



Agenda Cover Memorandum

Meeting Date: March 2, 2015

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

Item Title: Approve authorizing a Public Hearing on a Text Amendment to the Zoning Ordinance for Section 7.3, Regarding First Floor Height, and Section 16.3, General Terms

Action Requested:

Approval For discussion

Feedback requested For your information

Staff Contact: James F. Testin, CP&D Director **Phone Number:** 847-318-5296

Email Address: jtestin@parkridge.us

Background:

This change was directed by Council based on zoning case in 2012. In that case a house was being built on De Cook Avenue and the first floor was in the process of being built and was found to be in conflict with the ordinance and the building plans which identify the maximum first floor height to be 4 feet. The owner was denied a variance and the owner went before the Council to question the intent of the code. The Council requested the City attorney draft an ordinance to better define the first floor height. The issue was added to potential zoning changes and was not planned to be brought back until the house in question was completed. Further detail on the case can be found in the June 4, and June 18, 2012 City Council agendas.

Section 7.3 of the zoning ordinance, Table 3, identifies that the maximum height of the first floor is 4 feet from grade. The code does not define floor but does defines a story as "The floor of a story may have split levels provided that there is not more than a four foot difference in elevation between the different levels of the floor." The definition takes into consideration split level home.

Language has been drafted by the City attorney to clarify the elevation of the first floor as measured at the front entry sill. This is further clarified in the Table 3 footnotes by identifying that lot elevations shall be compatible, in perspective and proportion, with the entry sill height.

The language drafted would amend Table 3 entitled "Residential Districts Yard and Bulk Regulations" of Section 7.3 by deleting "Maximum Height of First Floor Elevation" and its corresponding footnote and insert the following entry into the table to read:

MAXIMUM HEIGHT OF FRONT ENTRY SILL ⁵	4 ft from grade	4 ft from grade	4 ft from grade	4 ft from grade	4 ft from grade
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⁵Maximum height shall be measured from grade as defined in this Zoning Ordinance. As viewed from the street, all other features of the structure and lot elevations shall be compatible, in perspective and proportion, with the entry sill height. This shall include, but not be limited to, the placement of the windows, front loaded garage doors and any horizontal façade banding. Under no circumstances may the front entry sill be higher than the bottom of the front façade finish.

At the January Procedures and Regulations' meeting it was identified that additional definitions should be added. Those definitions are for façade, floor and sill. While these items have been utilized in other sections of the City code there has been no definition specified. The recommended definitions are:

 Façade – an exterior wall, or face, of a building exposed to public view or that wall viewed by persons not within the building.



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Floor - a continuous, supporting surface extending horizontally throughout a building, and constituting one level or stage in the structure.

Sill - the horizontal piece or member beneath a window, door, or other opening.

At the February Procedures and Regulation's meeting the Committee approved the text amendment by a vote of 6 to 0.

Recommendation:

Approve authorizing a Public Hearing on a Text Amendment to the Zoning Ordinance for Section 7.3, Regarding First Floor Height, and Section 16.3, General Terms.

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 Ordinance

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF PARK RIDGE AMENDING SECTION 7
OF THE CITY OF PARK RIDGE, ILLINOIS ZONING ORDINANCE**

BE IT ORDAINED 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: That Table 3 entitled "Residential Districts Yard and Bulk Regulations" of Section 7.3 entitled "Yard and Bulk Regulations" of Section 7 "Residential Districts" be amended by deleting "Maximum Height of First Floor Elevation" and its corresponding footnote and insert the following entry into the table to read:

MAXIMUM HEIGHT OF FRONT ENTRY SILL ⁵	4 ft from grade	4 ft from grade	4 ft from grade	4 ft from grade	4 ft from grade
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⁵Maximum height shall be measured from grade as defined in this Zoning Ordinance. As viewed from the street, all other features of the structure and lot elevations shall be compatible, in perspective and proportion, with the entry sill height. This shall include, but not be limited to, the placement of the windows, front loaded garage doors and any horizontal façade banding. Under no circumstances may the front entry sill be higher than the bottom of the front façade finish.

SECTION 2: That Section 16 entitled "Definitions" be amended to include the following definitions:

Façade. An exterior wall, or face, of a building exposed to public view or that wall viewed by persons not within the building.

Floor. A continuous, supporting surface extending horizontally throughout a building, and constituting one level or stage in the structure.

Sill. The horizontal piece or member beneath a window, door, or other opening.

SECTION 3: BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

SECTION 4: BE IT FURTHER ORDAINED that 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 _____ day of _____, 2015.

VOTE:

AYES:

NAYS:

ABSENT:

Approved by me this _____ day of _____, 2015

David F. Schmidt, Mayor

Attest:

Betty W. Henneman, City Clerk

A certified copy of this Ordinance was published in pamphlet form by

_____ this _____ day of _____, 2015.