



Agenda Cover Memorandum

Meeting Date: March 2, 2015

Meeting Type: COW (Committee of the Whole) City Council Budget Workshop

Item Title: Approve the acceptance of the Planning and Zoning Commissions certification of the Stage 2 Development plan for the proposed Community Park at 733 North Prospect Avenue, Zoning Case Number PD-13-04.

Action Requested:
 Approval For discussion
 Feedback requested For your information

Staff Contact: James F. Testin, CP&D Director **Phone Number:** 847-318-5296
Email: jtestin@parkridge.us

Background:
The Park Ridge Park District, applicant, requests a stage 2 planned development for a new park at 733 North Prospect Avenue. The stage 2 review is only to determine if the proposal conforms with Section 5.6 of the Zoning Ordinance and is consistent with the approved stage 1 plans. The Council approved the stage 1 planned development on January 19, 2015. No modifications of the stage 1 plans were found and the applicant has identified that no changes have occurred between stage 1 and stage 2 submittal.

Per Section 5.6.D.2.b. of the Zoning Ordinance if the Planning and Zoning Commission finds that the stage 2 plan is in conformity with the previous approvals then the Commission shall so certify to the Council. The Council may accept the certification or may conduct its own review.

On February 10, 2015 the Commission found the stage 2 plans to be in conformity with Section 5.6 of the Zoning Ordinance and the stage 1 plans. They approved and certified the stage 2 planned development was is in conformity with the approved special use, Ordinance #2015-02, and stage 1 development plan by a vote of 5-0 with four members absent. If approved by the City Council the final site plan will be recorded with the Cook County Recorder of Deeds.

Recommendation:
Approve the acceptance of the Planning and Zoning Commissions certification of the Stage 2 Development Plan for the proposed Community Park at 733 North Prospect Avenue, Zoning Case Number PD-13-04

Budget Implications:
Does Action Require an Expenditure of Funds: Yes No

If Yes, Total Cost:

If Yes, is this a Budgeted Item:
 Yes No Requires Budget Transfer

If Budgeted, Budget Code (Fund, Dept, Object)

- Attachments:**
- Draft February 10, 2015 Planning and Zoning Commission Minutes
 - Staff report
 - Ordinance #2015-02
 - Applicant submittals



CITY OF PARK RIDGE

505 BUTLER PLACE
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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

PLANNING & ZONING COMMISSION

Regular Meeting
Tuesday, February 10, 2015
City Council Chambers
505 Butler Place
Park Ridge, Illinois

**DRAFT
COPY**

MINUTES

Chairman Baldi called the meeting to order at 7:15 p.m.

A. Roll Call

Present

Joe Baldi, Chairman
John Bennett
Lou Giannetti
Jim Argionis
John Kocisko

Staff

Jon Branham
Aleicia Pratt

City Council

Alderman Sweeney

Absent

Linda Coyle
Lou Arrigoni
Chris Zamaite
Tim Kirkby

Other

15 people

B. Approval of Minutes – January 27, 2015

It was moved by Commissioner Bennett, and seconded by Commissioner Kocisko, that the minutes of the meeting held on January 27, 2015, be approved. The Commissioners, by voice vote, unanimously approved the minutes, as submitted.

C. Development Cases

1. Case Number: PD-13-04: Stage 2 Planned Development for a Park at 733 North Prospect Avenue

Senior Planner, Jon Branham, gave a brief background analysis on the proposed project. Jon Branham stated this is stage 2 of the project and no changes have been made from the stage 1. The applicant previously obtained Appearance Commission approval in January, 2014. A final site plan was prepared. It is consistent with the stage 1 plan and will be recoded with the Cook County Recorder of Deeds once it is approved by the City Council. The applicant submitted a phased construction schedule. The schedule indicates that construction would begin in summer 2015 and expected completion around May, 2016. This schedule would comply with Section 5.7 of the Zoning Ordinance, which requires that construction begin on a planned development within 18 months of approval of the stage 2 plans by the City Council.

There were no questions from the board to the applicant.

On a motion by Commissioner Arigonis, seconded by Commissioner Kocisko

The commissioner Agreed to move approval for the Stage 2 Development Plan

Vote on the motion was as follows:

AYES	<u>5</u>	Chairman Baldi, Commissioners Bennett Kocisko, Argionis, Giannetti
NAYES	<u>0</u>	None
ABSENT	<u>4</u>	Commissioners Arrigoni, Coyle, Zamaites, Kirbky

The motion passed.

