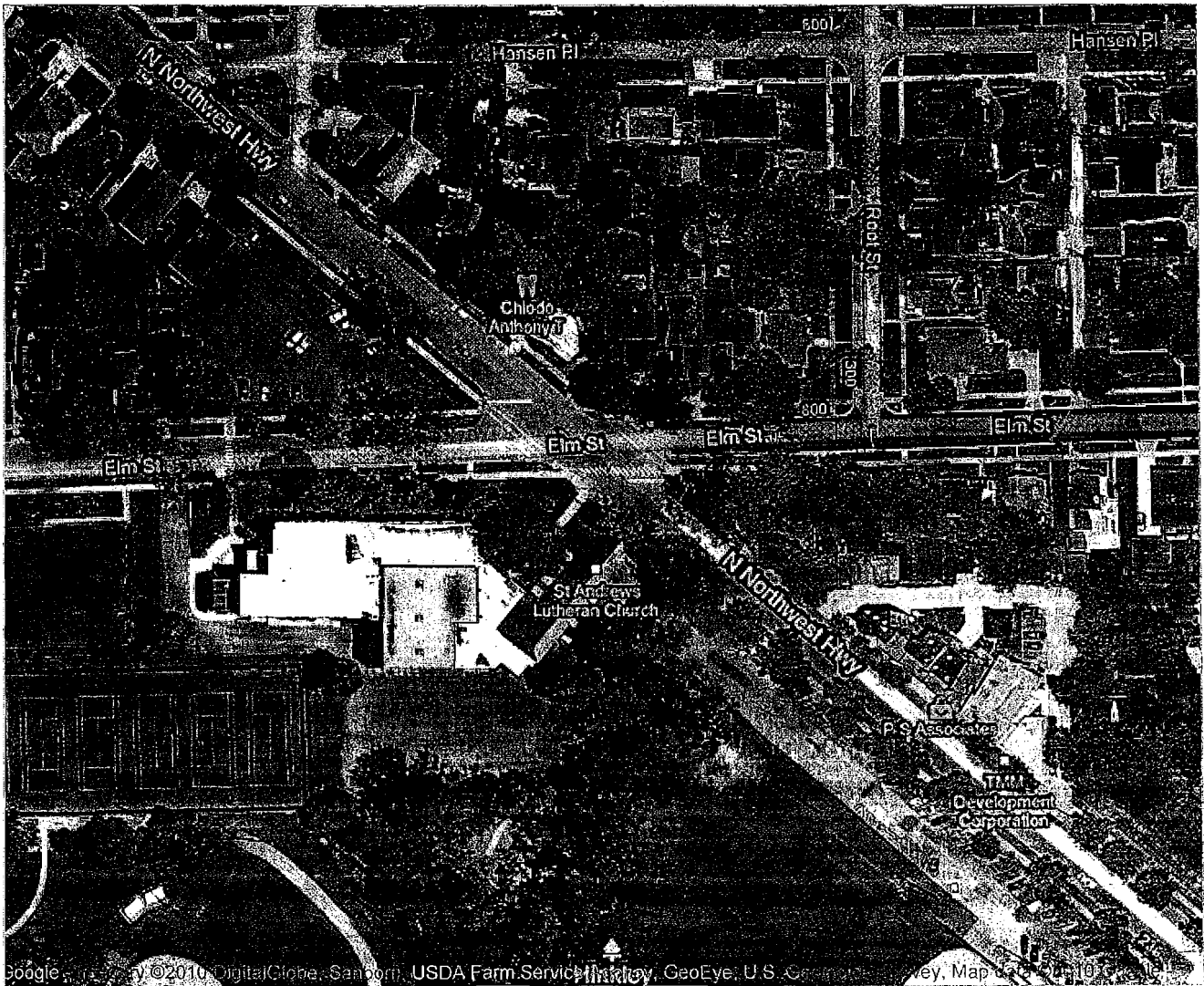
Helen Galliani, Trustee

By: Kenneth E. Jensen  
Kenneth E. Jensen, Trust Counsel

# Google maps

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## APPLICANT'S STATEMENT

Property Address: 255-257 N. Northwest Highway  
Park Ridge, IL 60068

Pursuant to Section 4.8 of the Zoning Ordinance of the City of Park Ridge, the applicant states as follows:

1. We are submitting this application for the zoning map amendment to allow the property to be rezoned from R-3 to R-4 Residential District.
2. Currently, the subject property is a vacant, mixed commercial/residential building. The property is zoned as R-3 Two-Family Residential District.
3. The property value is significantly diminished by the current R-3 zoning as it only allows construction of a single-family or two-family house. The rehabilitation of the property, which is an old, vacant one-story mixed use building, is not feasible. The current economy makes any investment into the property zoned as R-3 unprofitable. The property does not attract investors interested in demolishing the existing structure and developing the underlying land. The primary reason is that the real estate prices fell to an all-time low so rehabilitation of the existing or construction of a new single-family or a two-family house will not be profitable. As a consequence, the property is likely to remain vacant and, because it does not generate any income, is likely to be inadequately maintained. On the other hand, the zoning amendment will allow construction of four townhouses, which will attract investors by minimizing the risk of the investor's inability to sell the newly-constructed property in today's real estate market.
4. The current structure is vacant and does not appear to be adequately maintained, which does not contribute to the public health and safety. Because it is vacant, it does not have any beneficial use and therefore does not contribute to the general welfare of the City of Park Ridge. In addition, the property is old and esthetically unpleasing. Once the zoning amendment is approved, for residential townhouses will be built on the land. Because the land will become owner-occupied, it will promote the public health and safety. In addition, new residential townhouses will promote comfort and convenience of the City residents. Finally, the new construction will change aesthetic appearance of the land and will improve the local real estate market, thus promoting the general welfare of the City of Park Ridge. Considering the above, the community need for the use of the property zoned as R-4 is great. At the same time, there is no evidence that would indicate that the use of the property proposed by the applicant is unwanted or not needed.
5. The gain to the public by the erection of the new modern-style townhomes on the parcel that is currently hosting an old, vacant duplex structure is significant. At the same time, the current owner experiences severe hardship by being unable to attract investors to rehab the existing structure or build a new structure due to the zoning limitations.

