



**DRAFT**

**CITY OF PARK RIDGE**

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**JOURNAL OF THE PROCEEDINGS**

**REGULAR MEETING OF THE PARK RIDGE CITY COUNCIL**

**CITY HALL COUNCIL CHAMBERS  
505 BUTLER PLACE  
PARK RIDGE, IL 60068**

**MONDAY, MARCH 7, 2016 AT 7:00 P.M.**

Acting Mayor Marty Maloney called the meeting to order at 7:03 p.m.

**I. Roll Call**

City Clerk Henneman read the roll call and the following Elected Officials indicated their presence:  
Ald. Moran, Milissis, Van Roeyen, Shubert, Mazzuca, Knight and Maloney.

There was a quorum.

Others present: J. Gilmore, J. Sorensen, F. Kaminski, A. Simon, S. Hamilton, C. Peterson, J. Testin, W. Zingsheim, and S. Mitchell

**II. Pledge of Allegiance**

The Girl Scouts of Roosevelt and Carpenter School posted the colors. Meeting attendees pledged their allegiance to the United States flag. The Girl Scouts recited the Girl Scout Promise.

**III. Approval of Minutes**

**1. Committee of the Whole – January 25, 2016**

Moved by Ald. Moran. Seconded by Ald. Milissis.

**Motion carried; voice vote.**

**2. Regular City Council – February 15, 2016**

Moved by Ald. Moran. Seconded by Ald. Shubert.

**Motion carried; voice vote.**

**3. Committee of the Whole – February 22, 2016**

Moved by Ald. Moran. Seconded by Ald. Shubert.

**Motion carried; voice vote.**

**IV. Consent Agenda**

\*All items listed with an asterisk are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of those items unless an Alderman so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

- VII.A.1. Approve the final reading of ordinance for a special use for a vestibule additional at Lincoln Middle School in the R-2 Single Family Residential District, at 200 South Lincoln Avenue, Zoning Case Number SU-16-01, subject to the listed conditions**
- VII.A.2. Approve the final reading of ordinance for a special use for a vestibule additional at Field Elementary School in the R-2 Single Family Residential District, at 707 Wisner Street, Zoning Case Number SU-16-02, subject to the listed conditions**
- VII.A.3. Approve the final reading of ordinance for a special use for a vestibule additional at Roosevelt Elementary School in the R-2 Single Family Residential District, at 1001 S. Fairview, Zoning Case Number SU-16-03, subject to the five conditions**

- VII.F.1. 1. Approve authorizing the City Clerk to issue a Certificate of Operation for Pink Taxi/Pink Transport Group, Inc. for a four (4) - year term
- ~~VII.F.2. Approve first reading of ordinance amending Section 12-6 to create a new complementary service liquor license and provide a late fee for renewals~~
- VII.F.3. Approve first reading of ordinance amending section 12-6-7 of the Liquor Code modifying the “proof of age” restrictions for package liquor sales
- VII.I.1. Approve FY16 warrants for period ending February 29, 2016 reviewed by Ald. Mazzuca in the amount of \$478,241.17
- VII.I.2. Approve a FY16 purchase order increase for A-Bec Electric, 253 Marion Court, Bensenville, IL 60601 in the amount of \$1,000.00

Moved by Ald. Knight. Seconded by Ald. Moran.

Ald. Mazzuca requested to have Item VII.F.2. removed from the Consent Agenda.

**ROLL CALL**

**AYES:** Ald. Moran, Milissis, Van Roeyen, Shubert, Knight, Mazzuca, and Maloney (7)

**NAYS:** None (0)

**ABSTAIN:** None (0)

**ABSENT:** None (0)

**Motion carried, 7 – 0.**

**V. Reports of City Officials**

**A. Mayor’s Report**

**1. Legislative update**

No report. .