2. Case Number: MA-15-01: Map Amendment from the B-1 District to the B-2 District at 1 West Devon Avenue (TCF Bank)

Senior City Planner, Jon Branham, gave a brief background on the case. Mr. Branham stated the subject property is currently occupied with a financial institution with associated parking and an existing drive-through component. Due to the fact that the drive-through are not permitted in the B-1 District, the zoning change is being requested, as the applicant is interested in maintaining the existing drive-through component on site, which is considered legal non-conforming. Maintaining the B-1 District designation would not allow the applicant to remodel or reconstruct the drive-through component, if needed. The only other option would be a text amendment to allow drive-through facilities as a special use in the B-1 District. The applicant has chosen the map amendment route. The significant difference between the B-1 and B-2 Districts is that the B-2 District allows motor vehicles uses as special uses, while they are not permitted in the B-1 District.

Comprehensive Plan

The property is identified in the Comprehensive Plan, which states that retail and office uses should continue at the site.

B-1 Retail and Office District

The B-1 Retail and Office District is intended to create a business environment for a variety of commercial uses, including retail goods establishments, personal service establishments and office uses, designed to provide for the needs of local residents and enhance the economic vitality of the community. Areas within the district should have access to major streets or public transportation facilities and provide a safe environment for pedestrian traffic (Section 8.1.B of the Zoning Ordinance).

B-2 General Commercial District

The B-2 General Commercial District is intended to create a business environment for a variety of commercial uses, including retail goods establishments, personal service establishments and office uses, which are typically oriented toward vehicular access and often located within retail centers. Areas within this district should have direct access to major streets and generally situated in located removed or buffered from low density residential uses (Section 8.1.C of the Zoning Ordinance).

Findings of Fact

Before making a recommendation, the Commission shall determine if the proposed amendment satisfies the twelve Zoning Amendment Standards for Map Amendments in Section 4.8.E, Table 1 (refer to Attachment C). For example, the Commission will need to weigh whether the proposed amendment is compatible with the Zoning Ordinance, if the current conditions of the property warrant a change, whether the proposed district would be compatible with the surrounding area, and if the proposed amendment is consistent with the Comprehensive Plan.

Applicant, Norman Hayes, TCF Bank, mentioned to the board why he is before them. Mr. Hayes explained how the reconfiguring from a B-1 to a B-2 District came about after their facility was damaged last year from snow removal. TFC Bank was granted a building permit to reconstruct the damage done to the drive-through. Mr. Hayes stated on behalf of TCF Bank, that they are requesting this change to be in compliance with the City and there is no other alternative motive. Mr. Hayes stated that TCF Bank plans on staying in this location for years to come.

Commissioner Bennett clarified that the board is to get them from a legal non-conforming property to conforming B-2. The applicant stated that they spoke to the zoning department and stated they would apply for the map amendment once the reconstruction was over so that they would be in compliance.

Chris Stajowicz, neighbor to TCF Bank, would like to know if there could be some kind of privacy fence or bush could be put up in between his property and the banks to block out the noise. Mr. Stajowicz stated there has been an issue with noise. Staff, Jon Branham, stated that the issue is a separate item than what is being discussed, we could request the suggestion, but we cannot enforce it. Mr. Branham also stated that he is not sure if the bank is up to making any changes and the bank is not making any changes or alterations.

On a motion by Commissioner Bennett, seconded by Commissioner Kosicko, the public hearing was closed.

The board discussed the difference between the B-1 and B-1 Districts. Commissioner Bennett does not feel as though the board should approve the change to the map amendment. Commissioner Bennett feels if they approve the change and the business leaves, then Commissioner Bennett feels as though any business could come in to the location and make changes. Commissioner Argionis stated he is on the same page and this property is not creating a hardship. Commissioner Kocisko agrees with both Commissioner Bennett and Argionis. Chair Baldi stated he is in favor of the change and wanted to know if the board can put conditions on the map amendment i.e. the privacy fence.

On a motion by Commissioner Giannetti, seconded by Commissioner Arigoni, the board moved to continue the meeting to the March 10, 2015 meeting.