6. The current structure has been vacant for about two years. It is unlikely that it will become occupied in the near future considering that it will require significant investment to attract commercial tenants or home buyers. Such investment is unlikely to be made by the owner or a potential buyer considering the owner's lack of available financing and the uncertainty of today's real estate market. On the other hand, the new development on the adjacent parcel of land, zoned as R-4, which consists of the new townhouses, attracts homebuyers and appears to be extremely successful.

7. The proposed amendment is consistent with the Land Use Chapter of the Comprehensive Plan. Pursuant to the Comprehensive Plan, the trend of the population decrease in the City of Park Ridge is expected to stabilize and then reverse as younger families move into the City. The Comprehensive Plan acknowledges that the net density in the City is limited by the by the lack of available land and the inability to expand the city borders. As a consequence, redevelopment of parcels of land currently developed remains one of few available ways of meeting the goals of the Comprehensive Plan to (a) serve existing and future residents of the City; and (b) encourage development in all buildable areas of the City.

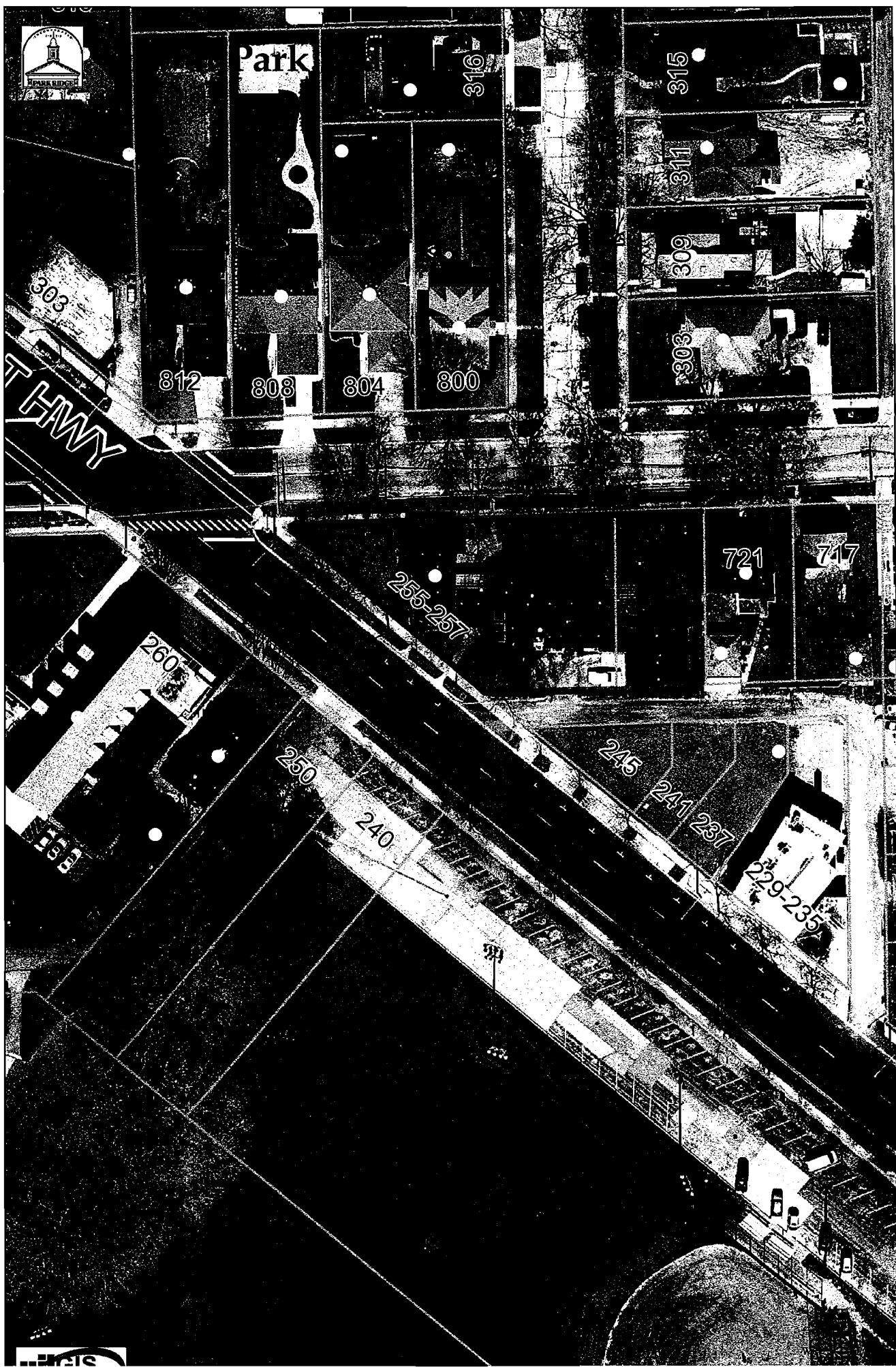
8. As illustrated above, the proposed zoning amendment will be beneficial to the residents of the City as a whole as it will allow replacing an old unused structure, located on one of the main city roads, with modern townhouses. The redevelopment of the parcel will also serve as a sign of the positive trends on the local real estate market as it will indicate that the developers/investors are confident that the property values in Park Ridge remain strong. By redeveloping the land instead of allowing the property to go into foreclosure, the property owner will play an important role in protecting and reinforcing the value of real estate in Park Ridge.

