



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 11.4, Regarding Garage Height Measurement

Action Requested:

<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> For discussion
<input type="checkbox"/> Feedback requested	<input type="checkbox"/> For your information

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

Background:

The current code allows for detached accessory buildings or structures, including garages, to be measured from the floor of the structure unless otherwise required in the code. The code allows for garages to be 15 feet in height and up to 18 feet with Appearance Commission approval. Some garage permits have met the code but because the floor has been higher, in some cases a foot above the grade, the structures are higher than what may have been intended.

At the February 23, 2015 Procedures and Regulations meeting the Committee recommended approved by a vote of 6 to 0.

Recommendation:

Approve authorizing a Public Hearing on a Text Amendment to the Zoning Ordinance for Section 11.4, Regarding Garage Height Measurement.

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:

- Redlined version of changes
- Draft Ordinance

SECTION 11. SITE DEVELOPMENT STANDARDS

- 11.1 PURPOSE
 - 11.2 USE OF LAND AND BUILDINGS
 - 11.3 EXTERIOR LIGHTING
 - 11.4 ACCESSORY BUILDINGS, STRUCTURES AND USES
 - 11.5 PERMITTED ENCROACHMENTS
 - 11.6 ENVIRONMENTAL PERFORMANCE STANDARDS
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11.4 ACCESSORY BUILDINGS, STRUCTURES AND USES

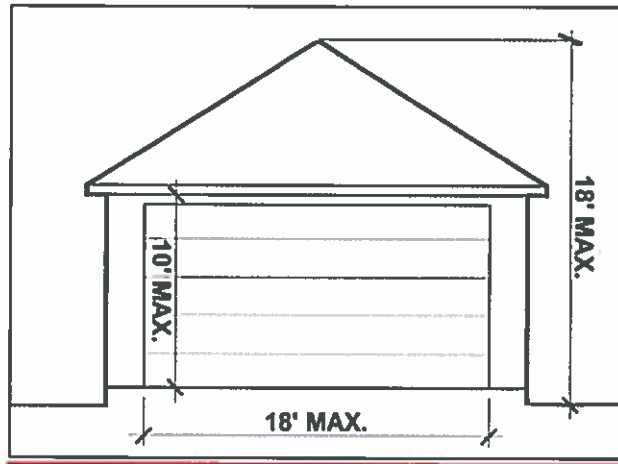
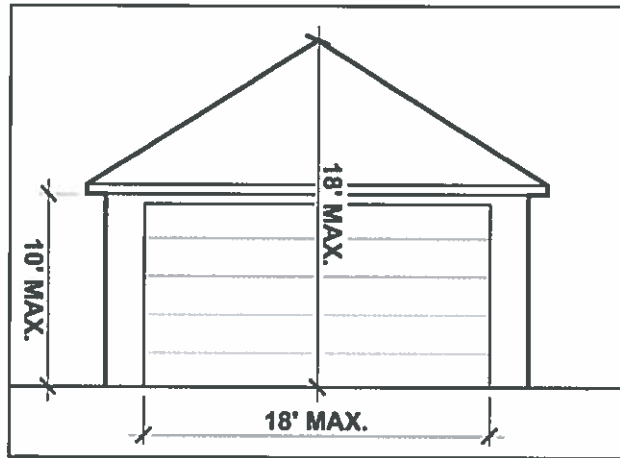
All accessory buildings, structures and uses, as defined as in Section 16 (Definitions), shall be subject to the requirements of this Section and the requirements of Section 11.5 (Permitted Encroachments) below. Additional accessory structures not regulated in this section may be regulated in Section 11.5 (Permitted Encroachments) below.

F. Garages, Attached and Detached

3. Detached Garages (Ordinance 2008-65, 9/2/2008)

- a. A detached garage shall not exceed a maximum of eighteen (18) feet in height as measured from the ~~from grade, as defined in this Ordinance, garage floor~~ to the peak of a pitched roof, but the maximum height of the sidewall shall not exceed ten (10) feet in height measured from the garage floor. (See Figure 10: Detached Garage Height) However, any garage over fifteen (15) feet in height shall require review by and approval of the Appearance Commission, and all plans for such garage must be drawn by a licensed architect and show evidence of structural integrity.
- b. The area above the vehicle parking spaces in a detached garage may be utilized for storage, but not living space and may not contain a kitchen, bathroom or sleeping area. The floor area of the second story of a detached garage having head room of seven feet (7') or more shall be counted in the total maximum FAR.
- c. Garage doors shall be limited to eighteen (18) feet in width. (See Figure 10)

FIGURE 10: DETACHED GARAGE HEIGHT



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF PARK RIDGE AMENDING SECTION 11.4.F.3, FIGURE 10,
14.8.A.11 AND 16.3 OF THE CITY OF PARK RIDGE, ILLINOIS ZONING
ORDINANCE

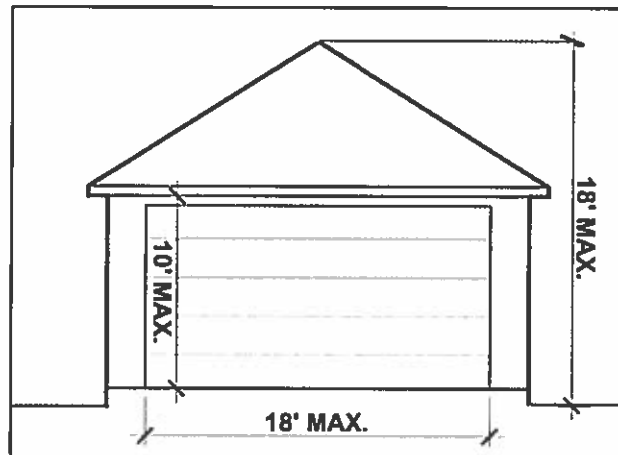
BE IT ORDAINED by the City Council of the City of Park Ridge, Cook County, Illinois, pursuant to its home rule authority provided under Article VII of the Illinois Constitution of 1970 as follows:

SECTION 1: That Paragraph a, of Section 3 entitled "Detached Garages," of Section F entitled "Garages, Attached and Detached," of Section 11.4 "Accessory Buildings, Structures and Uses," of Section 11 entitled "Site Development Standards," be amended to read:

- a. A detached garage shall not exceed a maximum of eighteen (18) feet in height as measured from the from grade, as defined in this Ordinance, to the peak of a pitched roof, but the maximum height of the sidewall shall not exceed ten (10) feet in height measured from the garage floor. (See Figure 10: Detached Garage Height) However, any garage over fifteen (15) feet in height shall require review by and approval of the Appearance Commission, and all plans for such garage must be drawn by a licensed architect and show evidence of structural integrity.

SECTION 2: Figure 10, entitled, "Detached Garage Height," of Section 11.4 entitled, "Accessory Buildings, Structures and Uses" of Section 11, entitled, "Site Development Standards," of the City of Park Ridge Zoning Ordinance is hereby amended as depicted below:

FIGURE 10: DETACHED GARAGE HEIGHT



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