



## CITY OF PARK RIDGE

505 BUTLER PLACE  
PARK RIDGE, IL 60068  
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URL: <http://www.parkridge.us>

DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

**Date:** June 13, 2017  
**To:** Planning and Zoning Commission  
**Thru:** Jim Brown, Community Preservation and Development Director  
**From:** Jon Branham, Senior Planner  
**Subject:** Planned Development - Concept Plan for 1440 Higgins Road Townhomes

### INTRODUCTION AND BACKGROUND

The concept plan was initially reviewed by the Commission on May 9, 2017. At that meeting, the Commission discussed several aspects of the plan. The meeting minutes have been included.

Since that meeting, the applicant has made adjustments to the plan and is seeking further guidance from the Commission. The adjustments include reducing the number of units from 34 to 31 and increasing the front and rear yard setbacks. Additional exterior parking spaces have been added. Overall height has been reduced. Vehicular access to Higgins Road has also been eliminated.

1440 Higgins LLC (Piotr Filipek), applicant, requests a concept plan review for a planned development at 1440 Higgins Road, in accordance with Section 5.6.B of the Zoning Ordinance, for an 31-unit residential townhome project.

Section 5.6.B of the Zoning Ordinance states that before submitting a formal application for a planned development, the applicant may present a concept plan before the Commission for the purpose of obtaining information and guidance prior to entering into binding commitments or incurring substantial expense. The Commission shall review the concept plan, and provide such information and guidance as it deems appropriate. Any opinions or advice provided by the Commission shall be in no way binding, with respect to any official action the Commission or City Council may take on the subsequent formal application. The review of the concept plan shall not constitute a public hearing.

Note that because this is a review of a concept plan and not a review of a formal application, staff is not offering a full and comprehensive analysis of the proposal.

### THE SITE

The site has a total area of 95,438 square feet or 2.19 acres. The site is currently occupied by a garden center / landscaping refuse business. Commercial properties are to the east and west; single-family residential to the north, and Higgins Road to the south. Across Higgins Road, in Chicago, are commercial land uses.

The zoning of the property is currently B-2, General Commercial District. The site is surrounded by R-2, Single Family Residential to the north, B-2, General Commercial District to the east and west, and commercial/office zoning (City of Chicago) to the south.



**Zoning Map.** Subject property highlighted in yellow. It is zoned B-2.

## ANALYSIS

Staff reviewed the project for compliance with Sections 5.4 and 5.5 of the Zoning Ordinance and Higgins Road Corridor Plan for development proposal.

### Map Amendment

A map amendment from the B-2 General Commercial District to the R-4, Multi-Family Residential (Planned Development) District would be required.

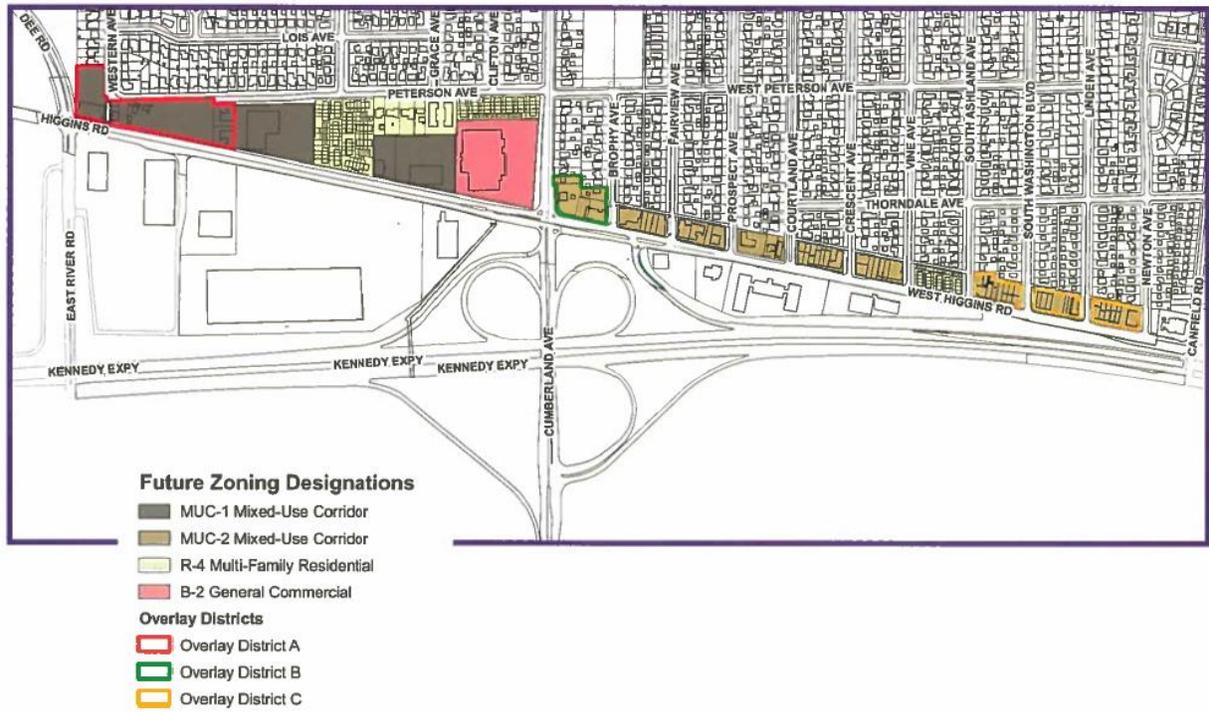
### Higgins Road Corridor Plan

The Higgins Road Corridor Plan was adopted in 2010, and serves as an addendum to the City's 1996 Comprehensive Plan. The Plan area encompasses the north side of Higgins Road from Dee Road to Canfield Road, which serves as the southern boundary of Park Ridge. Some areas of the Plan were identified for specific types of development (see below).

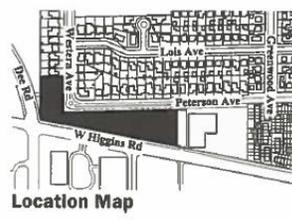
The Higgins Road Corridor Plan identifies the subject site for a mix of office and commercial uses, and identifies the subject property as a significant redevelopment opportunity. The Plan envisioned this area to potentially be redeveloped in conjunction with other adjacent properties for a larger scale development. Townhome developments were not identified in this area of the Plan, but are envisioned for areas east of the subject site. The Plan states that when the subject property is redeveloped, that the City should seek

to acquire an additional 33 feet to widen Peterson Avenue to two lanes, and that the planned development process could be a useful mechanism to assist in the acquisition of additional right-of-way.

**FIGURE 8: FUTURE ZONING DESIGNATIONS MAP**



**PROJECT AREA A**



**Higgins Rd & Dee Rd Illustration (viewing southeast)**

*Excerpts from Higgins Road Corridor Plan. Figure 8 (top) shows desired zoning for the subject site and area. "Project Area A" in the Higgins Road Corridor Plan included the subject site. This page from the plan illustrates the plan's intentions for the site.*

## Density Requirements

The Zoning Ordinance contains a regulation on density, called “Minimum Lot Area.” For the R-4 zoning district, 3,000 square feet of lot area is required for each townhouse unit. Thus:

$$95,438 \text{ square feet [lot area]} / 3,000 = 31.8 \text{ townhouse units allowed}$$

The 31 units proposed would therefore meet the density requirement.

## Yard and Bulk Requirements

The concept plan does not meet the front and rear yard requirements of the R-4 District (Section 7.3, Table 3). A 25-foot front yard is required along Peterson Avenue, and a 25-foot setback is provided. A 30-foot rear yard is required along Higgins Road, but only a 23-foot setback is provided (only the southwestern-most unit in “Building #7 currently encroaches). Interior side yard requirements appear to be met.

Lot coverage is proposed at 25%, which would meet the district requirement (50%). Open space is indicated as 54%, which would meet the 30% standard for the district. The proposed building height is proposed at 34 feet-11 inches, which would meet the 35-foot height requirement of the R-4 District.

*Comment: Roof-mounted mechanical equipment is not shown on the elevations. The omission of such equipment from elevations has been an issue in the past. The applicant should clarify if mechanical equipment will be mounted on the roofs of the units, and, if so, the dimensions of the equipment and how it will be screened.*

## Parking Requirements

The proposed parking plan currently indicates 62 enclosed parking spaces for the 31 units, plus 14 unenclosed surface parking spaces, for a total of 76 parking spaces. Section 12.13, Table 9 would require 62 parking spaces based on the number of units, so this requirement would be met. The applicant would also need to meet all other requirements of Section 12 regarding Off-Street Parking and Loading.