**2. Fire Department Commendation – Firefighter-Paramedics Chris Cleary, Aaron Kuester, and Bill Smaha for emergency childbirth call on January 21, 2016**

Fire Chief Sorensen explained the events of an emergency call on January 21. Emergency personnel from the Fire Department responded to call of a woman giving birth. Firefighter /Paramedics Kuester, Cleary, and Smaha were first to arrive on the scene finding the baby had already been delivered but the baby girl was unresponsive because the umbilical cord was caught around her neck. Due to the fast actions of the emergency responders, the baby was resuscitated and is doing well. Firefighter-Paramedics Chris Cleary, Aaron Kuester, and Bill Smaha each received a Fire Department Commendation and uniform ribbon, presented to them by Fire Chief Sorensen and Acting Mayor Maloney.

**3. Resolution honoring TOPSoccer Volunteer of the Month (January) – Francesco Bartucci**

Acting Mayor Marty Maloney presented Francesco Bartucci with a Resolution. Bartucci was recognized for TOPSoccer’s January Volunteer BUDDY of the month for his dedication and efforts, not only to the organization, but to the disabled youth involved in TOPSoccer program. Randy Bull, Matt Pothast, and Monney Risic of the Park Ridge Soccer Organization were also present.

**4. Proclamation – recognizing the 104th Anniversary of Girl Scouts U.S.A.**

Acting Mayor Maloney presented the Girl Scout organization of Carpenter and Roosevelt School a Proclamation honoring the national organization’s 104<sup>th</sup> anniversary and recognizing the week of March 6-12 as Girl Scout Week in the City of Park Ridge.

**B. City Council**

No report.

**C. City Attorney**

No report.

**D. City Clerk**

Clerk Henneman reminded residents to change their clocks forward one-hour this weekend as daylight savings begins. She also reminded residents that Early Voting continues through March 14.

**E. City Manager**

No report.

**VI. Citizens Who Wish to Address the City Council on a Non-Agenda Item**

Dan Gott of Des Plaines, IL introduced himself as a Republican candidate for State Representative for the 55<sup>th</sup> District. He wants to be part of the solution for making Illinois great again. He spoke about the state debt, the budget crisis, and corruption. He believes there is a better way to makes improvements simply by using common sense. He wants to make a change in Illinois government.

**VII. Reports of Boards, Commissions and Committees**

**A. Planning and Zoning Commission – Ald. Van Roeyen**

- 1. Approve the final reading of ordinance for a special use for a vestibule additional at Lincoln Middle School in the R-2 Single Family Residential District, at 200 South Lincoln Avenue, Zoning Case Number SU-16-01, subject to the listed conditions / Approved by omnibus vote**
- 2. Approve the final reading of ordinance for a special use for a vestibule additional at Field Elementary School in the R-2 Single Family Residential District, at 707 Wisner Street, Zoning Case Number SU-16-02, subject to the listed conditions / Approved by omnibus vote**
- 3. Approve the final reading of ordinance for a special use for a vestibule additional at Roosevelt Elementary School in the R-2 Single Family Residential District, at 1001 S. Fairview, Zoning Case Number SU-16-03, subject to the five conditions / Approved by Omnibus vote**
- 4. Approve the first reading of ordinance for a special use for an assisted living facility in the B-2 General Commercial District at 501 Busse Highway, Zoning Case Number SU-16-04 subject to eleven stipulations**

Moved by Ald. Moran. Seconded by Ald. Mazzuca.

Director Testin provided background information regarding the case. The ordinance is to allow for a Special Use of the proposed facility. The Planning and Zoning Commission had approved the site plan, 6 – 1. An exception for height is being requested by the applicant, from 40 feet to 52 feet. Eleven conditions must be met. Testin indicated that key discussions focused on traffic, height, and storm water management.

David Shaw, attorney for the applicant of DK Acquisitions, was present. Andy Koglin (OKW Architects), the architect and planner, spent a few minutes reviewing the architectural plans of the project. In response to a question regarding retail space usage, Koglin indicated plans include commercial space. The developer is considering a grocer and may consider other retail options.

Ald. Mazzuca sought clarification about the traffic flow within the development since he expressed concern about how residents would access the retail space. Mr. Shaw, Attorney and Agent for the applicant, did not expect residents of the facility to visit or shop without having assistance. Ald. Mazzuca questioned the purpose of the north wall; he did not believe it would prevent jay-walking to cut across the street.

