



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

ZONING BOARD OF APPEALS

Thursday, June 27, 2013
Council Chambers
505 Butler Place
Park Ridge, Illinois

MINUTES

Chairman Gary Zimmerman called the meeting to order at 7:34 pm.

A. Roll Call

Present

Alice Borzym-Kuczynski
Linda Nagle
Sal Parenti
Gary Zimmerman, Chairman

Staff

Ed Cage
Barb Cannon

City Council

Ald. Joe Sweeney, City Council Liaison

Absent

Atul Karkhanis
Missy Langan
Steven Nadler

Others Present

Approximately 10 citizens

B. Approval of Minutes – May 23, 2013

Alice Borzym-Kuczynski stated that the draft minutes should be amended to give greater detail to the Board's discussion noted on pages two through four. These included the following:

In regard to 194 Michael John Drive, Case Number V-13-02: page 2, after paragraph 2, it is important to include that the Applicants stated there was seven inches of water in the garage after the April 17, 2013 rains, causing flooding. The Applicants [also] verified that the measured distance of the proposed garage setback would be 12.5 feet from the northwest corner to the lot line.

In regard to 10 S. Prairie, Case Number V-13-03: page 3, paragraph 2, Steve Nadler questioned lot parking adjoining and across the street from the property. Applicant responded that one lot is strictly permit and one lot requires a Park Ridge sticker; paragraph 3, adding to the last sentence, "especially the former tenant of Burke's Books"; paragraph 6, the second line should read, "...hobby shop and successful businesses in the past for over 30 years...".

In regard to 1030 W. Higgins, Case Number V-13-04: page 4, first paragraph, Ms. Borzym-Kuczynski would like for Mr. Corrigan to verify the number of units that were vacant and the figures for those not paying expenses or association dues because this sentence makes it sound like no one is paying their fees and the entire building is virtually vacant, so the figures in lines 2 and 3 should be checked. [This was done later in the meeting. Mr. Corrigan stated that, in square footage, 60% of the units were bank-owned. A separate 40% of the space is currently vacant. These are not overlapping figures. They are separate and distinct figures. In Illinois, assessment fees cannot be paid on property in foreclosure.]; paragraph 1, line 6 should read, "... expand its holdings, establishing an immediate care facility, but needs..."; a sentence should be added, "Loyola has been successfully operating a Cardiology Center for the last five years in the location with the current sign."; paragraph 2, line 2, "She" should be identified as "Katie Conroy"; paragraph 5, lines 3 and 4 should read, "...one requested and located in the zoning district B-1."; line 6 should read, "...of this sign, including lighting, lumens, and brightness...".

On a motion by Linda Nagle, seconded by Sal Parenti, the Board agreed to approve the minutes of the May 23, 2013, subject to the changes listed by Ms. Borzym-Kuczynski.

Of the Members present, the vote was unanimous to approve the amended minutes.

C. Appeals – None

D. Variances

1. Variance at 10 S. Prairie Avenue – Case Number V-13-03 (Major)

Present to continue the discussion on this variance were: Attorney Ira Kaufman, 661 W. Lake Street, Chicago; Future tenant for the space at 10 S. Prairie, Crossfit Park Ridge, Inc., represented by Piotr Wiktorczyk, 7507 W. Mulford, Niles; Architect Artur Kaczmarek of Bugaj Architects, 1512 N. Fremont Street, Suite. 104, Chicago; and Transportation and parking planning consultant Luay Aboona, KLOA, 9575 W. Higgins, Rosemont.

Mr. Kaufman stated that parking and architectural studies have been provided to the Board. His client is planning to open a fitness/training center at this location, which will offer one-hour classes for a maximum of 10 people during the hours of 5:30-7:30 am and 4:30-8:30 pm during the week, with a maximum class capacity of 15 people on Saturdays. There will be no exercise machines. Crossfit will probably not be open during the day. Mr. Wiktorczyk has contracted with Russ Stewart of Blueberry Corporation, 805 W. Touhy, to lease 14 yellow-striped parking spaces accessible from the rear alley adjacent to 2-4 S. Prairie between the hours of 5:00-8:30 am and 5:30-9:00 pm daily, including Saturdays and Sundays. These spaces are next-door to 10 S. Prairie. This lease was entered as Applicant's Exhibit No. 10.

Mr. Kaufman further cited Applicant's Exhibit No. 9, a two-day Parking Demand Study, performed by KLOA, which basically shows the traffic pattern and the existing parking spaces, and Applicant's Exhibit No. 2, the architect's report, which basically shows the reasoning and the need for the variance without creating future parking issues.