Vote on the motion as follows:

AYES	<u>4</u>	Chairman Baldi, Commissioners Kocisko, Argionis, Giannetti
NAYES	<u>1</u>	Commissioner Bennett
ABSENT	<u>4</u>	Commissioners Arrigoni, Coyle, Zamaites, Kirbky

The motion passed.

3. Case Number: TA-14-04: Text Amendments to Section 8.3, Table 4, Section 8.3, Table 5, and Appendix E of the Zoning Ordinance regarding ground floor use requirements and bulk/density requirements for residential dwellings in business districts (continued from December 9, 2014 and January 13, 2015 meetings)

Senior City Planner, Jon Branham gave a brief background on the proposed changes to be made. This case was continued from the December 9, 2014 and January 13, 2015, meetings. At the December 9th meeting, the Commission discussed various aspects of the proposed amendments, and if other areas of the Zoning Ordinance should also be examined, including current definitions, further clarifying off-street parking structures, requiring dwelling above the ground floor to be special uses, clarifying uses permitted on ground floors, if more than two floors of residential should be allowed above a ground floor, whether or not height requirements should be examined, transitional yard requirements, and possibly including diagrams for reference in the Zoning Ordinance.

Resident, Missy Langan, 1924 Canfield, would like for the board to clarify what a façade is, and to also clarify on the meaning of, "parking is not permitted dwelling above ground floor". Ms. Langan also made a suggestion to disregard having footnotes at the bottom of pages.

Resident, Carol McComb, 701 Vine, when talking about mixed uses, on commercial only, how much parking is permitted based on the square footage of the space. Staff Jon Branham stated it depends on the use and it is also outlined in the zoning ordinance. Commissioner Argionis stated there are particular requirements if it is a B-1 district, but if it is residential, then it would be different.

On a motion by Commissioner Bennett, seconded by Commissioner Kocisko, the board agreed to close the public hearing.

Commissioner Bennett stated that the purpose of the B-1 district is commercial and not meant to be residential. However, we have allowed some to be residential. Commissioner Bennett is suggesting that the B-1 districts have a lower density in the smaller areas. Commissioner Argionis stated we need to define the principle use of the B-1 District.

Commissioner Bennett asked for the input for his proposals, suggesting that the setting for residential density be lowered. Commissioner Bennett suggested 2,000 square feet which would equal 22 dwelling units. Commissioner Argionis agrees with Commissioner Bennett and his suggestions.

Insert commission's suggestions...

On a motion by Commissioner Bennett, seconded by Commissioner Argionis, the board moved to continue the meeting until the March 10, 2015 date.

Vote on the motion follows:

AYES	<u>5</u>	Chairman Baldi, Commissioners Kocisko, Argionis, Giannetti, Bennett
NAYES	<u>0</u>	None
ABSENT	<u>4</u>	Commissioners Arrigoni, Coyle, Zamaites, Kirbky

- D. City Council Liaison Report –**
Alderman Sweeney mentioned that City Council is in budget hearings now. Alderman Sweeney also mentioned that the Touhy Avenue viaduct will be opened at Busse on Wednesday February 11, 2015.
- E. Other Items for Discussion- None**
- F. Citizens wishing to be heard on Non-Agenda Items – None**
- G. Adjournment –** The meeting was adjourned at 9:07 p.m.

PLANNING & ZONING COMMISSION

Joe Baldi, Chairman

Date approved

Aleicia Pratt
Recording Secretary

These minutes are not a verbatim record of the meeting but a summary of the proceedings.



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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

Date: February 10, 2015

To: Planning and Zoning Commission

From: Jon Branham, Senior Planner

Subject: Planned Development - Stage 2 Development Plan: Case Number PD-13-04
733 North Prospect Avenue

Introduction

Park Ridge Park District, applicant, requests a stage 2 planned development, in accordance with Section 5.5.D of the Zoning Ordinance, for a new park development at 733 North Prospect Avenue.

The City Council approved the stage 1 planned development for the project as Ordinance #2015-02 on January 19, 2015, and outlines the conditions of approval for development of the site (attached). The map amendment was previously approved as Ordinance #2013-59 on December 16, 2013, and changed the zoning of the property from the EB Educational Boarding District to the OS Open Space District.