9. The proposed use of the land as R-4 Residential District will not result in any nonconformities. In fact, it will be in sync with the R-4 zoning of the adjacent parcel, which also hosts townhouses. Therefore, we believe that our proposal would be consistent with the current development and appearance of the neighborhood.

10. Because the property is located on Northwest Highway, one of the main streets of the City, adequate public facilities will be available for the use of the new property if the zoning amendment were approved.

Applicant:   
Wojtek Biaty

Date: 10.7.10



landmarks and focal points within mixed-use districts; clock towers, steeples, campanile, and other special design features might be allowed to exceed the recommended height limit.

#### **Building and Site Design:**

- Building additions and new construction should be compatible with the scale and character of existing buildings in each area, particularly in terms of height, color, materials, mass and proportion, and fenestration.
- New buildings should be aligned with and "face" the surrounding streets.
- Buildings should be set back from the surrounding streets, and setbacks should be consistent along a block front.
- Landscaping and decorative fencing should be used to maintain the frontage along streets that border public and institutional sites.
- Public and institutional sites should be attractively landscaped, particularly front setbacks and the perimeter of parking and service areas.

#### **Pedestrian Amenities:**

- A range of streetscape improvements, including generous sidewalks, street trees, pedestrian light fixtures and other features, should be provided along the streets that border Uptown's public and institutional facilities.
- Sidewalks and pedestrian crosswalks should be improved where necessary to better link public and institutional facilities to nearby districts and neighborhoods.
- Small plazas and courtyards in front of or adjacent to public and institutional buildings should be encouraged where space permits.

#### **Parking:**

- Parking lots should be located behind buildings; parking in front of buildings or at corner locations should not be permitted.
- Parking and service areas should be screened from view along sidewalks, roadways, and neighboring residential properties through the use of low masonry walls or evergreen plantings and decorative fencing.
- The possibility of making public and institutional parking available to customers of nearby commercial establishments dur-

ing certain time periods should be explored.

#### **K: TRANSITIONAL RESIDENTIAL AREAS**

The Transitional Residential Areas encompass several properties around the periphery of the Uptown Study Area.

These areas provide sites for a mix of multi-family residential uses, including condominiums and townhouses, in close proximity to the Uptown commercial area. These areas should be characterized by high-quality design and construction, and sites should be attractively landscaped to serve as a transition between Uptown and the adjacent single-family neighborhoods.

It should be emphasized that these residential areas should be characterized by an "urban"—rather than suburban—development pattern.

#### **Land-Use:**

- Permitted uses within these districts should be limited to multi-family housing, together with related parking and open space areas.
- Institutional uses should also be permitted in the Transitional Residential Area located along the north side of Touhy Avenue just west of Washington Avenue. Additional commercial develop-

ment should not be permitted in this area.

#### **Preservation and Development:**

- New multi-family development should be promoted on the vacant and underutilized commercial properties along the east side of Northwest Highway between Cedar and Elm Streets. New townhouses or condominium buildings should be designed and oriented to capture views toward Hinkley Park. High-quality residential development in this location would serve as a transition between the commercial area to the south and the neighborhoods to the north and east, and would also provide an attractive new northern "gateway" to the Uptown area.
- New multi-family development should also be promoted along the north side of Touhy Avenue just west of Washington Avenue. Townhouses would be most appropriate along the south side of Grant Place, although condominium buildings could be located along the Touhy Avenue frontage.
- The Transitional Residential Areas along Vine Avenue and Ridge Terrace are already developed, and these properties should be

adequately and attractively maintained in the future.

- The Transitional Residential Area on Vine Avenue is positioned between the Uptown commercial area and the neighborhood to the south. A limited amount of new multi-family development might be considered in this area.

**Building Height:**

- Multi-family buildings along Grant Place and Vine Avenue, which directly border or face single-family uses, should be limited to two-stories in height.
- Multi-family buildings up to five stories in height could be acceptable on the Northwest Highway site, provided they do not adversely impact the existing neighborhood to the east. Setbacks above the second floor should be encouraged in this location.

**Building and Site Design:**

- New housing construction should reflect the traditional scale and character of Uptown, particularly in terms of building materials, colors, and mass and proportion.
- New buildings should be aligned with and "face" the street.

- While new buildings may be set back from the sidewalk, setbacks should be held to a minimum, and setbacks should be consistent along each block front.
- Landscaping and decorative fencing should be used to maintain the frontage along streets that border these areas.
- Multi-family sites should be attractively landscaped, particularly front setbacks and the perimeter of parking and service areas.