Mr. Kaufman further added that this is a building that has been unoccupied for the last seven years. Crossfit is an up-and-coming type of business that would be beneficial for residents and commuters who could work out, shower, and leave ready for work. They feel it is a good fit for the City.

Ms. Borzym-Kuczynski requested clarification of the businesses still at 805 W. Touhy. Mr. Kaufman explained that the parking lease is limited only to the hours of Crossfit's operation, which differ from other businesses at that location. Signs will be posted within Crossfit to make members aware of parking spaces available to them and they will be personally shown these spaces upon registration.

Ms. Nagle questioned Zone L on the parking study insofar as the metered parking spaces on Main Street. It may be limited parking. Obtaining a lease for the additional parking spaces has allayed most of Ms. Nagle's concerns.

On a motion by Alice Borzym-Kuczynski, seconded by Sal Parenti, the Zoning Board of Appeals

AGREED to recommend City Council approval for Crossfit Park Ridge, Inc., to allow a health/fitness facility at 10 S. Prairie Avenue, Case Number V-13-03, to allow no off-street parking spaces instead of the 14 required by Section 12.13, Table 9.

Vote on the motion was as follows:

AYES	<u>4</u>	Borzym-Kuczynski, Nagle, Parenti, and Zimmerman
NAYS	<u>0</u>	None
ABSTAIN	<u>0</u>	None
ABSENT	<u>3</u>	Karkhanis, Langan, and Nadler

The motion passed.

2. Variance at 1030 W. Higgins – Case Number V-13-04 (Major)

Present to continue the discussion on this variance to allow the monument sign to exceed the sign regulations were: Jami Youmans with Loyola University Medical Center, 1026 S. First Avenue, Maywood; Alan Goldberg, Loyola Gottlieb Medical Center, 701 W. North Avenue, Melrose Park; Katie Conroy, Poblocki Sign Company, 922 S. 70th Street, West Allis, Wisconsin; and Patrick Corrigan, representing 1030 West Higgins Condo Association, 1030 W. Higgins, Park Ridge.

Mr. Corrigan stated that, last month this group was asked to return with clarification on different B-1 district signage and their dimensions. They submitted photos and brought with them a map of Park Ridge displaying the various locations of those signs. A number of B-1 properties in town have large pylon signs. All of the B-1 districts have been highlighted on the map. Detailed on the map are: Dominick's, Al's Beef, and 1030 W. Higgins; the Shell gas station at Cumberland and Talcott; Dairy Queen and TCF Bank on Talcott; a gas station, 7-11, Walgreens, and Community Bank in South Park; another office building that is about half of the size of the 1030 W. Higgins building with a large horizontal sign, almost the same dimensions as being requested here, which lists those tenants; closer to Uptown are Jewel and two signs over 20 or 30 feet tall at the Village Green shopping center; also shown

are Parkway Bank, McDonald's, Crossroads, a dental office, and the Bredemann dealership on Dempster.

Mr. Corrigan explained that their issue is immediate care. Patients needing immediate care are in a panicked state. It is difficult enough for patients with confirmed appointments to locate the facility because the numbering system is different across the street, which figures as the 8700 block of Higgins in Chicago. Having an illuminated sign indicating that Loyola Immediate Care is in this building would be beneficial.

In addition to having this sign, they plan to alter the landscaping to remove a lot of the overgrown plants and trim the trees to provide a more open area and clearer visibility of the proposed sign.

Ms. Conroy brought sample materials of the proposed sign. There are two different burgundies: the background where the copy reads "Loyola Medicine" is an opaque burgundy; the shield consists of a translucent burgundy and gold allowing for some light to shine through but not much since burgundy is a darker color. The tenant panels will be black metal with tenant names illuminated in white. There was testimony at the last meeting regarding the lumens. Ms. Youmans stated that the planned immediate care hours of operation will be Monday through Friday, 8:00 am – 8:00 pm, and on Saturday and Sunday, except Christmas Day, 8:00 am – 3:00 pm. At this point, they plan to have the sign illuminated 24/7. If that is an issue with the City, it can be revised. This will be an internally lit sign using 375 lumens, which is not overly bright, and would probably be less when measured at the sign base and with the amount of copy. There will be no external lighting. The sign will not be facing or impacting any residential property.