The stage 2 review is only to review if the proposal conforms with Section 5.6 of the Zoning Ordinance and is consistent with the approved stage 1 plans. Comments from the public may be accepted at the meeting, but is not considered a public hearing (Section 5.6.D.2.a). The applicant has indicated that no changes have occurred between the stage 1 approval and stage 2 submittal.

Background Information

The property is comprised of approximately 11.35 acres. The applicant requests to construct a new park facility at the property. The property was previously utilized as the Park Ridge Youth Campus. The property was recently sold to the Park District following a referendum to acquire and improve the site, which passed in April, 2013. The proposal includes the addition of a multi-use athletic field, a walking path, picnic shelter areas, an outdoor performing arts pavilion, paddle tennis courts, a splash pad, a multi-purpose building, concessions and other support facilities, including restrooms and parking. The applicant intends to maintain several buildings on the existing site, including Wohler's Hall, Solomon Cottage, the Haake Building, and the equipment storage garage.

Analysis

The stage 2 plans reflect no changes from the stage 1 plans.

The applicant previously obtained Appearance Commission approval in January, 2014.

A Final Site Plan was prepared. It is consistent with the stage 1 plan and will be recorded with the Cook County Recorder of Deeds once it is approved by the City Council.

The applicant submitted a phased construction schedule. The schedule indicates that construction would begin in summer 2015 and expected completion around May, 2016. This schedule would comply with Section 5.7 of the Zoning Ordinance, which requires that construction begin on a planned development within 18 months of approval of the stage 2 plans by the City Council.

Commission Review and Action

If the Commission finds the stage 2 plans in conformity with Section 5.6 of the Zoning Ordinance and the approved stage 1 plans, they should certify the stage 2 planned development and recommend City Council certification of the stage 2 planned development, at 733 North Prospect Avenue, Zoning Case Number PD-13-04, subject to the conditions attached in Ordinance #2015-02.

2015 – 02
ORDINANCE

OF THE CITY COUNCIL OF THE
CITY OF PARK RIDGE GRANTING A SPECIAL USE FOR
733 NORTH PROSPECT AVENUE

WHEREAS, the Planning and Zoning Commission of the City of Park Ridge has received an application for a special use for a Planned Development and approval of a Stage 1 Development Plan to allow the construction of a new park facility, Zoning Case Number PD-13-04, on property hereinafter described; and

WHEREAS, the Planning and Zoning Commission, in accordance with the Zoning Ordinance of the City of Park Ridge held a public hearing on November 25, 2014 to consider the application for a special use submitted by the Park Ridge Park District; and

WHEREAS, the Planning and Zoning Commission has made findings of fact in support of granting the special use and has recommended to the City Council of the City of Park Ridge that the special use be granted and that the Stage 1 Development Plan be approved subject to the conditions set forth in Section 3; and

WHEREAS, the Planning and Zoning Commission also found that the community benefits proposed by the applicant offset the exceptions stated in Section 3 of this Ordinance. Specifically, the Planning and Zoning Commission found that the value of a public park and amenities, provide a substantial benefit to the City; and

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 and the Stage 1 Development Plan be approved, subject to the conditions hereinafter set forth.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Park Ridge as follows:

SECTION 1: The Mayor and the City Council approve and adopt the findings and recommendation of the Planning and Zoning Commission and incorporate such findings and recommendation herein by reference as if they were fully set forth herein. All of the exhibits submitted at the public hearings are also incorporated by reference.

SECTION 2: A special use permit is hereby granted to allow the construction of a public park and the Stage 1 Development Plan is hereby approved at 733 North Prospect Avenue, Zoning Case No. PD-13-04 on the following described property:

ALL THAT PART OF THE NORTHEAST $\frac{1}{4}$, LYING EAST OF AND ADJOINING THE CENTER LINE OF PROSPECT AVENUE OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID TRACT OF LAND, ALL THAT PART LYING NORTH OF AND