*Comment: The concept plan still does not indicate a trash enclosure; there might be a need to sacrifice one or more parking spaces for trash enclosure location(s). The applicant should clarify intentions for location of trash enclosure(s).*

## Planned Development Requirements

If the applicant moves forward with a Stage 1 Planned Development application, a site plan with dimensions, detailed elevations, floor plans, a traffic circulation plan, a traffic generation plan, and utilities and stormwater drainage plans will need to be submitted as part of the application requirements.

Additionally, preliminary landscape and screening plans will need to be submitted for the entire project. Plant species, sizes and quantities of all plants proposed for the site must be shown. The concept plan shows a fair grouping of trees in appropriate locations, i.e. providing partial screening along Higgins Road.

A construction schedule would also need to be submitted as part of the planned development process, and would need to comply with Section 5.7 construction schedule requirements. A general construction schedule was provided by the applicant with the concept plan application.

The Planned Development section of the Zoning Ordinance was recently amended to clarify that: “Planned developments are not intended to serve as a means by which an applicant seeks to circumvent normal zoning or other land use regulations. The Planning & Zoning Commission may recommend, and the City Council may approve, specific conditions when recommending or authorizing a Planned Development. Exceptions from the Zoning Ordinance are permitted through the Planned Development process, however, in no case shall an exception to district regulations within a planned development be granted unless the applicant demonstrates a “substantial benefit to the City.” Section 5.5 of the Zoning Ordinance lists criteria for granting exceptions to standards and offers a list of potential “substantial benefits to the City” in return for the exceptions (attached).

The applicant has indicated that a public amenity would be provided by dedicating a 33-foot depth of the property across the entirety of Peterson Avenue in order to allow for the street and right-of-way be expanded in width. Given potential traffic generation from the site, a street widening to two lanes may have been a requirement of approval anyway.

The applicant should clarify if the intention is to simply dedicate the right-of-way or to financially contribute to the widening of the street.

The applicant has been advised on other planned development cases that have been reviewed by the Commission, the importance of meeting Zoning Ordinance requirements, minimizing requested exceptions, and providing significant public benefit to offset any needed exceptions. Staff has met with many potential developers over the past several years regarding the site, and nearly all interested parties have proposed residential-type uses.

The applicant should provide additional detail to the Commission as to what public benefits listed in Section 5.5 are to be provided in exchange for exceptions, and the necessity of exceeding Zoning Ordinance requirements, particularly density and height, with regard to the current proposal. The Commissioners should provide some guidance on whether they feel the offer of right-of-way dedication alone is a sufficient offer of a public benefit.

## **DIRECTOR COMMENT**

The applicant has revised the concept plans so that many design features previously not in compliance with the Zoning Ordinance now are in compliance. Rather than continuing to attempt to whittle away at the remaining features not in compliance, the real issue to consider now is whether the City should be willing to accept a relatively dense residential development on a site that has long been earmarked—in both planning documents and zoning regulations—for commercial re-development.

At the previous concept plan review for this proposal (May 9<sup>th</sup> P&Z meeting), a couple of residents expressed concerns about adverse impacts that multi-family residential development might be having on the local school districts. These concerns were echoed (largely by the same citizens) at a recent City Council meeting. Valid concerns, to be sure, but I must note that over the last few decades several studies have attempted to measure the number of school-aged children (usually defined as 5-18 years old) generated by various types of residential development such as single-family detached homes, single-family attached (e.g. townhouse, duplexes) and multi-family buildings.

In a recent study, for example, conducted by the National Association of Home Builders (NAHB) concluded, *inter alia*, that:

- There are fewer school-aged children in new construction than in existing units;

- For all residential types, the number of bedrooms in a unit has an impact on the number of school-aged children;

And, most important,

- Attached single-family residences (i.e. townhouses, as are being proposed along Higgins Road), generate on average 38.3 school-aged children per 100 housing units, or .383 school-aged children per single unit. If this average were applied to the proposed development, we could expect it to generate 11 school-aged children.<sup>1</sup>

To be sure, the NAHB publishing a study on the impacts of housing development on school districts might be akin to the tobacco industry publishing a study on the impacts of cigarettes on health. But a study conducted by Rutgers University, and based on 2000 US Census data for the state of Connecticut, reached somewhat similar conclusions:

- A single-family attached 2 bedroom unit generates, on average, 0.23 school-aged children
- A single-family attached 3 bedroom unit generates, on average, 0.62 school-aged children<sup>2</sup>

Using these averages, the proposed development would generate 7.13 children if all units were 2-bedroom; or 19.2 children if all units were 3-bedroom. And an average of those two averages—used to calculate the impacts of a proposed development with a mix of 2- and 3-bedroom units—is 13.1 school-aged children.

In this particular instance the potential generation of a dozen or so school kids most likely spread across the K-12 spectrum would not have a great impact on our local school districts. I don't mean to minimize the importance of potential negative impacts of residential development on our school districts—I simply feel it is a larger issue to be considered by the City's policy makers at a different time and venue. For now, I would prefer that the Planning and Zoning Commission weigh what I consider to be the major issue with this proposal: Is it prudent for the City to agree to the conversion of a site identified as a prime location for commercial re-development—of which Park Ridge has few—to residential re-development?

## COMMISSION REVIEW AND ACTION

The Commission should provide comments and feedback to the applicant on the concept plan for the planned development proposal. Of particular concern:

- The Commission should weigh whether a waiver from zoning standards should be accompanied by more than a dedication of right of way.
- The proposal is contradictory to the Higgins Road Corridor Plan. The Commission should weigh how comfortable it would be in recommending a deviation from the plan.

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<sup>1</sup> Ford, Carmel. "Only 41 Children for Every 100 Housing Units in the U.S., on Average." NAHB: Only 41 Children for Every 100 Housing Units in the U.S., on Average. February 1, 2017. Accessed June 07, 2017. <http://www.nahbclassic.org/generic.aspx?sectionID=734&genericContentID=255505&channelID=311>.

<sup>2</sup> "School Age Children Per New Housing Unit," Connecticut Partnership for Balanced Growth, undated. Accessed June 07, 2017. [http://donaldpoland.com/documents\\_and\\_links/3-Don\\_Poland\\_Writings/CPBG\\_-\\_Rutgers\\_School\\_Age\\_Children.pdf](http://donaldpoland.com/documents_and_links/3-Don_Poland_Writings/CPBG_-_Rutgers_School_Age_Children.pdf)

## **ATTACHMENTS**

1. Planned Development Application, dated 3/30/17
2. Project Summary, prepared by Applicant, undated
3. Conceptual Floor Plans, Elevations, Site Plan, prepared by Neri Architects, dated 5/30/17
4. Plat of Survey, prepared by A.P. Surveying Co., dated 11/10/16
5. Aerial Map, prepared by Staff
6. Zoning Map, prepared by Staff
7. Section 5.5 of Zoning Ordinance
8. Higgins Road Corridor Plan Excerpt, Future Zoning Designation Map
9. Higgins Road Corridor Plan Excerpt, Project Area A
10. Higgins Road Corridor Plan Excerpt, Peterson Avenue



# Planned Development 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: 17-11-PD  
\* CONCEPT PLAN

Type of Planned Development (check one):

- Stage 1 Development Plan
- Stage 2 Development Plan

**Subject Property Information:**

Address: 1440 Higgins Rd, Park Ridge, IL 60068 Zoning District: B-2

Legal Description (can attach separate sheet): Please see attached Exhibit A - Legal Description.

**Applicant Information:**

Name: 1440 Higgins, LLC (Piotr Filipek) Phone: 773-852-7677

Address: \_\_\_\_\_ E-mail: piotrfilipek@me.com

**Owner Information:**

Name: Dolores Kowalski, Trustee Phone: 312-726-0531 (Attorney Nicholas Cioromski)

Address: \_\_\_\_\_

**Summary of Requested Planned Development (see Section 5.0 of the Zoning Ordinance):**

Please see attached Exhibit B - Project Summary.