**Pedestrian Amenities:**

- Multi-family areas should be characterized by a "residential" streetscape, whereby sidewalks, street lights, street trees, and parkway treatments reflect similar features in the adjacent neighborhoods.
- Sidewalks and pedestrian crosswalks should be improved where necessary to better link multi-family areas to nearby Uptown districts.

**Parking:**

- Where possible, parking to serve multi-family uses should be located inside the primary buildings; if garages are provided, they must be located behind the residential buildings and must have access via alleys or side streets.

- Surface parking must also be located behind buildings; parking in front of buildings or at corner locations should not be permitted.
- Parking and service areas should be screened from view along sidewalks, roadways and neighboring residential properties through the use of low masonry walls or evergreen plantings and decorative fencing.

**PARKS AND OPEN SPACE:**

Existing parks, plazas, and open spaces add significantly to the overall attractiveness and "ambiance" of Uptown and should be maintained and enhanced in the future.

Recommendations for parks and opens spaces are presented in Section 4 of this report.

**RESIDENTIAL NEIGHBORHOODS:**

While the City has been successful in protecting the residential neighborhoods immediately surrounding Uptown, there will continue to be pressure to redevelop the fringes of the neighborhoods for commercial uses and/or multi-family housing.

Uptown neighborhoods should be preserved, protected and enhanced. The commercial portion of Uptown should not be expanded, except in the southwest quadrant, as recommended above. Single-family homes should continue to predominate within the adjacent neighborhoods, except in the areas specifically recommended for multi-family use.



## CITY OF PARK RIDGE

CITY COUNCIL ACTION REQUIRED

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

### PLANNING & ZONING COMMISSION

**Administrative Session**  
**Tuesday, June 9, 2009**  
**City Hall, City Council Chambers**  
**505 Butler Place**  
**Park Ridge, Illinois**

#### MINUTES

Chairman Marr called the meeting to order at 7:31 p.m.

#### A. Roll Call

##### Present

Alfredo Marr, Chairman  
Louis Arrigoni  
Aurora Abella-Austriaco (arrived 7:36)  
Joseph Baldi  
Cathy Piche  
Tom Provencher  
Anita Rifkind (arrived 7:33)  
Milda Roszkiewicz  
Mary Wells

##### Absent

None

##### Staff

Jon Branham  
Carrie Davis  
Laura Kleiner  
Kim Uhlig

##### City Council

Alderman Don Bach  
Alderman Robert Ryan

##### Others

Approximately 25 citizens

#### B. Approval of Minutes – May 12, 2009

It was moved by Commissioner Arrigoni and seconded by Commissioner Provencher, that the minutes of the meeting held on May 12, 2009, be approved. The Commissioners, by voice vote, unanimously approved the minutes. Commissioners Abella-Austriaco and Rifkind arrived after the minutes were approved and, therefore, did not vote.

#### C. Development Cases

Chairman Marr explained the public hearing process and swore in all witnesses interested in testifying for both cases on the agenda. He noted that a request was made to switch the order of the cases. The Commission agreed to hear Case Number MA-09-01 first because a majority of people in the audience were at the meeting for that case.

1. Case Number MA-09-01: Map Amendments to the Zoning Ordinance to change the zoning at 200 Meacham Avenue, and 229-235 and 255-257 North Northwest Highway

Carrie Davis summarized the staff memorandum dated June 9, 2009. She reported that the City Council proposed map amendments to the Zoning Ordinance for three properties in Uptown: 200 Meacham Avenue, 229-235 North Northwest Highway, and 255-257 North Northwest Highway, Zoning Case Number MA-09-01. The properties are currently zoned either the B-1 Retail and Office District or the R-2 Single Family Residential District. The Council requested that they be rezoned either to the R-3 Two Family Residential District or the R-4 Multi-Family Residential District. The Commissioners can recommend that the amendments be denied or recommend approval for the rezoning of one or all of the properties. If rezoned, the properties could be either the R-3 or R-4 District, depending upon how dense the Commissioners want a residential development to be. No matter what action the Commissioners take, the recommendation will be forwarded to the Council for review.

Commissioner Piche asked about the rationale for the proposed amendments. Ms. Davis mentioned that the Council wanted to be proactive and rezone these properties to be compatible with the Uptown Plan.

Alderman Robert Ryan, 411 Cedar Street, thanked the Commission for its consideration of the proposed map amendments. He explained that he brought the requests to the attention of the Council because of the level of interest by residents in his ward. He served on the Uptown Task Force that helped with the development of the Uptown Plan. He described what the Plan recommends for the area where the properties are located and reiterated that the properties should be zoned to be compatible with the Plan. Residential development in these locations would serve as a transition between the surrounding commercial areas and the residential neighborhoods. He suggested that the parcel at 200 Meacham Avenue that is zoned the R-2 Single Family Residential District remain as R-2. He was concerned about the properties being redeveloped for commercial uses.

Pat Livingsparger, 413 Courtland Avenue, stated that the R-3 District does not refer to townhouses as allowed uses. Ms. Davis explained that they could be considered. Chairman Marr explained that the housing allowed would depend upon specific development proposal.

Eddie Laken, 630 Cedar Street, supported Alderman Ryan's proposal to rezone the properties for multi-family residential. The rectangular parcel at 200 Meacham Avenue should remain the R-2 District to ensure that the parcel has less residential density next to single family houses.