ADJOINING THE SOUTH LINE OF MICHAELJOHN TERRACE UNIT NUMBER ONE SUBDIVISION, RECORDED AS DOCUMENT 16139524; ALSO EXCEPTING FROM SAID TRACT OF LAND, ALL THAT PART LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE NORTH 40 ACRES THEREOF; ALSO EXCEPTING FROM SAID TRACT OF LAND, ALL THAT PART OF THE EAST 193 FEET, EXCEPT THE NORTH 33 FEET THEREOF, OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ AFORESAID; ALSO EXCEPTING FROM SAID TRACT OF LAND, THOSE PARTS TAKEN OR USED FOR PROSPECT AVENUE AND WASHINGTON STREET; AND ALSO EXCEPTING THAT PART OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12. EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1161.35 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF MICHAELJOHN TERRACE UNIT NO. 1, RECORDED FEBRUARY 2, 1955 AS DOCUMENT NO. 16139524; THENCE WEST ALONG THE SOUTH LINE OF SAID MICHAELJOHN TERRACE UNIT NO. 1, A DISTANCE OF 213.02 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 196.24 FEET TO THE NORTHWEST CORNER OF LOT 1, EXTENDED WEST, OF KOERNER'S SUBDIVISION, RECORDED MAY 26, 1953 AS DOCUMENT NO. 15627613; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 OF KOERNER'S SUBDIVISION, A DISTANCE OF 213.04 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 26; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 195.53 FEET TO THE POINT OF BEGINNING) ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 09-26-205-067-0000

The property is otherwise known as: 733 North Prospect Avenue, Park Ridge, IL 60068

SECTION 3: The following conditions are required and exceptions to the Zoning Ordinance are hereby granted as part of the special use granted in Section 2:

1. Granting an exception to allow an existing brick garage to encroach 3.27 feet into the required 10 foot setback required by Section 9.3, Table 7.
2. The applicant shall be required to satisfy all requirements for exterior lighting, as required by Section 11.3 of the Zoning Ordinance.
3. Granting an exception to Section 11.4.A.6 to allow additional accessory buildings on the zoning lot.
4. Granting an exception to Section 11.4.E.3 and Section 11.4.E.4 regarding perimeter fencing requirements.
5. Granting an exception to Section 11.4.R to allow exceptions for the requirements of a water feature.

6. Granting an exception to Sections 13.8, 13.9, and 13.10, for the purpose of relief on specific parking lot landscaping requirements. The applicant shall be required to satisfy all other requirements for landscaping and screening in Section 13 of the Zoning Ordinance.
7. Granting an exception to Section 14.6.B.2 to allow more than one ground sign per zoning lot.
8. Granting an exception to Section 14.6.B.3 to allow a sign base without a minimum of seventy-five percent (75%) of the sign face.
9. Granting an exception to Section 14.6.B.4 to allow a sign to not be mounted on decorative masonry or natural stone base.
10. The applicant must satisfy all parking requirements in Section 12, including 24-foot drive aisles where applicable.
11. The applicant must satisfy all Engineering Division requirements.
12. The applicant must satisfy any comments by the City Forester regarding size, species and quantities of proposed landscaping, as well as tree protection and preservation requirements.
13. The applicant must satisfy any comments by the Fire Department regarding fire truck access and circulation.
14. 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).
15. Modification of any element of this 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 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.


SECTION 5: The City Clerk is hereby authorized and directed to publish said Ordinance in pamphlet form according to law.

Adopted by the City Council of the City of Park Ridge, Illinois, this 19th day of January, A.D., 2015.

VOTE:

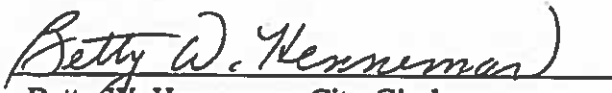
AYES: Ald. Maloney, Sweeney, Milissis, Shubert, Knight, and Mazzuca (5)
NAYS: Ald. Sweeney, and Smith (2)
ABSENT: None (0)

Approved by me this 19th day of January, A.D., 2015.