The storm water management plan was presented. In response to Ald. Mazzuca's inquiry, by approving this plan, Director Testin agreed that the City would exhaust its own large scale water detention management for this site.

Javier Millan, a representative of KLOA presented the traffic study which took into account analysis of future conditions including traffic volumes based on original growth. He believes the traffic generated by the development would have less impact than a commercial-zoned property. He explained that Senior Assisted Living facilities are one of the most benign traffic generators since the majority of residents do not drive and traffic would be limited to employees or visitors. Suggestions to improve traffic included turn restrictions or limitations. Without further investigation, he is not certain if turn arrows would help. Delays are expected to remain unchanged. The number of ambulance trips and response times was also a concern for Ald. Mazzuca. Since Park Ridge Fire Department would not be

the sole transporter for ambulance service, Fire Chief Sorensen estimated that 50-100 calls annually would be the norm.

Based on Ald. Milissis' question, Mr. Shaw indicated that the facility is limited to Assisted Living; it would not be licensed for rehabilitation which requires different licensure.

Mr. Shaw disclosed the operator as Senior Lifestyle Corporation, a Chicago based operator with 37 facilities in the Chicago area, with over 200 facilities operating in over 28 states.

Missy Langan (1924 Canfield) attended the Planning and Zoning meeting and believes it is a good project overall. She agreed that the proposed use for the property would generate low traffic. She does have an issue with the proposed height. She did not justify "look good" as an acceptable reason/criteria for an exception. She understood that there was no real indication that the building could not be built at 40.'

Judy Barclay (524 Courtland) believes the impact to traffic will be horrendous. She expressed there are limited ways to get across town.

Barbara Gaffke (747 N. Delphia) questioned the reduction of the parcel size brokered from 5.5 to 3 acres. Assisted Living in her opinion is 24/7 care, referring to the facility as a little hospital with 100 beds that would be adding to the discharge of water in an area that she described to be as the epicenter of flooding. She continued on about flood studies and related costs when Acting Mayor Maloney stopped her as she was presenting inaccurate information.

Bruce Sufranski, American Society of Safety Engineers, works in the building to the west of the proposed development. He does not want excess storm water to end up in the basement of his property. He wants to be certain that he has a right to review plans making sure that the building is being built, according to its approved plans. Community Preservation and Development Director Testin confirmed for Acting Mayor Maloney that the building would be constructed according to the approved plans and that anyone could request to view the plans through a FOIA request.

Robert Acker (1510 Laverne) lives adjacent to the property; he claims it has been vacant for over 10 years. He likes the lower impact of the proposed use and supports the development.

Based on three criteria that must be followed for an assisted living facility, according the City's Zoning Ordinance, Ald. Mazzuca does not believe any of the criteria has been met for this project. In closing, he indicated that it is a lovely piece of architecture but it does not belong at this site.

City Engineer Mitchell responded to Ald. Knight's inquiry, indicating that the developer is exceeding the City's Ordinance for storm water management. She explained that the city's sewer system is not designed for a 100-year storm. The proposed development would handle water on its own property in the event of a 100-year storm. This development ties into a sewer on Greenwood and the combined sewage heads west on Northwest Highway, tying in downstream. The property to the west is higher and the detention of the development is designed to accept this water also. Ald. Knight struggled with worst case scenarios for flooding as a result of this development. Director Zingsheim added, the development will be holding water where no water has ever been held before, and in his opinion, making the area better.

Engineer Mitchell agreed with Ald. Moran that this development would have a lower impact from a traffic and water standpoint than a commercial type of development. He was pleased to learn both this and the development on Elm were taken into consideration with the traffic study. He had a slight issue about the height but after attending the Planning and Zoning meeting, he understood the reason for the layout proposed with 4 floors. He recalled when the property was a car dealership and Public Works was on Elm; traffic managed.

The development is in Ald. Van Roeyen's Ward who indicated that he reviewed the plans with the City Engineer. He realizes that the developer is going beyond what is required by the City for water management, and in addition, contending and holding water on the west side of the property. He does not believe water will be a problem. He supports the concept and believes it will be good for the

community. He would like to see the turn signals or turn lanes at Northwest Highway and Greenwood adjusted.

