

**CITY OF PARK RIDGE**

**RESOLUTION NO. 2016- \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARK RIDGE  
OBJECTING TO THE MAP AMENDMENT APPLICATION  
DESCRIBED IN COOK COUNTY ZONING BOARD OF APPEALS DOCKET NO. MA-16-01**

**WHEREAS**, the City of Park Ridge is an Illinois home rule municipal corporation organized and operating pursuant to Article VII of the Illinois Constitution of 1970; and

**WHEREAS**, the City has adopted certain zoning ordinances in exercise of the authority granted by the Constitution and Illinois Municipal Code; and

**WHEREAS**, the application described in Zoning Board of Appeals Docket No. MA-16-01 (the "Application") relates to certain property commonly known as 10 Higgins Road, Norwood Township, Cook County, Illinois (the {"Subject Property"}); and

**WHEREAS**, the Application seeks to obtain a map amendment to reclassify the Subject Property from the R-5 Single Family Residential District to the I-1 Restricted Industrial District; and

**WHEREAS**, the Subject Property is surrounded on the north and west sides by territory within the jurisdiction of the City of Park Ridge; and

**WHEREAS**, the City has zoned the surrounding territory to the west as B-2 General Commercial and to the north as R-1 Single Family Residential; and

**WHEREAS**, the Subject Property is under common ownership with an adjacent parcel located within the City which is zoned R-1 Single Family Residential; and

**WHEREAS**, Section 5-12014 of the Counties Code, 55 ILCS 5/5-12014, provides that in cases where the land affected by the Application lies within 1 ½ miles of the limits of a zoned municipality, such as the City, by resolution of the corporate authorities of the zoned municipality with limits nearest adjacent (e.g. the City of Park Ridge), filed with the county clerk, such amendment shall not be passed except by the favorable vote of 3/4 of all the members of the County Board;

**WHEREAS**, the City desires to exercise its authority to adopt a resolution objecting to the Application and to file such resolution with the County Clerk, to require a favorable vote of ¾ of all members of the County Board to approve the map amendment sought by the Application.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Park Ridge, Cook County, Illinois, pursuant to its home rule authority provided under Article VII of the Illinois Constitution of 1970 as follows:

**SECTION 1:** The City of Park Ridge hereby objects to the Application described in Docket No. MA-16-01 and demands that no less than the favorable vote of 3/4 of all the members of the County Board be required to approve such map amendment.

**SECTION 2:** The City Manager is hereby directed to file, or cause to be filed, a certified copy of this resolution with the County Clerk of Cook County, by hand delivery, on or before

April 6, 2016. The City Manager shall also cause a certified copy of this resolution to be filed with the Cook County Zoning Board of Appeals.

**SECTION 3:** This Resolution shall be in full force and effect from and after its passage, approval and publication according to law.

Adopted by the City Council of the City of Park Ridge, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2016.

VOTE:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Approved by me this  
\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Acting Mayor Marty Maloney

Attest:

\_\_\_\_\_  
City Clerk

Via Certified Mailing – Return Receipt Requested  
March 9, 2016

Notice of Public Hearing for Zoning Relief  
Docket No. MA-16-01

To Whom It May Concern:

In accordance with Article 13.7 of the Cook County Zoning Ordinance, and the other applicable articles and sections contained therein, please be informed that a Public Hearing has been scheduled to consider the proposed Zoning Map Amendment application for the subject property located at 10 Higgins Rd., Norwood Township (Park Ridge), Unincorporated Cook County, Illinois, 60668. The Public Hearing will be held on Wednesday, April 6, 2016, at 1:00 p.m. at 69 W. Washington, Suite 2840, Chicago, IL 60602.

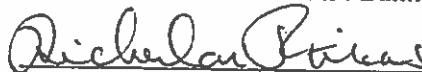
The Applicant is seeking a Zoning Map Amendment in order to amend the underlying zoning of the subject property from the R5 Single Family Residence District to the I-1 Restricted Industrial District. The Applicant intends on redeveloping the subject property and establishing a commercial and/or retail use.

The Applicant and now property owner, Canfield Higgins, LLC, a Delaware limited liability company, is located at 180 N. LaSalle St., Ste. 2108, Chicago, IL 60601.