David F. Schmidt, Mayor

Attest:



Betty W. Henneman, City Clerk

Park Ridge Park District Youth Campus Redevelopment

Project Schedule - Bidding thru Construction

FGM ARCHITECTS

January 14, 2015
FGM #: 12-1503.02

Project Milestone	Dates	Duration
Construction Document (CD) Phase	January 23, 2014 - January 13, 2015	50 Weeks
Asbestos Abatement	January 8, 2015 - January 23, 2015	3 Weeks
City of Park Ridge Council Meeting - Stage I - 2nd Reading	January 19, 2015	
Submit Stage II Material to the City of Park Ridge	January 21, 2015	
MWRD - Permit Submittal Review Period (Assumed 3 Months)	January 21, 2015 - April 15, 2015	3 Months
Permit Document Submittal to MWRD (Assuming City of Park Ridge Approval for Re-Submission)	January 21, 2015	
Youth Campus Development - Bidding and Negotiation	January 22, 2015 - March 5, 2015	6 Weeks
Youth Campus Development - Issued for Bid	January 22, 2015	
Existing Building Demolition Permit Submittal	January 26, 2015	
Pre-Bid Meeting	February 3, 2015	
Existing Building Demolition	February 9, 2015 - March 20, 2015	6 Weeks
Youth Campus Development - Bid Opening	February 17, 2015	
Planning and Zoning Meeting - Stage II Approval	February 24, 2015	
Park Ridge Park District- Board Approval of Bids	March 5, 2015	
City of Park Ridge Council Meeting - Stage II Approval	March 16, 2015	
Permit Document Submittal to City of Park Ridge	March 17, 2015	
City of Park Ridge - Permit Submittal Review Period	March 17, 2015 - April 28, 2015	6 Weeks
Address Permit Comments and Resubmit Documents	April 28, 2015 - May 12, 2015	2 Weeks
Address MWRD Comments and Resubmit Documents (Assumed 10 Business Days)	April 15, 2015 - April 29, 2015	2 Weeks
Construction Administration	May 18, 2015 - May 20, 2016	12 Months
Groundbreaking Ceremony	TBD	
Construction Substantial Completion	April 22, 2016	
Construction Final Completion	May 20, 2016	
Grand Opening	TBD	

October 31, 2014

Members of the Planning and Zoning Commission and
Mr. Jim Testin
City of Park Ridge
505 Butler Place
Park Ridge, IL 60068

RE: Park Ridge Park District Application Re-submittal for Planned Development concerning 733 N. Prospect Avenue.

Dear Members of the Planning and Zoning Commission and Mr. Jim Testin:

The Park Ridge Park District is submitting the attached application, supporting documents and this correspondence in accordance with the City's request to re-apply for a Stage 1 Development Plan and a request for an amendment to its special use due to unforeseen changes requested by the Illinois Historic Preservation Agency.

At the time of the City's approval of the Stage 2 Development plan for the Site (April 2014), the Park District was awaiting notification from Illinois Historic Preservation Agency (IHPA) on their review of the property. As the site is listed on the National Historic Registry, the IHPA has authority over the changes to any "significant" buildings listed on the Registry. The authority is granted to IHPA because the Site has historical and archeological significance in the context of the provisions of the Illinois Historic Preservation Act (20 ILCS 3410/1 et seq.) and the Illinois Archeological and Paleontological Resources Protection Act (20 ILCS 3435). The Park District's proposed development of the Site (necessitating the demolition of several of the buildings currently located thereon) is subject to the approval of the Illinois Historic Preservation Agency. Such approval was conditionally granted to the Park District by the IHPA on May 16, 2014, as evidenced by a letter of the same date, a copy of which is attached hereto as Exhibit A.

In continuance of the IHPA's requirements, a Memorandum of Agreement (MOA) was provided to the Park District, a copy of which is attached hereto as Exhibit B, which outlines the final conditions in which we must comply.

Among the conditions set forth in Exhibit B, and which are relevant here as necessitating the City's approval of minor changes, are the following:

"4. The Park District shall retain and properly mothball the Emery Cottage in accordance with the Secretary of the Interior's Standards for Rehabilitation in consultation with the SHPO; (and)

5. Site plans will be reviewed and approved by the SHPO to ensure that historic statuary is appropriately retained and placed on the grounds which consists of a bell, statue and wrought iron fencing.”

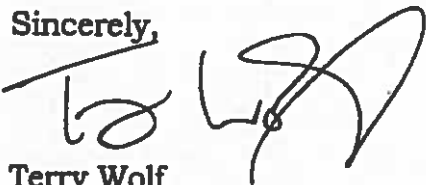
The Illinois Historic Preservation Act and the Illinois Archeological and Paleontological Resources Protection Act, as stated above, dictate following the direction of the IHPA. Additionally, the Park District received Federal Grant Funds for the property after the Stage 2 Approval. The acceptance of the Grant Funds also, secondarily to the Acts, dictates following the direction of the IHPA.

