



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

Date: January 26, 2012
To: Zoning Board of Appeals
From: Thomas Hoff, Zoning Coordinator
Subject: 1056 Busse Highway
Case Number: V-12-02 (Major Variance)

Introduction

Melina Ovassapian, applicant and President of owner, 1056 Busse Inc., requests three variances for the Piazza Café and Grill at 1056 Busse Highway. The specific variances requests are as follows:

1. To allow a ground pole sign with a square footage of 54 square feet, instead of 50 square feet required by Section 14.6.C.1;
2. To allow a ground pole sign with a 2 foot setback from the property line, instead of 10 feet as required by Section 14.6.C.2;
3. To allow a wall sign that would not face a public street or be located above a secondary entrance as required by Section 14.6.F.1.

The subject property is zoned B-3 General Commercial, Wholesale and Service District. R-4 Multi Family Residential District is located on the north side of Busse Highway and south of the railroad tracks.

Notification requirements for this application have been satisfied. A legal notice was published in a local newspaper and sign posted on the property as required. Neighboring residents were notified.

Staff Analysis

The first and second variances involve the existing nonconforming ground pole sign. Section 14.12 requires changes to nonconforming signs comply with the sign section of the ordinance. The first variance allows the ground pole sign at 54 square feet, Section 14.6.C.1 requires the maximum area permitted as 50 square feet.

Second variance allows the ground pole sign be located 2 feet from the property line, Section 14.6.C.2 requires the sign to be located 10 feet from the property line.

Third variance allows a wall sign on the west side of the building that does not face a public street or located above a secondary entrance.

Board Action

If the Board decides to act favorably on the variances, the proposed motions would be as follows:

Recommend City Council approval of three variances for the Piazza Café and Grill at 1056 Busse Highway, Case Number V-12-02, subject to :

1. Allow a ground pole sign with an area of 54 square feet, instead of 50 square feet required by Section 14.6.C.1;
2. Allow a ground pole sign to be located 2 feet from the property line, instead of 10 feet required by Section 14.6.C.2;
3. Allow a wall sign not facing a public street or located above a secondary entrance to be located the west side of the building, as required by Section 14.6.F.1.