Ald. Milissis believed gravel surface would be pervious. Mr. Elliot, and Engineer Mitchell, confirmed the gravel is rated the same as concrete with a co-efficient of .09. Ald. Milissis expressed his dissatisfaction with the proposal. He referred to the area as being a problematic area for which no answer has been given in regards to flooding. He would suggest purchasing the property or taking it over with eminent domain, and turning it into a water retention area. However, he does not believe he would have the required support of the City Council. In closing, he indicated he would support the lesser of two evils in his mind, and will support the proposed plan.

Ald. Shubert liked the concept but not the location. He is not sold on the traffic plan, especially with the proposed project on Elm. He spoke about receiving continuous calls about the traffic on Greenwood, leading to Busse and Northwest Highway. He sees no improvements with the flow of traffic with this development. He has concerns about the water retention and the height of the project. He found Ald. Milissis' concept of eminent domain interesting. He will be voting against the motion.

Ald. Knight questioned whether any other public amenity, other than exceeding the City's Code regarding water retention, was offered by the developer since it is requesting a 30% variance. Director Testin explained there was not; an amenity is applicable to a Planned Unit Development.

**VOTE**

**AYES: Ald. Milissis, Van Roeyen, Maloney, and Moran (4)**

**NAYS: Ald. Shubert, Knight, Mazzuca (3)**

**ABSTAIN: None (0)**

**ABSENT: None (0)**

**Motion carried, 4 – 3.**

**5. Approve the first reading of ordinance for a map amendment to change the zoning of the property from the R-2 Single Family Residential District to the R-4 Multifamily District at 1200 Elm Street, Zoning Case Number MA-16-01**

Moved by Ald. Moran. Seconded by Ald. Mazzuca.

Director Testin explained that this case is changing the zoning from R-2 to R-4 and that focus should be given on the request for a map amendment. The amendment would allow for 25 units. Planning and Zoning recommended approval 6-1 contingent on revisiting the traffic study due to concerns expressed at the Public Hearing regarding the railroad crossing and train schedule. An addendum was submitted with this information. The applicant was invited to answer questions regarding traffic and water management.

Mr. Friedman, attorney for the applicant, indicated that all consultants were present. He explained they are seeking a zoning change. The site is currently 90% impervious which will be improved 30%. In regards to traffic, the development is not was not is not expected to have an impact or make matters worse.

Tim Berda (Haeger Engineering, 1304 Plum Grove Road, Schaumburg, IL), the Civil Engineering Project Manager, explained that the reduction of impervious ground will be improved 30%, more green space would be provided, and that the storm water management plan presented meets the City's and MWRD's requirements.

Ald. Milissis would like to know if there is thought of any exceeding the requirements retaining more water on the property. Mr. Berda explained they could remove a unit but that they are currently satisfying the City's Ordinance. Adding more detention would be going above and beyond what the City requires.

Ald. Van Roeyen thought there was to be a fence around the site. Mr. Friedman acknowledged indicating that two variations would be proposed at a later date.

Mr. Friedman addressed Ald. Mazzuca's questions relating to #2 and #4 of the "Standards for Zoning Amendments" provided by Lexington Homes. Mr. Friedman speculated that these were taken into account prior to the ultimate sale. It was in Ald. Mazzuca's opinion that a gated community would limit the

sharing of benefits. Mr. Friedman provided that the storm water management and increasing green space are both benefits to surrounding properties. Director Testin responded to one of Ald. Mazzuca's questions indicating that no neighboring property is zoned greater than R-2. Lastly, Ald. Mazzuca wondered if there would be any requirement for the owner to develop the property as planned, or if the developer could sell the property at R-4 for a higher price. Mr. Friedman explained that Lexington Homes is a homebuilder and it has no intentions of flipping the property. According to the City Attorney, nothing would prevent the developer from selling the property.