I am the attorney for the Applicant with respect to the zoning application described above. My address is 221 N. LaSalle St., 38<sup>th</sup> Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,

Law Offices of Samuel V.P. Banks

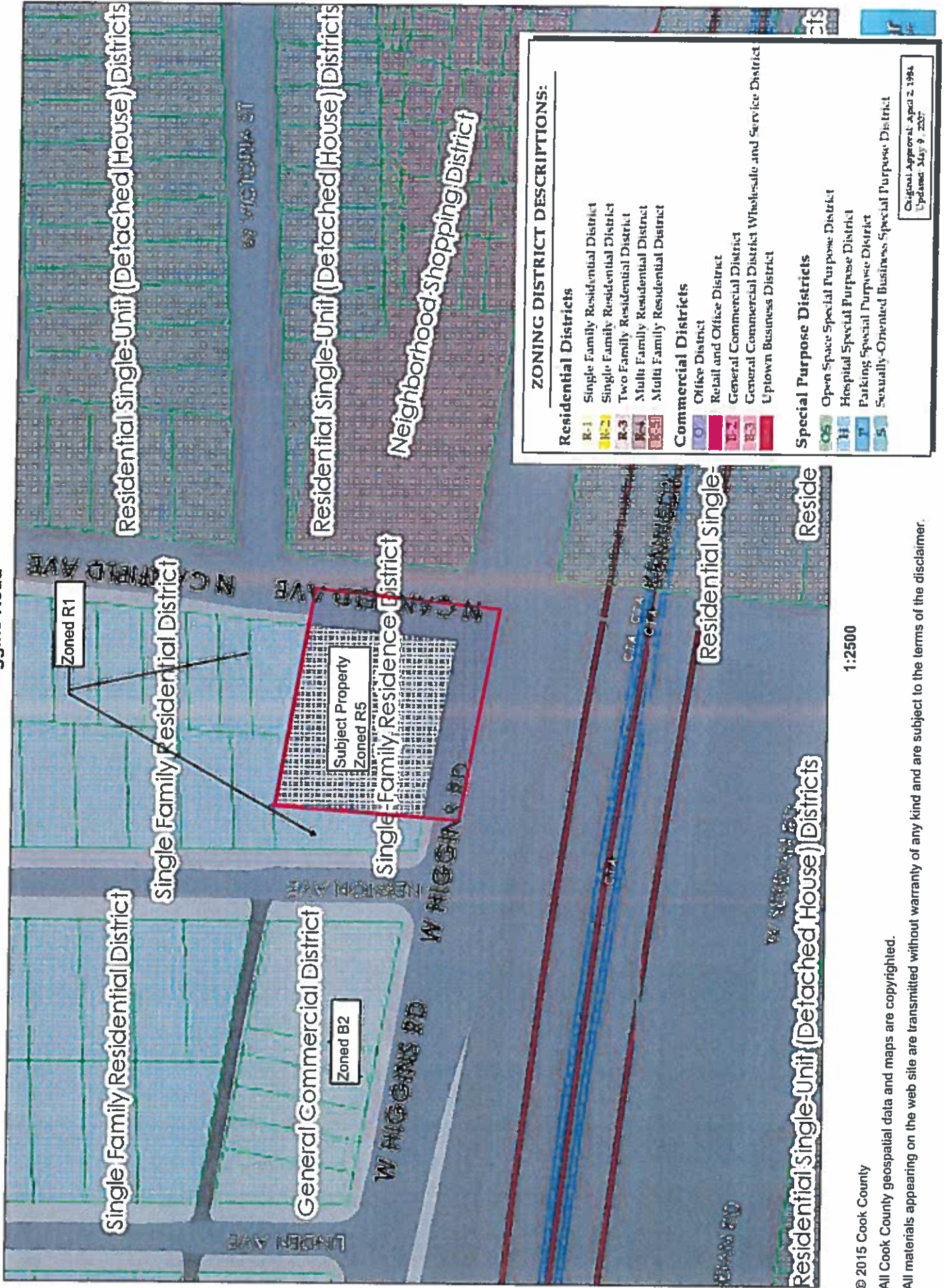


Nicholas Ftikas

**\*Please note that the Applicant is NOT seeking to purchase of rezone your property.**

**\*The Applicant is required by Ordinance to send this notice because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Map Amendment, or in the alternative, you are identified as a party who is required to receive notice pursuant to the Cook County Zoning Ordinance.**

10 Higgins Road



Residential Single-Unit (Detached House) Districts

Single Family Residential District

Residential Single-Unit (Detached House) Districts

Single Family Residence District

Neighborhood Shopping District

**ZONING DISTRICT DESCRIPTIONS:**

**Residential Districts**

- R-1 Single Family Residential District
- R-2 Single Family Residential District
- R-3 Two Family Residential District
- R-4 Multi Family Residential District
- R-5 Multi Family Residential District

**Commercial Districts**

- O Office District
- RO Retail and Office District
- GC General Commercial District
- GCW General Commercial District Wholesale and Service District
- UB Uptown Business District

**Special Purpose Districts**

- OS Open Space Special Purpose District
- HS Hospital Special Purpose District
- TP Parking Special Purpose District
- S Sexually-Oriented Business Special Purpose District

Original Approval: April 2, 1984  
Updated: May 9, 2007

Single Family Residential District

Single Family Residential District

General Commercial District

Zoned B2

W HIGGINS RD

W HIGGINS RD

Residential Single-

Residential Single-Unit (Detached House) Districts

Reside

1:2500

## 6.1. - I-1 Restricted Industrial District.

*6.1.1. Description of district.* The I-1 Restricted Industrial District is intended to control the development of lands to be used by industrial firms that have high standards of performance and that can locate in close proximity to residential and business uses without creating nuisances. District regulations are designed to permit the operations of most manufacturing, wholesaling and warehousing activities while providing adequate protection to adjacent district uses and sufficient control of external effects to protect one industry from another. Some retail uses are permitted that service the industrial uses within the industrial district or that do not depend upon intensive visits of retail customers.