Steve Buerk, 502 Meacham Avenue, supported Alderman Ryan's statements. If these lots are rezoned to the R-4 District, that could increase the residential density and change the character of the area. He suggested that the R-3 District would be the most appropriate for the properties. The exception would be for the rectangular parcel at 200 Meacham Avenue to remain, as R-2 and the rectangular parcel facing Elm Street at 255-257 North Northwest Highway should be rezoned to R-2, to preserve the residential character of those portions of the surrounding neighborhood.

George Arnold, an attorney with Sosin and Arnold, representing William Napleton, owner of 200 Meacham Avenue, introduced himself and others from his team. His client had a court reporter present. Mr. Arnold asked the Commission to reject the proposed amendment at that property. He spoke of Mr. Napleton's interest in maintaining the existing zoning. Consideration should be given to changing the designations only when a developer petitions the City to change it. He stated that rezoning the property at this time could discourage possible development of the site.

Robert Ahlberg, a land planner representing Mr. Napleton, introduced himself. Mr. Arnold distributed the curriculum vitae and a statement from Mr. Ahlberg, entered as Exhibits 12 and 13, respectively. Mr. Ahlberg summarized his statement regarding the standards for map amendments at 200 Meacham Avenue and concluded that the proposal would not satisfy those standards and could reduce the value of the property.

Commissioner Piche expressed her concern about inadequate maintenance of the 200 Meacham property and the Napleton property to the south, which is occupied by a vacant building. She mentioned that there was a conflict between the property owner's stated interest in maintaining the viability and value of the properties, and the poor condition of the properties. Mr. Arnold mentioned that he was not aware of the specific conditions of the property, but that he understood the concern.

Commissioner Rifkind asked about the owner's concern regarding a loss in value of 200 Meacham Avenue. Mr. Arnold indicated that his client opposed the proposed rezoning because it limits flexibility for future uses. There is currently no specific development proposal for the property. The City's processes are rigid enough to ensure proper review of any redevelopment.

Steve Schildwacher, 232 Meacham Avenue, referenced a letter from Steve Kopka, another resident who submitted a statement on behalf of the neighbors. Mr. Schildwacher stated his interest in preserving the residential character of the neighborhood and that he would not want to see commercial uses on the properties in the future. He recommended that the rectangular parcel at 200 Meacham Avenue should remain R-2 and that the rectangular parcel facing Elm Street at 255-257 North Northwest Highway should be rezoned to R-2. Ms. Davis said that the statement from Mr. Kopka is Exhibit 11 and was distributed to the Commission.

Michael Kernan, one of the owners of building at 229-235 North Northwest Highway, stated that his building currently consists of four viable businesses that could be lost if this property is rezoned. The City would lose the revenue generated by these businesses and the resale ability of the property could be diminished. He also noted the odd shape of the lot, which would make redevelopment difficult.

On a motion by Commissioner Rifkind and seconded by Commissioner Abella-Austriaco, the Commission agreed to close the public hearing.

Chairman Marr suggested that each of the three properties should be considered separately.

Commissioner Rifkind asked how many stories could be built in the B-1 District. Ms. Davis stated that the maximum height of buildings in the B-1 District is 40 feet, which would allow three to four stories.

Commissioner Baldi asked why the three properties were not rezoned at the time the new Zoning Ordinance was adopted. Ms. Davis stated that it was probably not considered an urgent matter at the time and that any rezoning would be subject to a redevelopment proposal.

The Commissioners agreed that rezoning any or all of the properties at this time, without specific redevelopment plans, should be carefully considered. Typically, the City weighs a rezoning request when a specific redevelopment proposal is before the City. There was discussion that the Uptown Plan calls for transitional housing between the commercial areas and the single family residential areas. There were concerns about the impact of down zoning the properties because it

could impact the flexibility of future uses at that site. Rezoning could also affect the potential historic status of the property at 255-257 North Northwest Highway. A change in zoning could adversely impact the value of the occupied commercial building at 229-235 North Northwest. Also, the four operating businesses at that property would become legal nonconforming uses. If rezoning to a multi-family designation is considered for any of the properties, it would make most sense to rezone 255-257 North Northwest Highway to the R-3 District, which has the least residential density of the multi-family districts. The property is surrounded primarily by Hinkley Park, a church and residential uses. It is further removed from commercial uses, than the other two properties being considered for rezoning. The property at 200 Meacham Avenue is closer to Uptown commercial uses than the other two properties. It seems appropriate to allow more flexibility with the future redevelopment of that site.

On a motion by Commissioner Provencher and seconded by Commissioner Baldi, the Commission

AGREED to recommend City Council approval of the proposed map amendment to the Zoning Ordinance to change the zoning of the property at 255-257 North Northwest Highway from the B-1 Retail and Office District to the R-3 Two-Family Residential District, Zoning Case Number MA-09-01:

Vote on the motion was as follows:

AYES	<u>7</u>	Commissioners Abella-Austriaco, Baldi, Marr, Piche, Provencher, Roszkiewicz, and Wells
NAYS	<u>2</u>	Commissioners Arrigoni and Rifkind
ABSENT	<u>0</u>	None

On a motion by Commissioner Piche and seconded by Commissioner Rifkind, the Commission

AGREED to recommend City Council approval to retain the current zoning of B-1 Retail and Office District for the property at 229-235 North Northwest Highway, Zoning Case Number MA-09-01:

Vote on the motion was as follows:

AYES	<u>8</u>	Commissioners Abella-Austriaco, Arrigoni, Baldi, Marr, Piche, Provencher, Rifkind and Roszkiewicz
NAYS	<u>1</u>	Commissioner Wells
ABSENT	<u>0</u>	None

On a motion by Commissioner Piche and seconded by Commissioner Rifkind, the Commission

AGREED to recommend City Council approval of the proposed map amendment to the Zoning Ordinance to change the zoning of the property at 200 Meacham Avenue from the B-1 Retail and Office District and the R-2 Single Family Residential District to the R-3 Multi-Family Residential District for the triangular parcel and retaining the R-2 District for the rectangular parcel, Zoning Case Number MA-09-01:

Vote on the motion was as follows:

AYES	<u>3</u>	Commissioners Abella-Austriaco, Roszkiewicz, and Wells
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NAYS  6  Commissioners Arrigoni, Baldi, Marr, Piche, Provencher, and Rifkind

ABSENT  0  None

The motion was denied.

Commissioners Baldi and Provencher asked if there were any exceptions for the R-2 District parcel at 200 Meacham Avenue. Ms. Davis mentioned that she was not aware of anything, but would check.

Commissioner Provencher said he preferred to leave the property at 200 Meacham Avenue with its current zoning until a specific rezoning proposal is before the City. Any zoning changes could limit the owner's options for redevelopment.

Commissioner Roszkiewicz questioned whether potential litigation from the owner of the 200 Meacham Avenue property should weigh into the decision to rezone the property at this time. Commissioner Baldi indicated that he believed that there was potential harm to the owner by changing the zoning, which could lead to litigation. Commissioner Abella-Austriaco stated that the rezoning request should be viewed in terms of its consistency with the Uptown Plan and whether it is in the best interest of the City to change the zoning at this time. She mentioned that the rezoning request could potentially be viewed as a taking.

2. Case Number TA-09-01: Text Amendments to the Zoning Ordinance

Ms. Davis summarized the staff memorandum dated June 9, 2009. She stated that the proposed text amendments to the Zoning Ordinance are based on a combination of initiatives from the City Council, recent activity by the Zoning Board of Appeals, and issues discovered by staff. She noted that the Commission had a preliminary discussion on the amendments at its April 14, 2009, meeting. Staff incorporated those comments into the current amendments proposed as part of the public hearing. Staff also reviewed the requests with the City Attorney and Camiros, the City's planning consultant, to provide the most appropriate information to the Commission.

Chairman Marr suggested that the Commission identify the items that can be agreed upon more quickly at the beginning of the meeting and return to those that may need more discussion. A summary of each item and any discussion is provided below.

**Section 4.4.G.1: Limitations on Variances.** No discussion.

**Section 5.8: Planned Developments – Revocations and Extensions.** The Commissioners indicated that the language on extenuating circumstances is too vague and that there should be notice for a second extension request. They recommended changing the last sentence and eliminate “without further notice or hearing, but only in extenuating circumstances” and replace it with “...with notice and hearing.”

**Section 7.3, Table 3: R-4 and R-5 District Yard and Bulk Regulations - Minimum Lot Area.** Commissioner Baldi asked why this provision is recommended for change. Ms. Davis explained that the revision was prompted by a recent case before the Zoning Board of Appeals. The practical effect of the provision is a change in zoning to a lower density district. The proposed change would result in similar language found in the 1975 Zoning Ordinance. The Commissioners agreed that the change made sense.

**Section 7.3, Table 3: R-4 and R-5 District Yard and Bulk Regulations - Minimum Open Space.** Commissioner Rifkind thought the task force charged with reviewing the new Ordinance intentionally left this language in. Ms. Davis explained that there is no substantive difference between open space and useable open space. This became apparent with the review of the Uptown Target Area 2 redevelopment. In fact, there is only a definition for open space.

**Section 8.3, Table 4: Physical Therapy Office.** Commissioner Baldi recommended combining physical therapy offices and medical/dental clinics. Commissioner Roszkiewicz asked why there would be parking standards if there were no separate definition of physical therapy office. Ms. Davis explained that the definitions include general use categories, which is different from past practice in the Ordinance, when each individual use was defined separately. If approved, the general use category would be medical/dental clinics. Physical therapy offices would be included in that definition. At the same time, uses may have different parking requirements, which is the case with physical therapy offices.

Fred Gillick, 701 Edgemont Lane, stated that there was a growing need for physical therapy offices in Park Ridge. The industry is changing somewhat, in that there is interest for these uses in neighborhood retail areas, closer to physicians' offices. Physicians often work closely with physical therapy practices; therefore, medical/dental clinics and physical therapy offices should be treated similarly. Athletico, a physical therapy practice, has approached him about leasing space in his shopping center in South Park, but the use is not allowed in the B-1 District where the center is located. He said the use is appropriate in that area because it would draw patrons to the center and would help fill a vacant storefront.

The Commissioners generally agreed that physical therapy offices should be considered similar to medical/dental clinics. Physical therapy offices tend to serve neighborhood populations, like medical offices, by generating traffic to retailers in the same neighborhood. Separate parking standards for physical therapy offices made sense because of the particular needs of this type of use. Having said that, it may be that the particular space noted by Mr. Gillick may not be able to accommodate a physical therapy office if adequate parking is not available.