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

3/30/2017

Date

PLANNED UNIT DEVELOPMENT (PUD)  
SUBMITTAL  
FOR

# TOWNHOME DEVELOPMENT

LOCATED AT:  
**1440 HIGGINS**

MAY 18, 2017

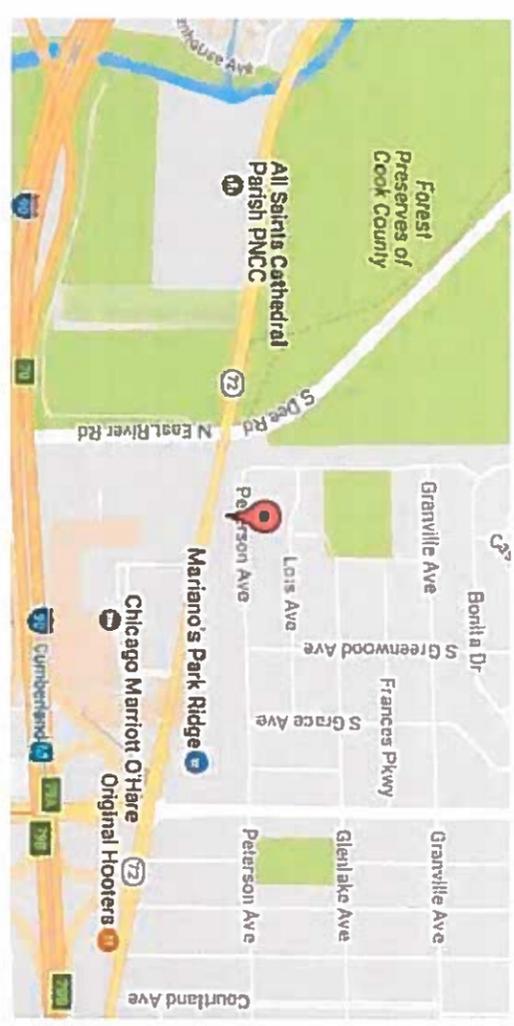
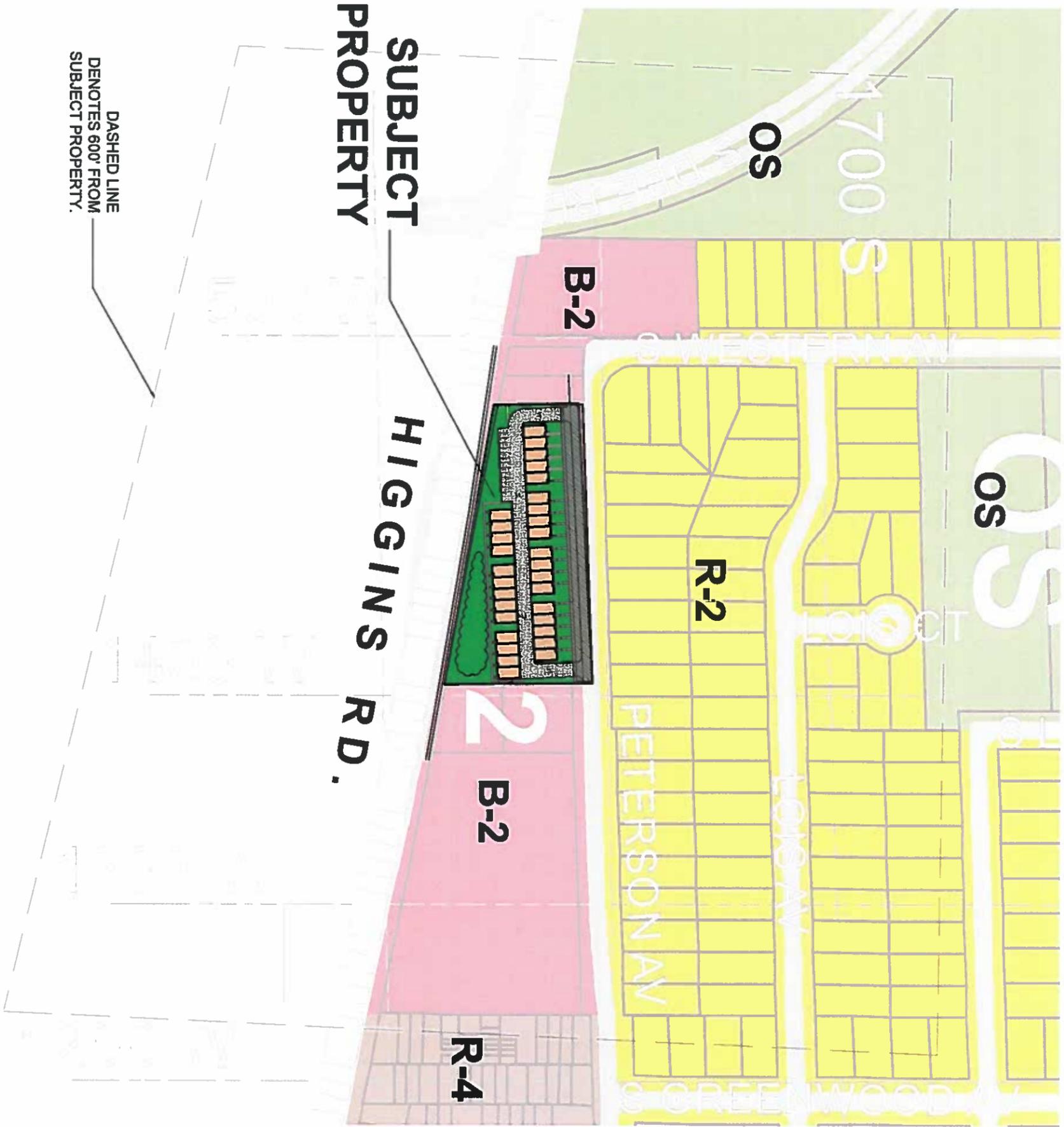
SUBMITTED TO  
THE CITY OF PARK RIDGE

BY:

**N E R I**

**ARCHITECTS, pc**

444 N. NORTHWEST HWY. STE 355  
PARK RIDGE IL 60068  
TEL 847.825.9400  
FAX 847.825.9451



**LOCATION MAP**



**ADJACENT ZONING DISTRICTS**

Scale: 1" = 200'-0"

PROJECT: 1703  
DATE: 05.16.17  
FILE:

**1440 HIGGINS RD**

**ADJACENT ZONING DISTRICTS:**

- OS OPEN SPACE SPECIAL PURPOSE DIST.
- R-2 SINGLE FAMILY RESIDENCE DIST.
- R-4 MULTI-FAMILY RESIDENCE DIST.
- B-2 GENERAL COMMERCIAL DIST.

**NERI ARCHITECTS, pc**

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PARK RIDGE, IL 60068  
TEL 847.824.9400  
FAX 847.824.9451



# CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"

**PROJECT DATA**  
 ADDRESS: 1440 HIGGINS RD.

LOT AREA: 86,436.7 S.F.  
 ZONING DISTRICT: R-4/R-5

MIN LOT AREA CALCULATIONS  
 NUMBER OF UNITS: 31 DU

LOT AREA / UNIT: 3,078.6 S.F./DU

**FLOOR AREA CALCULATIONS**

- FLOOR AREA: 2,400.0 S.F./UNIT  
 TOTAL PROPOSED FLOOR AREA (31 units): 74,400.0 S.F.  
 FLOOR AREA RATIO: 0.77

**LOT COVERAGE CALCULATIONS**  
 - FOOTPRINT OF STRUCTURE: 768.3 S.F./UNIT  
 TOTAL LOT COVERAGE (31 units): 23,817.3 S.F.