*6.1.2. Use, lot and bulk regulations.* The applicable use, lot and bulk regulations are set forth in Sections 6.1.3 through 6.1.9.

*6.1.3. Permitted uses.* A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the I-1 District:

### A. Industrial.

1. Assembly firms for assembly of completely fabricated parts.
2. Bakeries, production of goods.
3. Bottling works.
4. Contractor and construction offices, shops and yards, such as building, cement, electrical, heating, ventilating and air conditioning, masonry, painting, plumbing, refrigeration and roofing.
5. Dairy products manufacturing.
6. Dry cleaning and laundry establishments. Plants serving more than one retail outlet are permitted.
7. Industrial launderers.
8. Machine shops.
9. Manufacturing and industrial activities, including fabrication, processing, assembly, disassembly, repairing, cleaning, servicing, testing, packaging and storage of materials, and products and goods that can be conducted wholly within enclosed buildings. Uses must conform with the performance standards of this section and shall not be injurious to the occupants of adjacent premises.
10. Packing and crating services.
11. Pharmaceutical industries.
12. Printing, publishing or lithography establishments.



13. Stone companies.
- B. Wholesale and warehouse.
1. Automotive storage facilities for vehicles in operating condition.
  2. Beverage distributors.
  3. Frozen food stores, including locker rental and food processing.
  4. Greenhouses and nurseries, wholesale.
  5. Storage facilities, including self-storage and mini-warehouse facilities.
  6. Wholesale establishments.
- C. Retail business.
1. Auction rooms.
  2. Automobile accessory stores.
  3. Automobile vehicle sales, new and used.
  4. Bars, taverns and cocktail lounges. Live entertainment and dancing are permitted.
  5. Boat and marine sales.
  6. Bottled gas dealers.
  7. Building material supplies, sales and service.
  8. Business machine sales and service.
  9. Camper and recreational vehicle sales.
  10. Carpet and rug stores.
  11. Catalog stores.
  12. Drug stores and pharmacies.
  13. Extermination shops.
  14. Farm supply and feed stores.
  15. Furrier shops, including storage.
  16. Garden supply and seed stores.
  17. Gravestone and monument sales.
  18. Greenhouses and nurseries, retail.
  19. Ice and milk machine sales.
  20. Lumber companies and yards.
  21. Machinery sales.
  22. Mail order houses.
  23. Mobile home sales.
  24. Model home and garage displays and sales.
  25. Motorcycle sales.
  26. Plumbing and heating showrooms and sales.
  27. Retail outlet stores, accessory to a manufacturing or wholesale establishment.
  28. Restaurants. Live entertainment, dancing and serving alcohol are permitted.
  29. Roadside stands.
  30. Roofing sales and service.
  31. Snowmobile sales and service.

32. Swimming pool sales and service.
33. Tire, battery and accessory sales.
34. Trailer sales and service.
35. Truck sales and service.

D. Services.

1. Automobile diagnostic centers and clinics.
2. Automobile driving schools.
3. Automobile paint shops.
4. Automobile rentals.
5. Automobile repair shops.
6. Automobile gasoline and service stations, including minor accessories, supplies and services customarily incidental to gasoline and service stations. Oil and lubrication services are permitted only if enclosed in a building.
7. Automobile undercoating services.
8. Banks and savings and loan institutions, with or without drive-in facilities.
9. Blueprinting, photostating and copying establishments.
10. Cartage and express facilities for trucks not over 1½-ton capacity.
11. Credit unions.
12. Currency exchanges.
13. Electrical shops.
14. Equipment rental and leasing services.
15. Fix-it shops, for general, minor repairs.
16. Furnace supplies and services.
17. Furniture cleaning, repair and upholstering service shops.
18. Glazing shops.
19. Lawnmower sales and repair shops.
20. Linen, towel, diaper and other similar supply services.
21. Locksmith shops.
22. Motorcycle service and repair shops.
23. Newspaper distribution agencies.
24. Parcel delivery services.
25. Parking lots and garages, other than accessory, subject to Article 11.
26. Personnel training centers.
27. Radio and television service and repair shops.
28. Radio and television stations.
29. Refrigeration shops.
30. Sewer and septic tank cleaning and rodding services.
31. Sheet metal shops.
32. Sign contractors.
33. Signs as regulated by Article 12.