**Section 11.2.G: View Obstruction in Residential Districts.** Commissioner Rifkind questioned the reason that the R-5 District required a lesser buffer of only 10 feet instead of the 15 feet required in other residential districts. Ms. Davis responded that this was to avoid a conflict with the front setback requirement in the R-5 District.

**Section 11.3.B.2: Exterior Lighting – Levels of Light Trespass.** No discussion.

**Section 11.4.A.4: Accessory Buildings and Structures – General Regulations.** No discussion.

**Section 11.4.A.5: Accessory Buildings and Structures – General Regulations.** No discussion.

**Section 11.4.D: Electrical Generators.** Commissioners Baldi and Roszkiewicz asked why electrical generators were regulated the same as mechanical equipment, such as air-conditioners. Ms. Davis replied that while this would be convenient, generators are not consistently smaller and quieter than air-conditioning units. Even the manufacturing of different generators can vary widely. Until there is more consistency, staff recommends a more conservative approach to regulating generators. Staff discussed these issues with Camiros. Camiros recommends a setback of ten to fifteen feet from all property lines and screening, which is standard for most communities. She mentioned that the City does not ban generators, but must be careful about where they can be located so as not to adversely impact neighbors.

SUHR  
SUHR  
SMITH

# PLAT OF SURVEY

B. H. SUHR & COMPANY

ESTABLISHED IN 1911

327 DEMPSTER ST., EVANSTON, ILLINOIS 60201

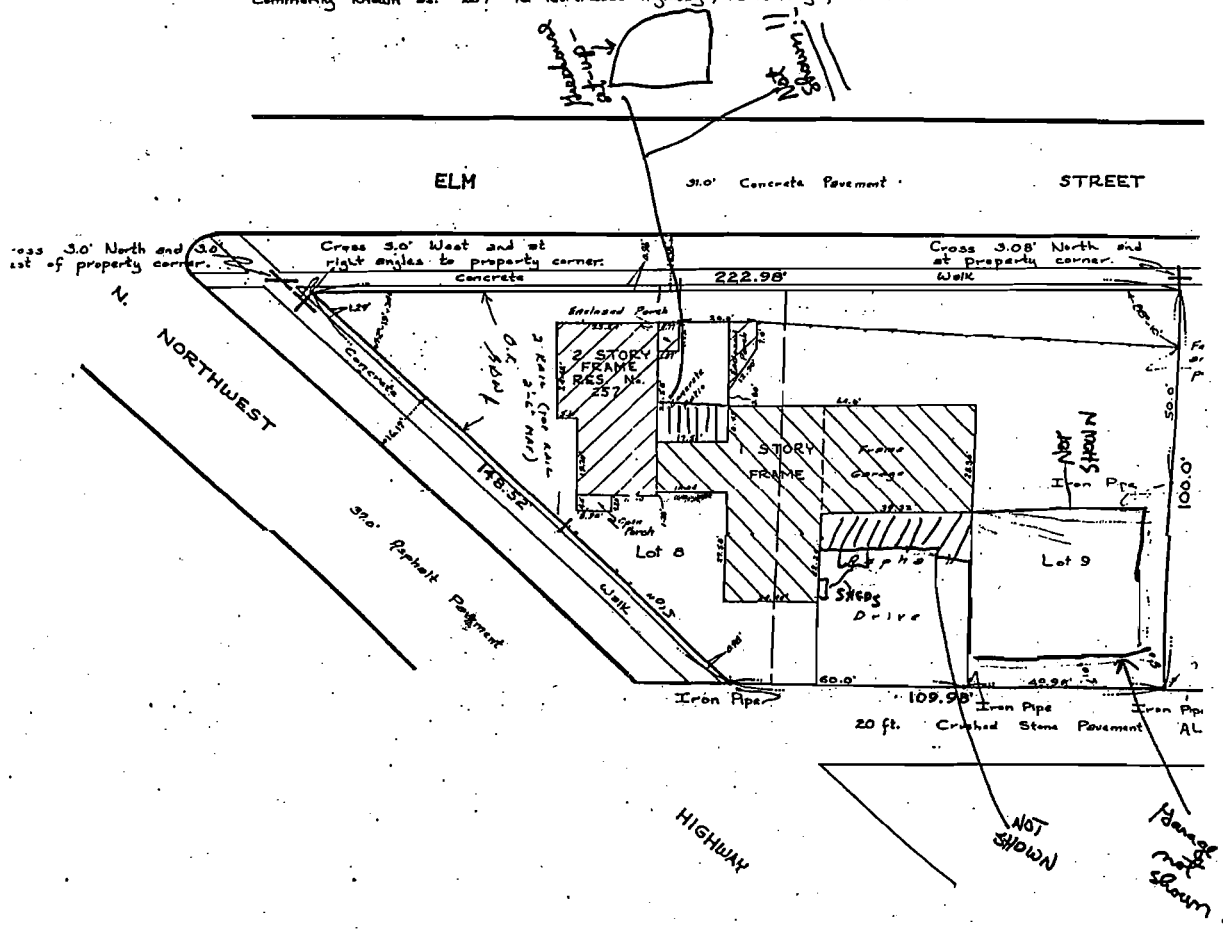
CHICAGO TELEPHONE BR 3-5315

EVANSTON TELEPHONE UN 4-6315

BOOK 71 PAGE 473 ORDER NO. 71-473 EVANSTON May 28 1971

ORDERED BY Mrs. Walter J. Muhl FOR \_\_\_\_\_

Lots 8 and 9 in Penny and Meacham's Subdivision of (except the North 20 acres) and (except Lots 1 to 4) Block 8 in Penny and Meacham's Subdivision in Section 26, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.  
Commonly Known as: 257 N. Northwest Highway, Park Ridge, Illinois.