Additionally, minor changes to the approved storm water engineering for the Site will also be needed if the Emery Cottage is to be retained rather than being demolished as previously contemplated. The additional storm water detention requirement is minor with an increase of approximately .03 acre feet.

Over the past few months, the Park District has met with several property owners who share a boarder with the Site. These meetings have caused us to make minor grading changes along the southeast and north property line in an effort to save 5 mature and healthy trees, at the requests of these residents.

Finally, before learning the Park District was required to re-submit the plan, we had already received a first round of comments back from the City. The current plan has been updated to reflect changes that were requested by the City as part of the permit review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Terry Wolf', written over a horizontal line.

Terry Wolf
Superintendent of Buildings and Grounds
Park Ridge Park District



**Illinois Historic
Preservation Agency**

1 Old State Capitol Plaza, Springfield, IL 62701-1512

FAX (217) 524-7525
www.illinoishistory.gov

**Cook County
Park Ridge
Building Rehabilitation, Demolition and Park Development, Park Ridge Youth Campus
733 N. Prospect Ave.
IHPA Log #007051713**

May 16, 2014

**Harold Hassen, Ph.D.
Illinois Department of Natural Resources
Division of Resource Review and Coordination
One Natural Resources Way
Springfield, IL 62702-1271**

Dear Dr. Hassen:

We have reviewed the request of the Park Ridge Park District for OS/LWCF funding from the U.S. Department of the Interior through the Illinois Department of Natural Resources (DNR) for the acquisition and development of the property formerly known as the Illinois Industrial School for Girls. This property is listed on the National Register of Historic Places and our review is required by section 106 of the National Historic Preservation Act of 1966, as amended (Act).

In accordance with the Act, the proposal for the demolition of most of this historic campus and replacement with a recreational facility constitutes an adverse effect as defined by the regulations of the Advisory Council on Historic Preservation, 36 CFR part 800. Our office has received extensive documentation on this proposal and performed a site inspection for the property to further understand this proposal. In our opinion, the Park District has done a thorough investigation of the structural condition of these buildings. It has also successfully completed a local tax referendum to assist in funding redevelopment of this site. We are willing to accept an adverse effect at this property provided that the DNR and the Park District enter into a memorandum of agreement which will contain agreement to perform the following stipulations in consultation with this office:

- 1. Architectural recordation of the buildings to be demolished in accordance with the IL HABS standards by a contractor who meets the Secretary of the Interior's Professional Qualifications**
- 2. Rehabilitation of Solomon Cottage and Wohler's Hall in accordance with the Secretary of the Interior's Standards for Rehabilitation (36 CFR part 68)**
- 3. Retain and properly mothball Emory Cottage**
- 4. Retain significant lawn art on the grounds**

Exhibit A

5. Install appropriate historical exhibits pertaining to the history of the campus
6. Allow landmarking of remaining building should the local historic commission so decide to pursue that option

At this time, the DNR should send this letter and a package of information to the federal Advisory Council on Historic Preservation asking them if they would like to participate in this consultation process. Once we have heard from them, we can proceed to public comment on the development and our proposal for mitigation.

Should you have any questions, please contact me at 217/785-5027.

Sincerely,



Anne E. Haaker
Deputy State Historic
Preservation Officer

c: Gayle Mountcastle, Park Ridge Park District

Exhibit B

**MEMORANDUM OF AGREEMENT
BETWEEN NATIONAL PARK SERVICE
AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE
REDEVELOPMENT OF THE ILLINOIS INDUSTRIAL SCHOOL
FOR GIRLS LOCATED IN PARK RIDGE, ILLINOIS**

WHEREAS, the National Park Service (NPS) plans to provide funding to the Park Ridge Park District (Park District) through the Illinois Department of Natural Resources (DNR) pursuant to the Land and Water Conservation Fund for a project at the former Park Ridge Young Campus in Park Ridge, Illinois (undertaking); and

WHEREAS, the undertaking consists of Building Rehabilitation, Demolition and Park Development at Park Ridge Youth Campus located at 733 N. Prospect Ave. in Park Ridge and listed on the National Register of Historic Places as the Illinois Industrial School for Girls (Property), and

