



**MINUTES**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL CHAMBERS  
505 BUTLER PLACE  
PARK RIDGE, IL 60068**

**TUESDAY, MARCH 14, 2017 AT 7:00 PM**

Chairman Baldi called the meeting to order at 7:00 pm.

**I. ROLL CALL**

Present

Jim Argionis  
Lou Arrigoni  
Joe Baldi  
John Bennett  
Linda Coyle (arrived 7:05)  
Rebecca Mills  
Chris Zamaites

Absent

Lou Giannetti  
James Hanlon

City Council

None

Staff

Jon Branham, Senior Planner  
Josephine Faraci, Administrative Assistant  
Jim Brown, Director of Community  
Preservation & Development

**II. APPROVAL OF MINUTES**

On a motion by Commissioner Bennett, seconded by Commissioner Zamaites, the Commission AGREED to approve the minutes from the February 28, 2017 meeting, as submitted.

Vote on the motion as follows

AYES	6	Commissioners Baldi, Argionis, Arrigoni Bennett, Mills, Zamaites
NAYS	0	None
ABSTAIN	0	None
ABSENT	3	Commissioners Coyle, Hanlon, Giannetti

The motion passed.

### III. PUBLIC HEARINGS

Chairman Baldi explained the public hearing process.

1. Case Number 17-06-MA: Map Amendment from the R-2 Single Family District to the R-3 Two-Family District at 465 South Northwest Highway

Mr. Branham provided an overview of the application. He stated the applicant requests a map amendment to change the zoning of the property from the R-2 Single Family Residential District to the R-3 Two Family Residential District, in accordance with Section 4.8 of the Zoning Ordinance. He noted the surrounding zoning and Comprehensive Plan designation. He highlighted the differences between the existing and proposed zoning districts. He stated the adjacent property at 461 North Northwest Highway had a similar request approved last fall.

George Cahill, attorney representing the applicant, further summarized the application. He briefly explained the intended use of the property as a two-family unit.

Commissioner Argionis inquired about the purchase history of the property, how long the property had been vacant, and if the applicant considered building a single family residence at the location.

Mr. Cahill indicated that the property was purchased in 2011, the property had been for sale in the past, and that the property was currently occupied.

On a motion by Commissioner Arrigoni, seconded by Commissioner Bennett, the Commission AGREED to close the public hearing.

Commissioner Argionis stated he was not in favor of the proposed map amendment. He stated he felt the standards had not been met. He stated the Comprehensive Plan calls for Park Ridge to remain a single-family residential community.

Commissioner Bennett stated he understood the concern; however, he felt the two-family designation was appropriate for this area along Northwest Highway as it is a transitional area. Several other Commissioners stated they agreed the amendment was appropriate.

Commissioner Coyle stated she also had concerns with the proposal. She stated she felt the single family use was still viable at the location.

The Commissioner further discussed the application and reviewed the findings of fact for the proposed map amendment.

On a motion by Commissioner Arrigoni seconded by Commissioner Bennett, the Commission AGREED to approve Map Amendment from the R-2 Single Family District to the R-3 Two-Family District at 465 South Northwest Highway, and the findings of fact.

Vote on the motion as follows

AYES	5	Commissioners Baldi, Arrigoni, Bennett, Mills, Zamaite
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NAYS	0	Commissioners Coyle, Argionis
ABSTAIN	0	None
ABSENT	2	Commissioners Hanlon, Giannetti

The motion passed.

2. Case Number 17-07-SU: Special Use for a Motor Vehicle Service Station in the B-2, General Commercial District at 1220 Touhy Avenue

Mr. Branham provided an overview of the application. He stated the applicant requested a special use for a motor vehicle service station in the B-2, General Commercial District, at 1220 Touhy Avenue, in accordance with the special use provisions in Section 4.5 and Section 4.6 of the Zoning Ordinance. He stated the applicant received a map amendment in November 2016 to change the zoning of the property from the B-1 District to the B-2 District, as the use had been nonconforming in the B-1 District.

He stated the applicant is proposing interior and exterior improvements to the facility, including a 335 square foot addition to the existing 2,289 building, the addition of parking stalls, and the elimination of the motor vehicle repair component of the business. Vehicle access to the site will not change.