LOT COVERAGE: .25

**OPEN SPACE CALCULATIONS**

- AREA OF LOT COVERAGE: 23,817.3 S.F.  
 - AREA OF IMPERVIOUS SURFACE drive and parking sidewalk: 16,630.7 S.F., 3,693.0 S.F.  
 TOTAL IMPERVIOUS SPACE: 44,111.0 S.F.  
 TOTAL OPEN SPACE: 51,325.7 S.F.  
 OPEN SPACE: 0.54

**OFF STREET PARKING CALCULATIONS**  
 REQUIRED # OF PARKING: RES. 2 SP/D.U.  
 PROPOSED PARKING SPACES: 62 indoor, 14 outdoor

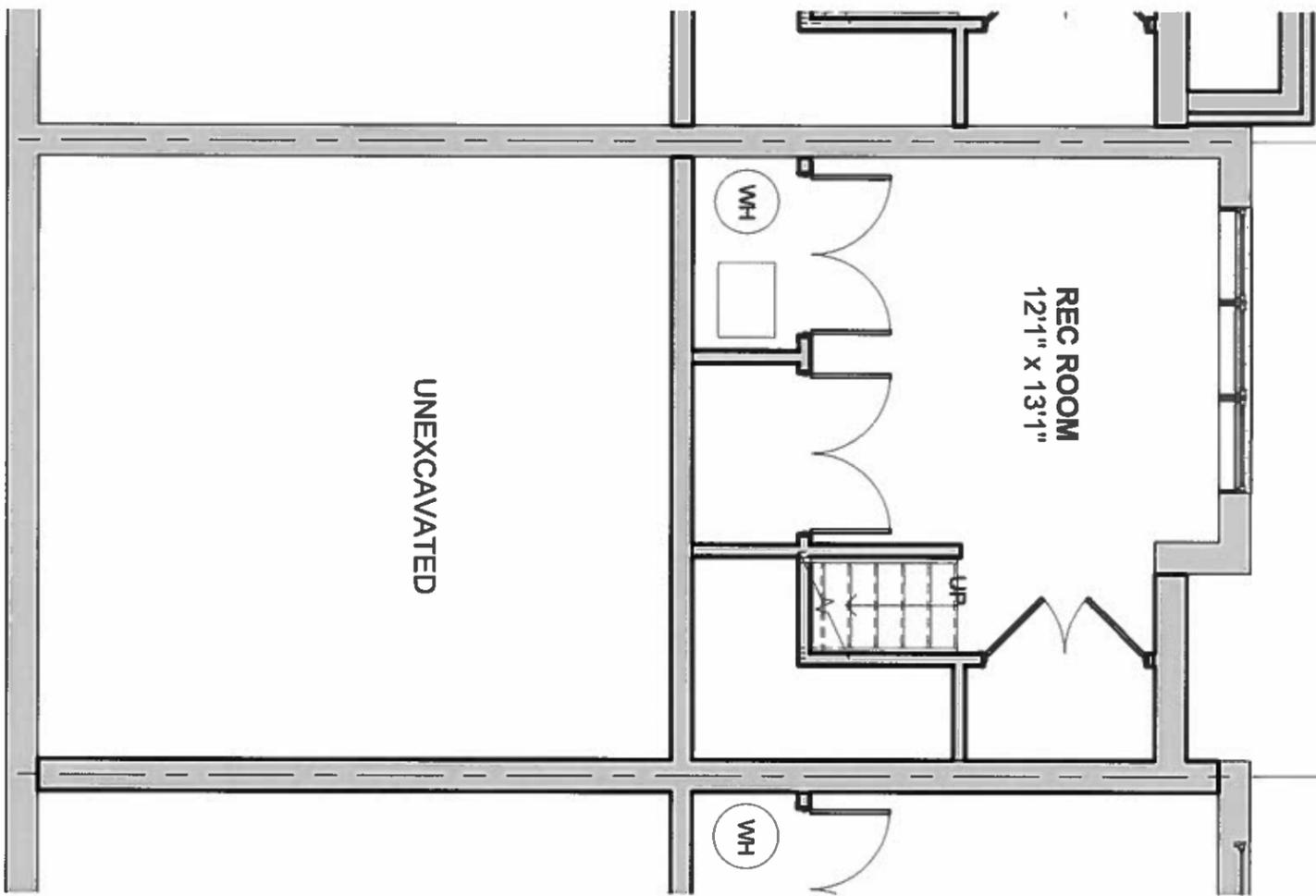
TOTAL OFF STREET PARKING: 76 SP



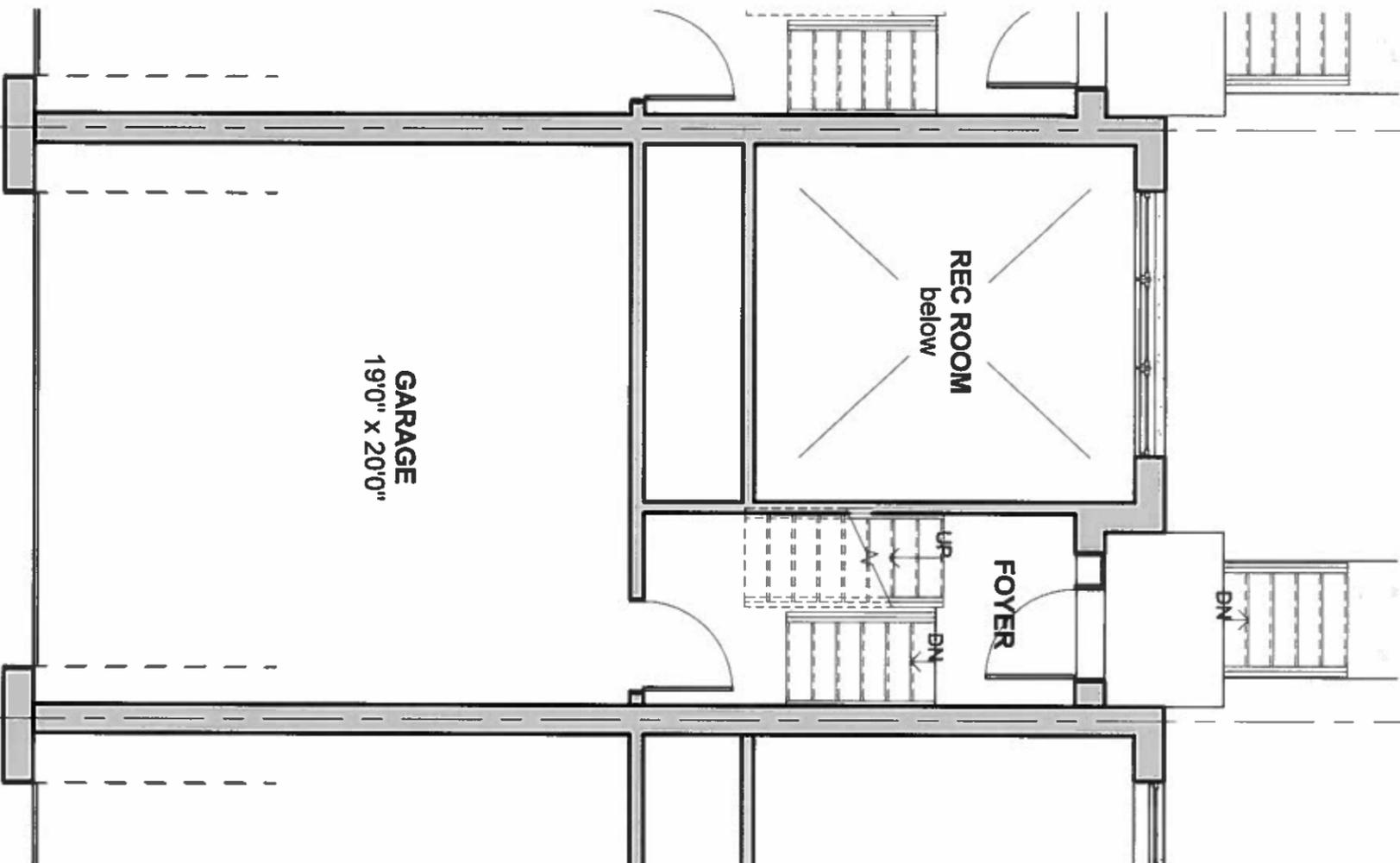
N E R I

ARCHITECTS, pc

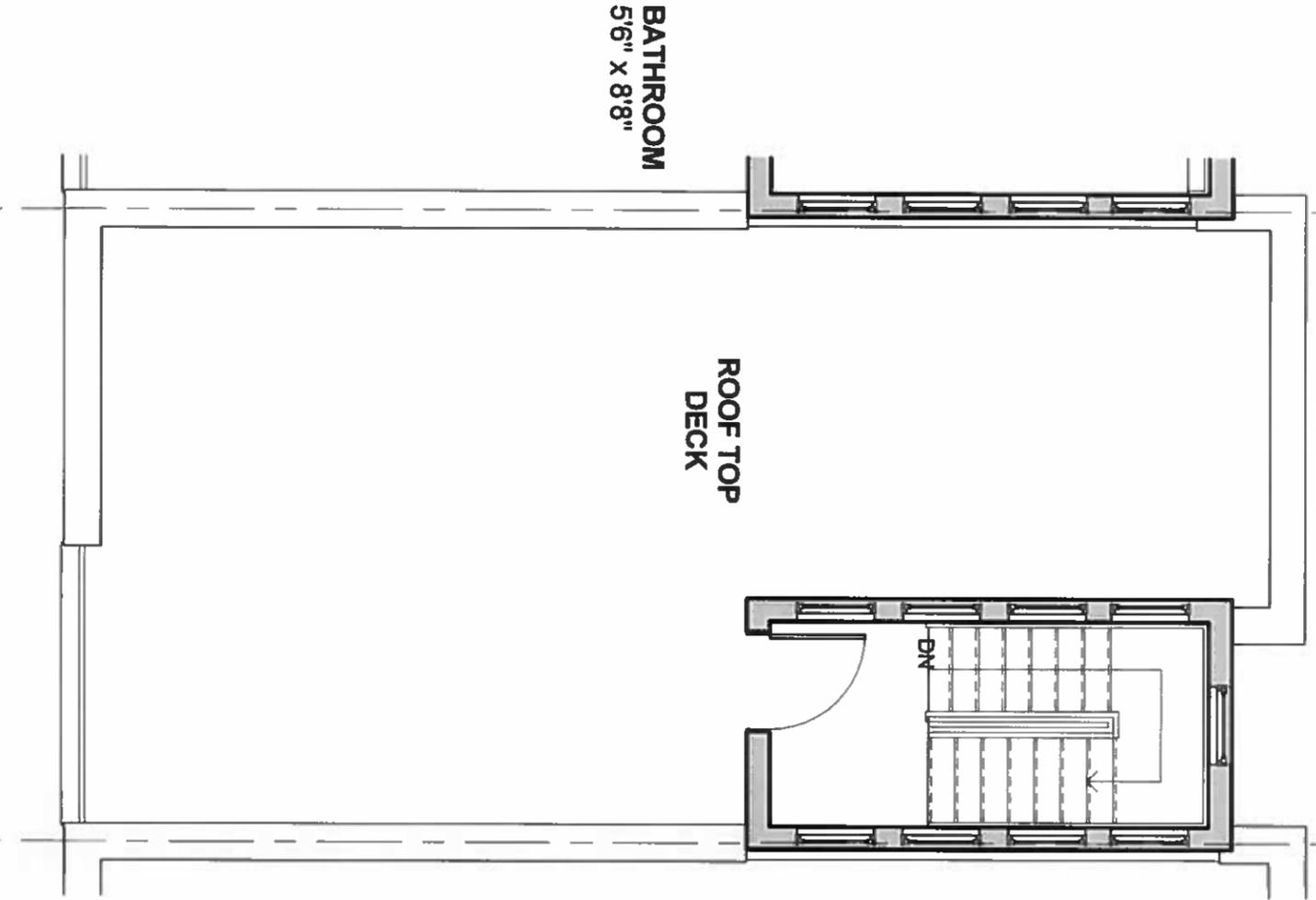
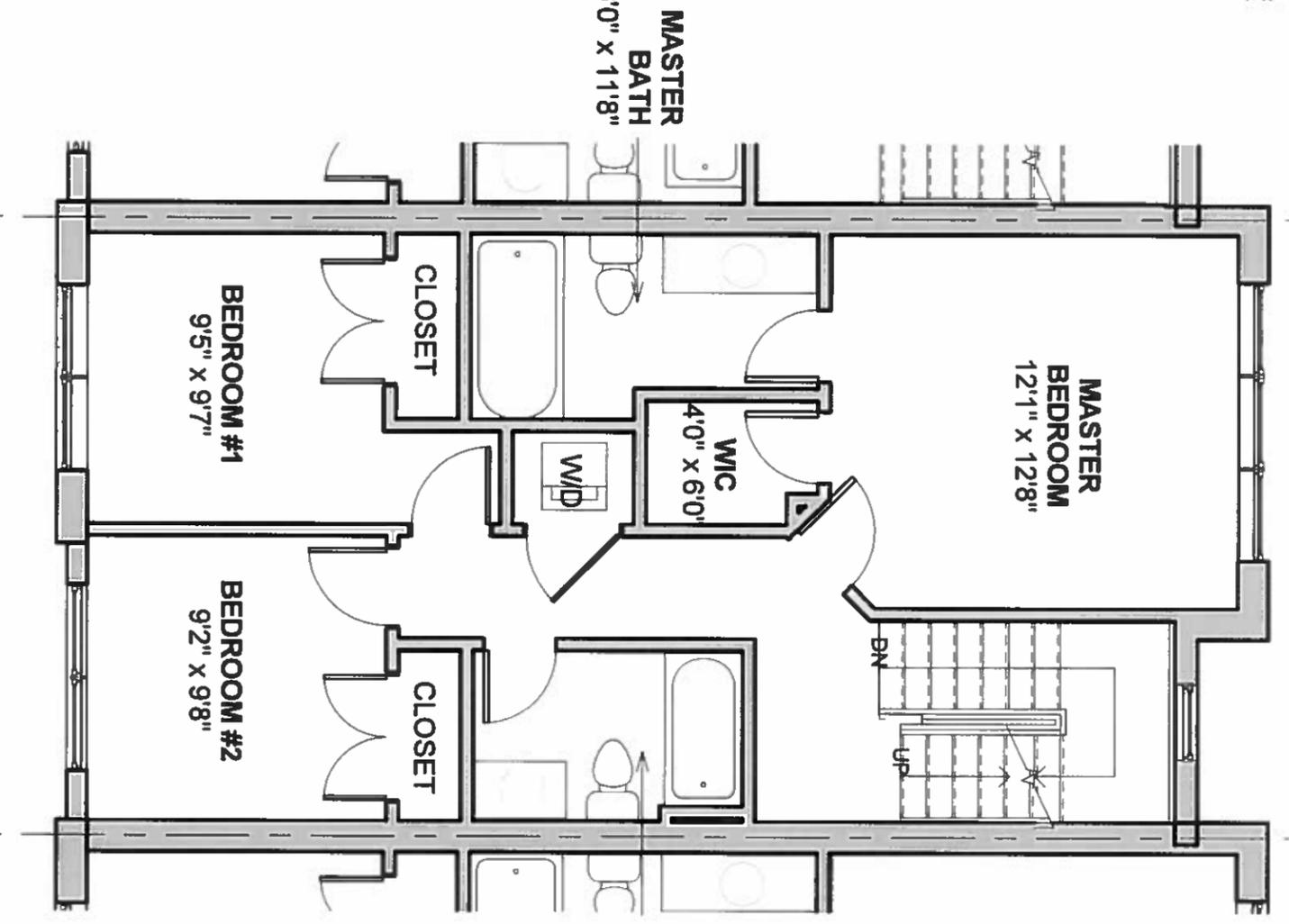
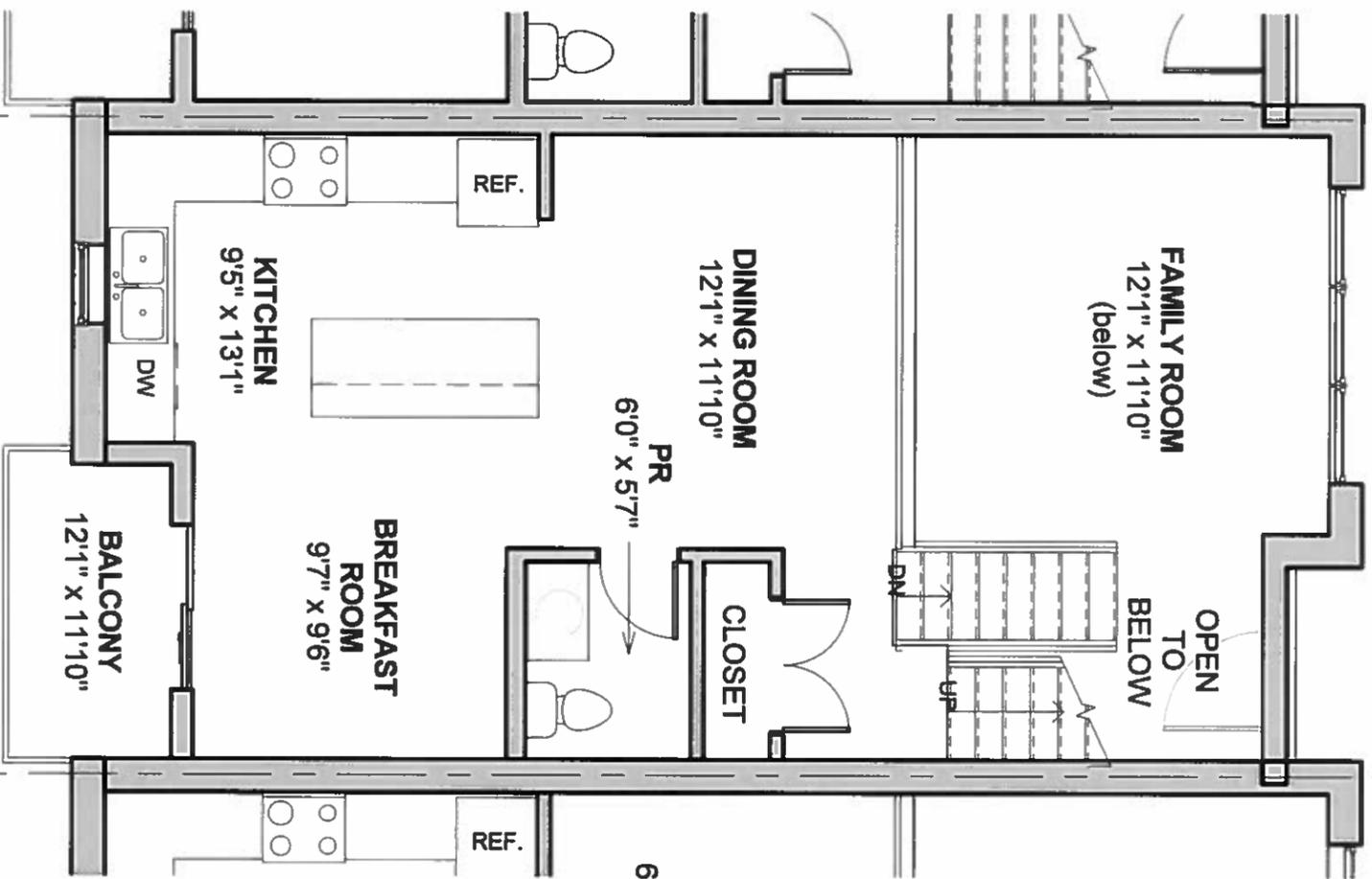
444 N. NORTHWEST HWY., STE 355  
 PARK RIDGE, IL 60068  
 TEL: 847.925.8400  
 FAX: 847.925.8451