Mr. Berda explained the water detention conveyance on the property per Ald. Milissis' request. In regards to the maintenance of the pond, Mr. Friedman explained that it is owned and maintained by the association; he believes the City would require language in the covenants and townhouse declaration regarding the maintenance. Ald. Milissis asked that the City Attorney and Mr. Testin to be certain this is done.

Ald. Moran spoke about a few discrepancies that were noticed on the traffic study. Luay Aboona provided an explanation of the discrepancies and appreciated Ald. Moran's observation of a train accident in a western suburb that prevented an accurate study. In closing, Mr. Aboona indicated that this development would add less to the traffic situation in comparison to a Public Works Center which would generate 2-3 times more traffic.

Ald. Van Roeyen was curious why they were seeking to rezone the property. According to Mr. Friedman, they must meet the standards for a text amendment. He added that the impact of ground coverage on the R-4 is more favorable to surrounding properties.

Ald. Mazzuca did not believe this neighborhood is compatible with an R-4. He fears this change will increase height and density in a neighborhood that should not change. He will not support the motion.

Ald. Shubert resides in the ward of the proposed project. He likes some of the ideas with the storm water management but still has many concerns about the traffic plan. Both cases proposed this evening indicated that situations would not be made worse; however, he did not hear how improvements could be made. He has heard from a number of residents who do not support the project. He intends to vote against the motion.

Ald. Moran spoke to friends who live in the area of the proposed development who offered favorable comments on the project. He believes it would be a good transitional property. A plan for water retention is an improvement. The traffic has always been bad in that vicinity but it is hard to put anything in the area that would not add less traffic impact. He agreed with the attorney that a townhome is better than a single family residence that could have four cars. He intends to support the motion.

**VOTE**

**AYES: Ald. Knight, Maloney, and Moran (3)**

**NAYS: Ald. Van Roeyen, Shubert, Mazzuca, and Milissis (4)**

**ABSTAIN: None (0)**

**ABSENT: None (0)**

**Motion failed 3-4.**

**6. Approve the first reading of ordinance for a special use to allow a health/fitness center in the B-4 Uptown Business District, Uptown Commercial Sub-District at 110 North Northwest Highway, Zoning Case Number SU-16-05, subject to three conditions**

Moved by Ald. Moran. Seconded by Ald. Milissis.

Director Testin provided a brief summary of the special use for a health-fitness facility that was approved by the Planning and Zoning Commission, 5 – 0 with three stipulations. An agreement would need to be approved by the Council if no sales tax is generated by the business. City Manager Hamilton indicated that he has received a copy of the agreement.

Ald. Moran inquired whether any other business was interested in the space. Director Testin was not aware of any. Menchies was the former business at this location.

Ald. Milissis commented that there was another fitness business nearby. Engineer Mitchell responded to a question regarding traffic and parking brought up by Ald. Moran. Engineer Mitchell indicated that a traffic study was conducted during the initial planning stages of the Uptown Development; it was done with many assumptions of types of uses.

Steve Kolber, the architect for the project, described the proposed use for the property.

Per the request of Ald. Shubert, City Manager Hamilton provided an explanation regarding the monetary specifics relating to the sales tax agreement.

**VOTE**

**AYES:** Ald. Knight, Mazzuca, Maloney, Moran, Van Roeyen (5)

**NAYS:** Ald. Shubert and Milissis (2)

**ABSTAIN:** None (0)

**ABSENT:** None (0)

**Motion carried, 5 – 2.**

**B. Zoning Board of Appeals – Ald. Moran**

No report.

**C. Liquor License Review Board – Acting Mayor Maloney**

No report.

**D. O’Hare Airport Commission – Ald. Mazzuca**

Ald. Mazzuca indicated the next meeting is March 16, at which time, representatives from Wood Dale would be attending.

**E. Historic Preservation – Ald. Shubert**

Ald. Shubert indicated that the Mayor’s Advisory Board would be interviewing two candidates for two vacancies on the Historic Preservation Commission on March 16. He also indicated the Commission’s 2016 Saving Places that Matter Poster Contest is underway for all third-fifth grade students in the community.

