

City Council

Agenda Cover Memorandum

Meeting Date: February 6, 2012

Item Title: Final approval of an ordinance for a special use for the operation of a personal services establishment on the ground floor of the B-4 Uptown Business District, Uptown Core Subdistrict at 147 Vine Avenue, Zoning Case Number SU-11-04.

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
Email Address: cdoczeka@parkridge.us

Background:

Lynn Rowe, applicant, requests a special use to allow a personal services establishment on the ground floor of the B-4 Uptown Business District -Uptown Core Subdistrict at 147 Vine Avenue.

The applicant plans to locate a hair salon within the multiple tenant building at 147 Vine Avenue. The entire property contains one parcel and is approximately 5,400 square feet. The existing two-story brick building is approximately 3,600 square feet. The applicant plans to remodel one of the existing tenant spaces within the building. The space is currently vacant. The Brickton Art Gallery most recently occupied the space. A retail candle shop is located adjacent to the space on the first floor of the building. There are currently four parking spaces on the property located behind the building. Street parking adjacent to the front of the building is also available.

The intensity of this personal services use would be similar to the previous uses and is not expected to increase the impact on utilities or stormwater. Traffic circulation and generation would be similar to the previous uses. The hair salon would have two to three employees at this facility. There would be a moderate amount of pedestrian traffic in and out of the building.

The Planning and Zoning Commission held a public hearing on December 13, 2011, and recommended City Council approval of the special use. The Commission approved the special use 8 to 0 with 1 member absent.

On January 16, 2012, the City Council approved first reading of this ordinance.

Recommendation:

Move final approval of an ordinance for a special use for the operation of a personal services establishment on the ground floor of the B-4 Uptown Business District, Uptown Core Subdistrict at 147 Vine Avenue, Zoning Case Number SU-11-04.

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

The approved minutes from the December 13, 2011 Planning and Zoning Commission meeting are included behind both agenda items.

ORDINANCE
OF THE CITY COUNCIL OF THE CITY OF PARK RIDGE
GRANTING A SPECIAL USE
For 147 Vine Avenue

WHEREAS, a duly noticed public hearing was held by the Planning and Zoning Commission of the City of Park Ridge on December 13, 2011, on the application of Lynn Rowe, for a Special Use to allow the operation of a personal services establishment on the ground floor of the B-4 Uptown Business District, Uptown Core Subdistrict at 147 Vine Avenue, Zoning Case Number SU-11-04, pursuant to the provision of the Zoning Ordinance of the City of Park Ridge, Section 4.6, on the following legally described property:

THE SOUTHEASTERLY 50.0 FEET OF LOT 1 IN BLOCK 9 IN HODGE'S ADDITION TO PARK RIDGE IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTHEASTERLY PORTION THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE SOUTHEASTERLY LINE THEREOF WITH THE WESTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO NORTHWESTERN RAILROAD COMPANY; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 BEING THE SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF SAID RAILROAD COMPANY; A DISTANCE OF 9.21 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION TO A POINT ON THE WESTERLY LINE OF LOT 1 AFORESAID, BEING THE EASTERLY LINE OF VINE AVENUE, 13.58 FEET NORTHERLY FROM THE SOUTHERLY CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 BEING THE EASTERLY LINE OF VINE AVENUE, A DISTANCE OF 13.58 FEET, TO THE MOST SOUTHERLY CORNER OF SAID LOT, THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF SAID LOT 1 TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property Index Numbers: 09-35-216-003-0000

The property is commonly known as: 147 Vine Avenue

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

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

SECTION 1: The Planning and Zoning Commission has made its findings of fact and has recommended approval of the special use, subject to the conditions set forth in Section 2, and such are

hereby adopted by reference as findings of the Mayor and the City Council as fully as if completely set forth herein. All of the exhibits submitted at the public hearing are also incorporated by reference.

SECTION 2: A special use be and hereby is granted to applicant, pursuant to Section 4.6 of the Zoning Ordinance of the City of Park Ridge, to allow a personal services establishment at 147 Vine Avenue of the B-4 Uptown Business District – Uptown Core Subdistrict, as submitted and subject to the following conditions:

1. An approval pursuant to any review by a City consultant, City staff member, City Commission or City Council Committee shall be an approval only of those items specified in any motion, resolution, ordinance or written report granting such approval. Such approval shall not be deemed to be an approval of any matter which is within the jurisdiction of any other City consultant, City staff member, City Council Committee or City Commission that has not issued a report or given its approval. Neither shall such approval be deemed the approval of any County, State or Federal Agency. Under no circumstances shall the approval be deemed to be an approval of any matter not included in this ordinance by virtue of the fact that such a matter appeared on a supporting document, which is not attached as an exhibit to this ordinance (or incorporated as an exhibit as part of this ordinance).
2. Modification or any element of an existing special use that is material to its nature including, but not limited to, structural change, relocation or change in use, shall only be authorized in accordance with the same procedures followed for the Special Use granted by this Ordinance.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

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

VOTE: AYES _____

 NAYS _____

 ABSENT _____

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

Mayor

Attest:

City Clerk