1 BASEMENT (typical)  
D0 SCALE: 3/16" = 1'-0"



2 FIRST FLOOR PLAN (typical)  
D0 SCALE: 3/16" = 1'-0"



1703  
03.22.17  
1 SECOND FLOOR PLAN (typical)  
D-1 SCALE: 3/16" = 1'-0"

2 THIRD FLOOR PLAN (typical)  
D-1 SCALE: 3/16" = 1'-0"

3 ROOF DECK (typical)  
D-1 SCALE: 3/16" = 1'-0"

**N E R I**  
**ARCHITECTS, pc**

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FAX 847.825.9431



1 FRONT ELEVATION  
 D-2 SCALE: 1/8" = 1'-0"

ROOF  
 34' - 11 3/8"

3' - 4"  
 PARAPET  
 ROOF DECK  
 26' - 3"

THIRD FLOOR (unit)  
 16' - 3"

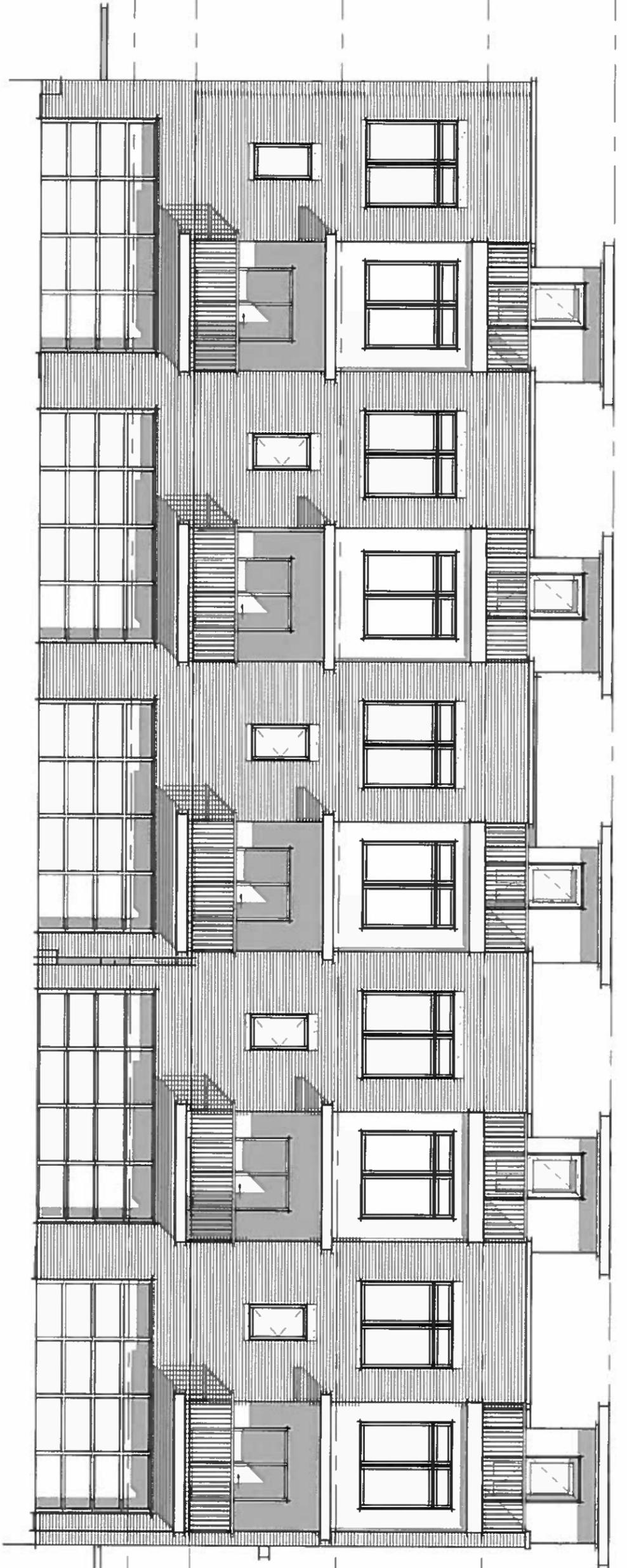
SECOND FLOOR  
 (unit)  
 6' - 3"

FIRST FLOOR  
 2' - 0"

1703  
 05.18.17  
 D-2

NERI  
 ARCHITECTS, pc

444 N NORTHWEST HWY. STE 335  
 PARK RIDGE, IL 60068  
 TEL 847.823.9400  
 FAX 847.823.9431



1 REAR ELEVATION  
 D-3 SCALE: 1/8" = 1'-0"

ROOF  
 34' - 11 3/8"

ROOF DECK  
 26' - 3"

THIRD FLOOR (unit)  
 16' - 3"