WHEREAS, NPS has defined the undertaking's area of potential effect (APE) as the area comprising the campus of the Industrial School for Girls; and

WHEREAS, NPS has determined that the undertaking will have an adverse effect on the Property, and has consulted with the Illinois Historic Preservation Officer (SHPO) pursuant to 36 C.F.R. part 800, of the regulations implementing for purposes of section 106 of the National Historic Preservation Act of 1966, as amended (16 USC §470) (the Act); and

WHEREAS, NPS has consulted with the DNR and the Park District regarding the effects of the undertaking on historic properties and has invited them to sign this Memorandum of Agreement (MOA) as a concurring party; and

WHEREAS, in accordance with 36 C.F.R. part 800.6(a)(1), NPS has notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination with specified documentation and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR part 800.6(a)(1)(iii); and

NOW, THEREFORE, NPS and the SHPO agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

STIPULATIONS

NPS shall ensure that the following measures are carried out by DNR and the Park District:

Exhibit B

I. MITIGATION

1. The Park District shall complete architectural recordation of the buildings to be demolished including Talcott, Illinois, Tilles, Noyes and Buck in accordance with the Illinois Historic American Building Survey (IL HABS) Standards and Guidelines to level III. The Park District may award the contract for such undertaking to a contractor of its choice provided that the contractor meets the Secretary of the Interior's Professional Qualifications (36 CFR part 61) and has previous experience in satisfactorily completing IL HABS projects. The SHPO shall approve a draft of this documentation as to its sufficiency is in accordance with IL HABS Standards and Guidelines in writing prior to the Park District's initiation of demolition activities.
2. The Park District shall complete rehabilitation of Wohler's Hall in accordance with the Secretary of the Interior's Standards for Rehabilitation (36 CFR part 68) in consultation with the SHPO.
3. The Park District will endeavor to enter into a 25 year lease agreement with the Park Ridge Historical Society (Historical Society) for the use of the Solomon Cottage. It is understood that the Historical Society will secure the building and rehabilitate the structure in consultation with the SHPO and the Park District as funding allows. It is expected, but not required by any stipulations contained herein, that initial rehabilitation activities will occur within five (5) years of the date of the ratification of this agreement document.
4. The Park District shall retain and properly mothball Emory Cottage in accordance with the Secretary of the Interior's Standards for Rehabilitation in consultation with the SHPO.
5. Site plans will be reviewed and approved by the SHPO to ensure that historic statuary is appropriately retained and placed on the grounds which consists of a bell, statue and wrought iron fencing.
6. Appropriate historical exhibits pertaining to the history of the campus shall be created in consultation among the Park District, SHPO and the Historical Society to be exhibited in space controlled by the Historical Society.
7. The Park District shall not object to local landmarking of remaining buildings on the campus should the local historic preservation commission so decide to pursue that option.

Exhibit B

II. DURATION

Except as otherwise provided herein, the MOA will be null and void if its terms are not carried out within five (5) years from the date of its execution. Prior to such time, any of the signatories may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation V below.

III. MONITORING AND REPORTING

Each February 1st, following the execution of this MOA until it expires or is terminated, Park District shall provide all parties to this MOA a summary report detailing work undertaken pursuant to its terms. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in the Park District's efforts to carry out the terms of this MOA.

IV. DISPUTE RESOLUTION

Should any signatory to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, NPS shall consult with such party to resolve the objection. If NPS determines that such objection cannot be resolved, it will:

A. Forward all documentation relevant to the dispute, including the NPS's proposed resolution, to the ACHP. The ACHP shall provide NPS with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, NPS shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. NPS will then proceed according to its final decision.

B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, NPS may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, NPS shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the MOA, and provide them and the ACHP with a copy of such written response.

C. NPS's responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute remain unchanged.

V. AMENDMENTS

This MOA may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all of the signatories is filed with the ACHP.

Exhibit B

VI. TERMINATION

If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other parties to attempt to develop an amendment per Stipulation V, above. If within thirty (30) days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatories.

Once the MOA is terminated, and prior to work continuing on the undertaking, NPS must either (a) execute an MOA pursuant to 36 CFR part 800.6 or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR part 800.7.

Execution of this MOA by the NPS and SHPO and implementation of its terms evidence that NPS has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.