He stated the applicant is proposing nine parking spaces, including one accessible space, which would meet the requirement for the 2,624 square foot building. He outlined the landscaping improvements and stated all the landscaping requirements would not be met, including foundation and perimeter parking requirements, but that the Commission had flexibility with these requirements with regard to existing parking lots.

Matthew Ackerman, Corporate Design & Development Group, representing the applicant, further summarized the application. He stated the applicant would be renovating the building, including interior and exterior upgrades, a small cooler bump out to the rear, and eliminating the automobile repair shop. He stated this would beautify the site, reduce noise, reduce the number of cars parked onsite, and give the community a more practical convenience store that better serves its needs. He stated the project is proposing new landscaping behind the building to buffer the residential properties to the north. He stated the project would result in a much cleaner appearance as well as much less noise and fewer parked cars on the site. He stated eliminating these extra uses, refurbishing the building, and adding additional landscaping to the buffer on the north will only enhance the block and its image.

Commissioner Bennett inquired how the proposed tanks located on the north side of the building would be accessed and if they could be moved closer to the alley.

Brian Anderson, Red Crown Investments, applicant, indicated that the tanks are movable and explained how service would function.

Commissioner Mills inquired about the fence details and proposed hours of operation. She stated she disagreed with the results of the traffic study.

Mr. Ackerman indicated that a new board-on-board fence would be built along the northern perimeter. He indicated that the facility is not expected to be open 24-hours; however, there could be a possibility in the future. He stated there would be no expected increase in traffic.

Tim Timmons, resident, expressed concerns with possible increase in crime. He proposed reducing the number of curb cuts on Delphia Avenue, lower lighting levels, and additional landscaping and screening.

On a motion by Commissioner, Arrigoni seconded by Commissioner Mills, the Commission AGREED to close the public hearing.

Commissioner Bennett discussed the value of having curb cuts on Delphia Avenue. He also inquired about site lighting. Mr. Ackerman stated all lighting would be existing and not changing. Mr. Bennett stated he would like the applicant to provide a photometric plan.

Commissioner Coyle stated she was in favor of the project and that it would enhance the neighborhood; however, she is sympathetic to Mr. Timmons concerns regarding the multiple curb cuts onto Delphia Avenue. Ms. Coyle inquired if one curb cut could be eliminated.

Mr. Anderson expressed the importance of having both curb cuts remain on Delphia Avenue.

The Commission further discussed details of the application and reviewed the findings of fact. Several Commissioners agreed the proposal would clean up the site and the added landscaping would be a compliment to the site.

On a motion by Commissioner Arrigoni seconded by Commissioner Mills, The Commission AGREED to approve Case Number 17-07-SU: Special Use for a Motor Vehicle Service Station in the B-2, General Commercial District at 1220 Touhy Avenue, subject to exception to 13.7 and 13.9 regarding foundation landscaping and perimeter parking requirements, and the inclusion of a photometric plan, and the findings of fact.

Vote on the motion as follows

AYES	7	Commissioners Baldi, Arrigoni, Argionis, Bennett, Coyle, Mills, Zamaite
NAYS	0	None
ABSTAIN	0	None
ABSENT	2	Commissioners Hanlon, Giannetti

The motion passed.

3. Case Number 17-05-TA: Text Amendments to Section 5, Planned Developments (continued from February 28<sup>th</sup> meeting)

Mr. Brown summarized the application and the updated information regarding potential thresholds.

The Commissioners discussed the pros and cons of having thresholds. They discussed aspects of other communities' ordinances. They also discussed density and bulk requirements, community benefits, and design standards.

The Commission reviewed the findings of fact.

On a motion by Commissioner Bennett, seconded by Commissioner Arrigoni, The Commission AGREED to approve the changes to Text Amendments to Section 5, Planned Developments, and the findings of fact.

**IV. OTHER DEVELOPMENT CASES - none**

**V. CITY COUNCIL LIAISON REPORT - none**

**VI. ZONING ORDINANCE PROVISIONS –**

Mr. Brown indicated that the modified changes to the Ordinance would proceed to City Council for final approval.

**VII. PUBLIC COMMENT -none**

**VII. ADJOURNMENT**

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

Vote on the motion as follows

AYES	7	Commissioners Baldi, Arrigoni, Argionis, Bennett, Coyle, Mills, Zamaite
NAYS	0	None
ABSTAIN	0	None
ABSENT	2	Commissioners Hanlon, Giannetti

The motion passed.

The meeting was adjourned at 8:36

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