Scale 1" = 20' A.  
TOP OF PLAT IS NORTH.

EVANSTON May 28 1971

STATE OF ILLINOIS,  
COUNTY OF COOK,

We hereby certify that the buildings as lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

B. H. Suhr  
SURVEYOR

EVANSTON May 28 1971

STATE OF ILLINOIS,  
COUNTY OF COOK,

This is to certify that we have reviewed the above described property according to the Official Record, and the above plat correctly represents said survey.

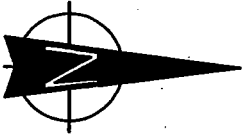
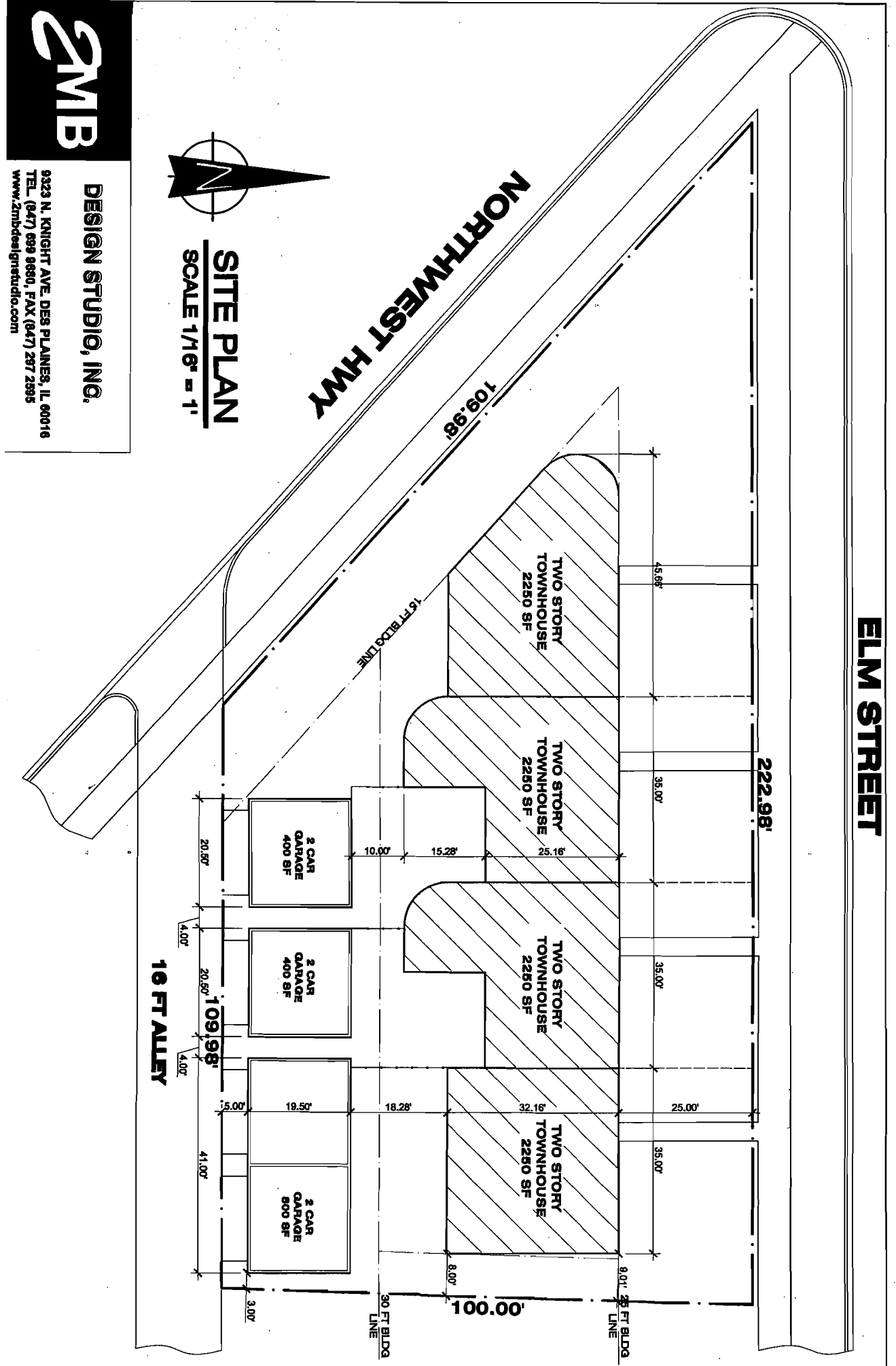
B. H. SUHR & COMPANY  
SURVEYORS

By B. H. Suhr

Compare the description in this plat with your deed, abstract or certificate of title, also compare all points before building by same, and report any difference at once.  
Building lines are shown only where they are so recorded in the maps. Refer to your deed or abstract.  
This survey has been made for the use in connection with a mortgage loan transaction or Real Estate Transfer and is not to be used for any other purpose.

B. H. SUHR & COMPANY  
SURVEYORS

# ELM STREET



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SCALE 1/16" = 1'

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