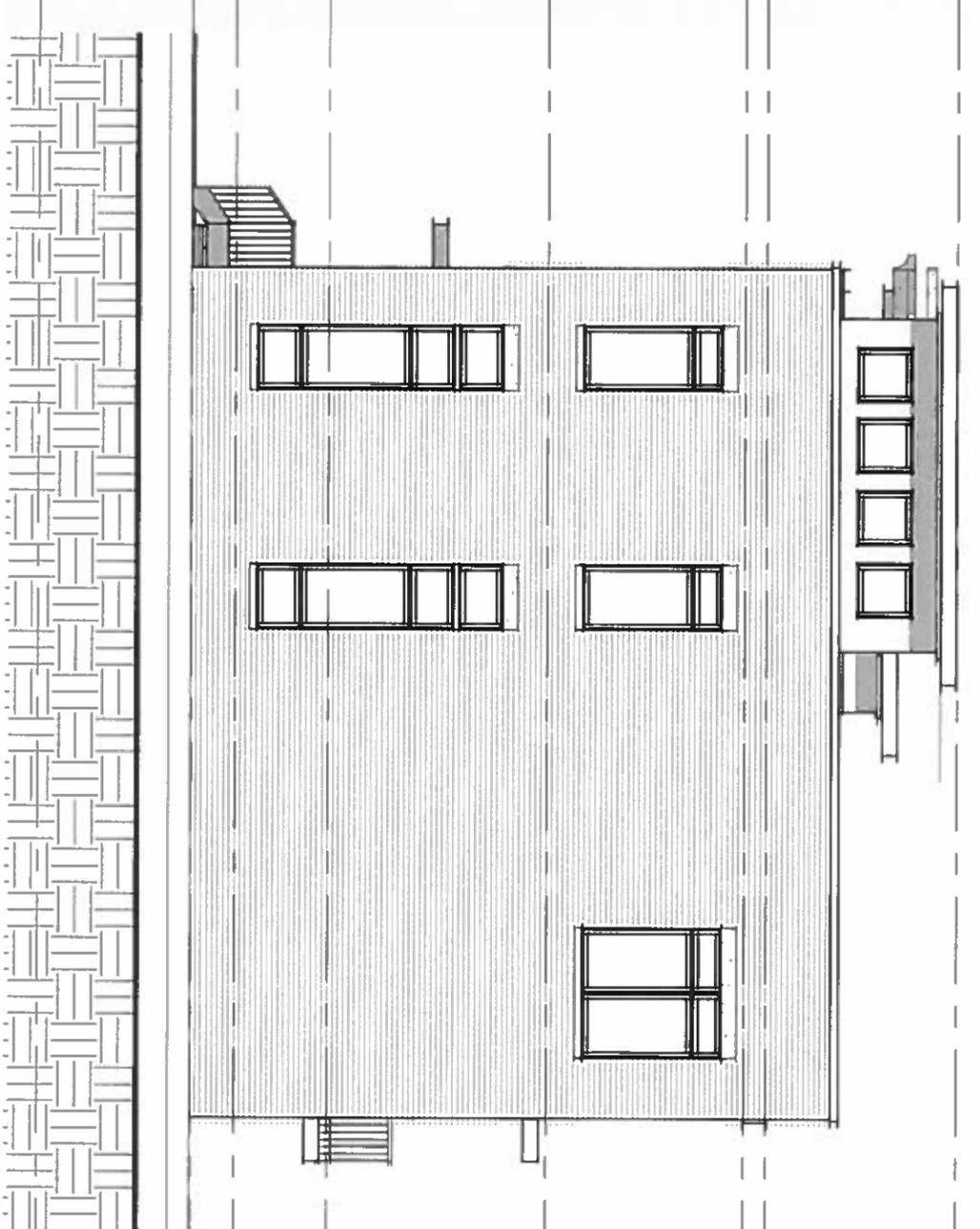
SECOND FLOOR  
 (unit)  
 6' - 3"

FIRST FLOOR  
 2' - 0"

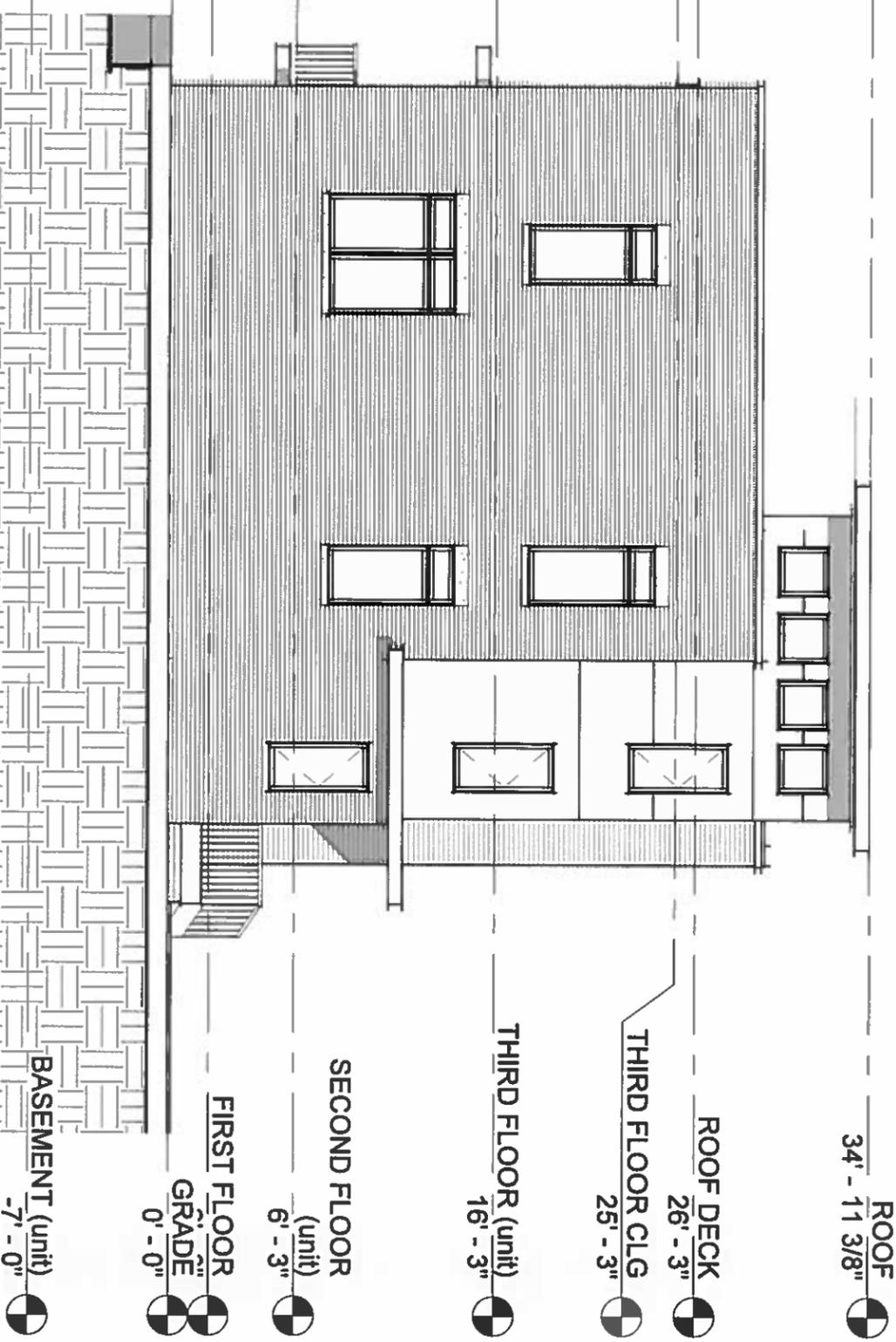
1703  
 05.18.17  
 D-3

**N E R I**  
**ARCHITECTS, pc**

444 N. NORTHWEST HWY. STE. 335  
 PANK MIDGE, ILL. 60089  
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 FAX 847.825.9451



2 RIGHT SIDE ELEVATION  
D4 SCALE: 1/8" = 1'-0"



1 LEFT SIDE ELEVATION  
D4 SCALE: 1/8" = 1'-0"

ROOF  
34' - 11 3/8"

ROOF DECK  
26' - 3"

THIRD FLOOR CLG  
25' - 3"

THIRD FLOOR (unit)  
16' - 3"

SECOND FLOOR  
(unit)  
6' - 3"

FIRST FLOOR  
GRADE  
0' - 0"

BASEMENT (unit)  
7' - 0"

1703  
05.18.17  
D-4

NERI  
ARCHITECTS, pc

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FAX 847 423 9431



**A** PERSPECTIVE VIEW (looking southwest)  
1 SCALE: NTS

1703  
05.18.17  
D-6

**N E R I**  
**ARCHITECTS, pc**

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**RENDERED VIEW**  
Ⓐ (Looking Southwest)

1703

05.08.17

D-7

**N E R I  
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03

# CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"



### PROJECT DATA

ADDRESS: 1440 HIGGINS RD.

LOT AREA: 95,436.7 S.F.

ZONING DISTRICT: R-4/R-5

### MIN LOT AREA CALCULATIONS

NUMBER OF UNITS: 34

LOT AREA / UNIT: 2,807.0 S.F./DU

### FLOOR AREA CALCULATIONS

FLOOR AREA: 2,400.0 S.F./UNIT

TOTAL PROPOSED FLOOR AREA (34 units): 81,600.0 S.F.