**F. Procedures and Regulations Committee – Ald. Mazzuca**

1. **Approve authorizing the City Clerk to issue a Certificate of Operation for Pink Taxi/Pink Transport Group, Inc. for a four (4) - year term / Approved by omnibus vote**

2. **Approve first reading of ordinance amending Section 12-6 to create a new complementary service liquor license and provide a late fee for renewals**

Moved by Ald. Mazzuca. Seconded by Ald. Knight.

Ald. Mazzuca explained that he removed the item from the Consent Agenda in case an Alderman wanted to offer an amendment on the complementary license.

Brief discussion ensued regarding the fee, set at \$500 which would cover administrative costs. According to Deputy Clerk Peterson, the processing procedure for these applications would be consistent with the processing of other liquor licenses. Acting Mayor Maloney was comfortable having the fee remain at \$500.

Ald. Milissis inquired about including language to waive the fee for non-for-profits. Attorney Simon’s advice was to make it categorical rather than discretionary and with a distinction between not-for-profit and tax-exempt.

**VOTE**

**AYES:** Ald. Knight, Mazzuca, Maloney, Moran, Milissis, Van Roeyen, and Shubert (7)

**NAYS:** None (0)

**ABSTAIN:** None (0)

**ABSENT:** None (0)

**Motion carried, 7 – 0.**

**Approve first reading of ordinance amending section 12-6-7 of the Liquor Code modifying the “proof of age” restrictions for package liquor sales / Approved by omnibus vote**

**G. Public Works Committee – Ald. Shubert**

1. **Approve the final reading of Ordinance amending 13-13-2 of the Municipal Code to remove resident only parking restrictions on South Seminary (Arthur to Devon), and Stewart (Home to Engel)**

Moved by Ald. Shubert. Seconded by Ald. Moran.

**VOTE**

**AYES:** Ald. Mazzuca, Maloney, Moran, Milissis, Van Roeyen, Shubert, and Knight (7)

**NAYS:** None (0)

**ABSTAIN:** None (0)

**ABSENT:** None (0)

**Motion carried, 7 – 0**

2. **Approve the final reading of Ordinance amending 13-12-5 of the Municipal Code to revise restricted parking hours on Main Street**

Moved by Ald. Shubert. Seconded by Ald. Moran.

**VOTE**

**AYES:** Ald. Maloney, Moran, Milissis, Van Roeyen, Shubert, Knight, and Mazzuca (7)

**NAYS:** None (0)

**ABSTAIN:** None (0)

**ABSENT:** None (0)

**Motion carried, 7 – 0**

**H. Public Safety Committee – Ald. Milissis**

1. **Approve a FY16 purchase order for training expenses with University of Illinois, Office of Grants and Contracts, 28395 Network Place, Chicago, IL 60673 in the amount of \$20,000.00**

Moved by Ald. Milissis. Seconded by Ald. Moran.

**VOTE**

**AYES:** Ald. Moran, Milissis, Van Roeyen, Shubert, Knight, Mazzuca, and Maloney (7)

**NAYS:** None (0)

**ABSTAIN:** None (0)

**ABSENT:** None (0)

**Motion carried, 7 – 0**

**I. Finance and Budget Committee – Ald. Knight**

1. **Approve FY16 warrants for period ending February 29, 2016 reviewed by Ald. Mazzuca in the amount of \$478,241.17 / Approved by omnibus vote**

2. **Approve a FY16 purchase order increase for A-Bec Electric, 253 Marion Court, Bensenville, IL 60601 in the amount of \$1,000.00 / Approved by omnibus vote**

**VIII. New Business – For announcement, deliberation, and/or discussion only; no official action will be taken.**

Ald. Mazzuca mentioned that he submitted a series of requests to the Finance and Budget Chairman /Ald. Knight, and might also involve Public Works, for storm water management strategies, asking that materials be placed in the packets for the March 16 Committee meeting.

**IX. Adjournment**

The meeting adjourned at 9:42 p.m.

Transcribed by:



Approved by the City Council this 21<sup>st</sup> day of March, 2016

ATTEST:

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Acting Mayor Mart Maloney

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City Clerk Betty Henneman

Note: The minutes are a summary of business transacted at the meeting.  
It is not a verbatim copy of the recording.