34. Taxidermist shops.
  35. Tire retreading and repair shops.
  36. Towing services.
  37. Water softener services.
  38. Welding shops.
  39. Window cleaning services.
- E. Professional offices.
1. Animal hospitals and veterinary clinics.
  2. Architects.
  3. Engineers.
  4. Labor unions and organizations.
  5. Land surveyors.
  6. Landscape architectural services.
  7. Medical and dental laboratories.
  8. Medical research facilities.
- F. Recreation and social facilities.
1. Clubs.
  2. Community center buildings, clubhouses, recreation buildings, for indoor pools and buildings for indoor pools, tennis courts and buildings for indoor tennis courts, noncommercial and not-for-profit.
  3. Dance halls.
  4. Gymnasiums.
  5. Health and physical fitness clubs.
  6. Lodges and fraternal organizations.
  7. Theaters, indoor.
- G. Public and governmental land and buildings.
1. Forest preserves.
  2. Historical buildings and landmarks preserved for the public.
  3. Public office buildings.
- H. Public utilities and services.
1. Bus terminals, turnarounds, garages and lots.
  2. Electric substations, gas regulator stations, telephone exchanges and other essential public utilities and services.
  3. Fire stations.
  4. Highway maintenance shops and yards.
  5. Parking lots and garages.
  6. Police stations.
  7. Post office substations.
  8. Railroad passenger stations.
  9. Waterworks, reservoirs, pumping stations, wells and filtration plants.



10. Weight stations operated by the State of Illinois.

- I. Educational institutions.
  - 1. Business colleges and commercial schools.
  - 2. Trade and vocational schools.
- J. Agricultural land and buildings.
  - 1. Agricultural uses.
- K. Miscellaneous.
  - 1. Convention halls and centers.
  - 2. Exhibition and meeting halls.
  - 3. Kennels.
  - 4. Radar installations and towers.
  - 5. Stadiums, auditoriums and arenas.

6.1.4. *Special uses.* A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the I-1 District:

- A. Industrial.
  - 1. Chemical processing and production.
  - 2. Electroplating.
  - 3. Paper products manufacturing.
  - 4. Plastics manufacturing.
  - 5. Research and development laboratory facilities.
  - 6. Soap manufacturing.
  - 7. Woodworking and wood products.
- B. Services.
  - 1. Automobile testing grounds, excluding competitive racing.
  - 2. Banks and savings and loans.
  - 3. Car washes.
  - 4. Restaurants, drive-in.
- C. Residential uses.
  - 1. Hotels and motels.
  - 2. Residence of the proprietor.
- D. Recreation and social facilities.
  - 1. Race tracks. Racing activity between 6:00 p.m. and 11:00 a.m. is prohibited in automobile and motor-sport race tracks, raceways and speedways.
  - 2. Theaters, drive-in.
- E. Public and governmental land and buildings.
  - 1. Parks and playgrounds.
  - 2. Penal and correctional institutions.

- F. Public utilities and services.
  1. Air, railroad and water freight terminals, railroad switching and classification yards, repair shops and roundhouses.
  2. Railroad rights-of-way.
  3. Sewage treatment plants.
- G. Planned unit developments.
- H. Unique uses as regulated by this ordinance.
- I. Miscellaneous.
  1. Airports and heliports, including aircraft landing fields, runways, flight strips and flying schools together with hangers, terminal buildings and other auxiliary facilities.
  2. Artificial lakes.
  3. Landfills, sanitary or solid waste.
  4. Waste transfer facilities.
- J. Uses similar and compatible to those allowed in this district.

**6.1.5. Temporary uses.** A temporary use may be allowed upon issuance of a permit by the Cook County Department of Building and Zoning.

- A. *Temporary buildings or yards.* For construction materials and equipment, both incidental and necessary to construction in the zoning district. Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.
- B. *Temporary offices and model dwelling units.* Both incidental and necessary for the sale or rental of real property in the development in which the office is located. Permits shall specify the location of the office and the area of permitted operation. Each permit shall be valid for not more than two years and shall not be renewed for more than three successive periods.
- C. *[Real estate signs.]* Temporary real estate signs as regulated by Article 12.
- D. *[Portable signs.]* Portable signs as regulated by Article 12.

**6.1.6. Accessory uses.** A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

- A. Agricultural buildings and structures.
- B. Fallout shelters as regulated by this ordinance.
- C. Garages, carports or other parking spaces. Truck parking shall be limited to vehicles not more than 1½-ton capacity when located within 150 feet of a residence district.
- D. Gardens.
- E. Retail outlet stores, accessory to a manufacturing or wholesale establishment.
- F. Roadside stands. For the display and sale of agricultural products only, on lots where the principal use is agriculture.