FLOOR AREA RATIO: 0.85

### LOT COVERAGE CALCULATIONS

FOOTPRINT OF STRUCTURE: 775.5 S.F./UNIT

TOTAL LOT COVERAGE (34 units): 26,367.0 S.F.

LOT COVERAGE: .27

### OPEN SPACE CALCULATIONS

AREA OF LOT COVERAGE: 20,367.0 S.F.

AREA OF IMPERVIOUS SURFACE (drive and parking spaces): 20,862.3 S.F.

TOTAL IMPERVIOUS SPACE: 24,181.8 S.F.

TOTAL OPEN SPACE: 50,548.8 S.F.

OPEN SPACE: 0.53

### OFF STREET PARKING CALCULATIONS

REQUIRED # OF PARKING RES. 2 SPD U: 68SP

PROPOSED PARKING SPACES: 68 indoor, 11 exterior, 79 total

TOTAL OFF STREET PARKING: 79 SP

PROJECT 1703  
DATE 03/22/17  
FILE

(AS OF 5-9-17)

NERI ARCHITECTS, pc

444 N. ALDRICH ST. SUITE 300  
PARK RIDGE, IL 60068  
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FAX: 708.224.8801





Map created on May 3, 2017.

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Zoning Special Purpose



Zoning Ordinances



B-1, Retail and Office District



B-2, General Commercial District



B-3, General Commercial Wholesale and Service District



B-4, Uptown Business District



EB, Educational Boarding Purpose District



H, Hospital Special Purpose District



O, Office District



OS, Open Space Special Purpose District



P, Parking Special Purpose District



R-1, Single Family Residential District



R-2, Single Family Residential District



R-3, Two Family Residential District



R-4, Multifamily Residential District



R-5, Multifamily Residential District



Map created on May 3, 2017.  
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### III. OTHER ITEMS

#### Concept Plan Review for a Planned Development (Townhomes) at 1440 Higgins Road

Mr. Branham provided an overview of the application. He stated 1440 Higgins LLC (Piotr Filipek), applicant, requested a concept plan review for a planned development at 1440 Higgins Road, in accordance with Section 5.6.B of the Zoning Ordinance, for a 34-unit residential townhome project. He stated the site is currently occupied by a garden center / landscaping refuse business and summarized details of the plan and surrounding property uses. He stated a map amendment from the B-2 General Commercial District to the R-4, Multi-Family Residential District would be required. He summarized details of the Higgins Road Corridor Plan, which identifies the site as commercial / office mixed-use.

He stated the Commission shall review the concept plan, and provide such information and guidance as it deems appropriate. Any opinions or advice provided by the Commission shall be in no way binding, with respect to any official action the Commission or City Council may take on the subsequent formal application. The review of the concept plan shall not constitute a public hearing.

He stated the Commission should comment and add feedback to the applicant on the concept plan for the planned development proposal:

- The concept plan does not meet R-4 zoning requirements for height, density and setbacks, and the Commission should weigh whether a waiver from such standards should be accompanied by more than a dedication of right of way.
- The proposal is contradictory to the Higgins Road Corridor Plan. The Commission should weigh how comfortable it would be in recommending a deviation from the plan.

Mr. Paul Kolpak, Kolpak and Lerner LLC, 6767 N. Milwaukee, Niles IL, attorney for the applicant, complimented the Commission on allowing the concept review process. He further summarized the application and requested feedback from the Commissioners on the proposal. Mr. Kolpak explained the applicant was under contract for the property and was contingent upon zoning approval. Mr. Kolpak explained why commercial and office use was not viable at the site.

Mr. Guido Neri, Neri Architects at 444 Northwest Highway, architect for the applicant, provided additional details on the application. He mentioned the applicant was planning to widen Peterson Avenue and adding a public sidewalk. He indicated that the site would comply with all MWRD and Park Ridge requirements regarding storm water detention. He provided a brief description of the floor plan for the units including the roof top deck and outlined some of the proposed exceptions.

Mr. Paul Kolpak acknowledged the importance of the guidance from the Commissioners.

Commissioner Bennett inquired who would be responsible constructing the widening of Peterson Avenue since the land is being dedicated to the City. He also inquired if the applicant would consider a mixed-use development which is identified in the Higgins Plan.

Mr. Kolpak indicated that the applicant is open to discussion regarding the construction item. He stated there were market difficulties renting commercial and office space at this time.

Mr. Neri further addressed the concern with mixed-use development and difficulty for obtaining financing. He indicated that condominiums or rental apartments would also not be economically feasible at the site.

Commissioner Hanlon stated he felt funding could be available for condominiums.

Commissioner Argionis inquired about the price point for the townhomes. Mr. Filipek, applicant, stated the units would be priced around \$400,000.

Chairman Baldi inquired about why the setbacks could not be met. Mr. Neri indicated there were issues with the dimensions of the site layout because of the proposed street dedication as well because of the width of the building and fire lane width.

Commissioner Hanlon stated that the site could be accommodated by reducing the number of townhomes. He also inquired about the public sidewalk on Higgins Road and stormwater detention.

Mr. Neri confirmed that a sidewalk will be constructed on Higgins Road and identified the proposed area of underground retention.

Commissioner Zamaites expressed concern with the access from Higgins Road and Peterson Avenue possibly being used as a cut-through.

Mr. Neri agreed to look into this concern; however, he stated he would also like to review with the Fire Department.

Commissioner Bennett stated he still had a number of concerns and was having difficulty with a residential use at this location. He stated he thought the property would best be utilized as commercial. He stated the cut-through should be eliminated and the height should be reduced if the applicant intends to move forward.

Chairman Baldi inquired for any public comments.

Pat Livensparger, resident, expressed concern with the number of multi-family residential units developed in the community over the past few years. She expressed there could be potential impact upon the schools, park district, and library. She also indicated that the police and fire departments could be impacted as well. She stated the development had no benefit to the City.

Judy Barclay, resident, asked the Planning and Zoning Commissioners to carefully look at the impact and burden this development could have upon the community.

Missy Langan, resident, expressed concern regarding multi-family residential development. She stated she was not in favor of the proposal. She stated the standards for the map amendment would not be met.

Alderman Marc Mazzuca expressed concern regarding parking on Peterson Avenue. He felt there were other multi-family components in the area. He stated the neighbors had some concerns with the height and density of the development. He also expressed concerns with setbacks, water retention and parking. He also suggested reaching out to the schools regarding potential impact.

Commissioner Bennett reiterated his concerns and stated he would prefer a use such as a hotel at the site.

Commissioner Argionis stated he agreed with Commissioner Bennett. He stated the site should be developed as commercial use. He was also concerned with the impact on schools and the community. He was not comfortable changing the zoning from the B-2 District.

Commissioner Hanlon stated he understood the idea of a commercial use at the site, however, cited other residential uses in the area. He expressed concern with the current use at the site and alleviating the site's current issues. He expressed the cut-through would not be a problem. He felt there were public benefits to the development proposal and stated additional residential in this area would not be problematic. He suggested there could be a better design for this particular plan. He stated a fast-food restaurant at this site would not necessarily be an improvement.

Chairman Baldi expressed concerns between facts and speculation. He gave an example of the population in Park Ridge which is less today than in 1980. He stated it was not an ideal site for residential but noted other residential uses in the area. He strongly feels that the redevelopment could have public benefits. He stated the property is underutilized and the current use is undesirable. He stated the tax base would be improved. He stated that positive feedback was given to the applicant.

Mr. Kolpak thanked the Commission for the recommendations. He reiterated that there is no demand for commercial. He appreciated the insight on the density, height and parking.

Commissioner Bennett asked the applicant to consider townhomes on the Peterson Avenue side and mixed-use on the Higgins Road side.

Alderman Wilkening questioned the tax generating revenue for each unit and the cost of sending the children to school.

#### **V. CITY COUNCIL LIAISON REPORT**

Alderman Wilkening reported on City Council items, including the short-term rental item which was recently denied by the Council.

#### **VI. ZONING ORDINANCE PROVISIONS**

None

#### **VII. PUBLIC COMMENT**

None

#### **VII. ADJOURNMENT**

On a motion by Commissioner Bennett, seconded by Commissioner Zamaites, the Commission AGREED to adjourn the meeting.

The meeting was adjourned at 8:25 pm