The proposal states the current sign is being replaced. Alice Borzym-Kuczynski requested clarification about the change in its location. The current sign is set back 10 feet. It will be moved to comply with the five-foot setback and about 20 feet further east. The building sits at an angle to Higgins. They plan to move the sign closer to the Cumberland intersection, but within the allowable setback of five feet inwards, towards the building. Exhibit No. 8 indicates where the new sign will be but does not show where the current sign is located. The landscape plan shows the location of the current sign. The distance of the change is 20 feet. Exhibit No. 6 indicates the location of the new sign as a small square and the lines towards Higgins Road indicate it is 69 feet east of the walkway and 26 feet from the façade, with a five-foot setback. Alice Borzym-Kuczynski also stated that the issue was raised last month that there are no numbers on the sign and stated that, if people are calling to ask the location of the nearest immediate care center, it would make sense to list the address on the sign, by the logo. It was requested the address be added to the sign. When asked about tenants currently using the Dominick's and Al's Beef as common markers to indicate their location, Mr. Corrigan indicated that he owns part of the building and is the Treasurer of the 1030 W. Higgins Condominium Association, but does not have an office there.

Alice Borzym-Kuczynski asked about the square footage Loyola is planning to lease or purchase. Mr. Corrigan stated it is about 9,500 square feet. Ms. Youmans indicated Loyola currently has six rooms and sees between 80 and 100 patients per day in the current facility of approximately 6,500 square feet. Loyola plans to add an additional seven clinic rooms. The clinic rooms are approximately 140 to 150 square feet each. They plan to occupy about 2,500 additional square feet. This will bring an influx in volume to include immediate and primary care patients. Loyola will be hiring two physicians to staff the new spaces. Physicians typically take two clinic rooms each. One of the current MD/physician rooms in

the Cardiology section will be reallocated to public office space. Mr. Corrigan added that the building is over parked per code because it was previously used as an insurance office. There are approximately 200 parking spaces. Ed Cage indicated there are 199 spaces and the City has no issues with the current parking situation.

Mr. Corrigan was asked to clarify something from last month's minutes. He stated that, in square footage, 60% of the units were bank-owned. A separate 40% of the space is currently vacant. These are not overlapping figures. They are separate and distinct figures. In Illinois, assessment fees cannot be paid on property in foreclosure. He feels the sign will help in their struggle with occupancy to attract new tenants. They are having problems with the elevator and have special assessments, which only 60% of the tenants are paying. That is the other part of the economic concern. Historically, the tenants of this building have been mortgage companies, title companies, and a dentist. It is not quite retail; not quite office.

Gary Zimmerman stated that the sign examples in the other B-1 areas were very helpful in demonstrating what has been done with B-1 signage in the past. He does not have a problem with this request because it is similar to signs elsewhere in the City; it does not seem out of proportion.

Linda Nagle thinks this is a unique location and the speed limit is fast there and it is a hardship not to have good signage there and it is difficult to find the building. She personally drove past it when she went there for her closing. A large sign would be helpful to anyone, especially the elderly, looking for a health facility. She does not have a problem with this request.

Alice Borzym-Kuczynski has not heard anything about why a 12-foot high sign is needed and believes it to be excessive and would be setting a precedent. That is double of what our ordinance allows and she does not know why an eight-, nine-, or 10-foot sign would not be sufficient to see while driving. She has no problem with the location of the sign but would like to see the address, 1030 W. Higgins Road, Park Ridge, on it.

Sal Parenti agrees with Ms. Borzym-Kuczynski about the 12-foot sign, stating that he is in that building all of the time.

Gary Zimmerman added that he originally thought that but, after looking at the rest of the signs in the B-1 area and driving around and seeing signs much bigger on much smaller buildings, and given the size and the mass of this building, he does not feel it is disproportionate. Additionally, it is not in a residential area and faces the expressway. Even though it is in the City of Chicago, when you consider the Hooters' sign, this one is not out of proportion with the area.

Alice Borzym-Kuczynski commented that it is possible that the current signs, as reflected in the exhibits, were erected at a time when that size was allowable. The 1030 W. Higgins building was constructed in the early 1980's as a single-tenant building housing an insurance processing company. She is inclined not to vote for a 12-foot sign.

Gary Zimmerman added that the newer signs included in the packet show taller signs: 575 Busse Highway has a 26-foot sign; the Park Ridge Community Bank has a 16-foot, 8-inch sign; and the 7-11 has an 18-foot sign. The one he feels fits best is the 400 W. Higgins

sign. That is 12.3 feet high by five feet wide. That sign is bigger because there is less front yard. He does not feel the sign at issue would alter the essential character of the area.

Mr. Corrigan added that 1030 W. Higgins is a 60,000 square foot building. It is a significant building with many tenants. The front of the building is 220 feet wide and approximately 40 to 45 feet tall.

Linda Nagle commented that there are a lot of other big buildings in that area: a hotel; a bank building; and a restaurant with a very large sign. There is a realtor’s office with a 19-foot sign in a residential area.

Chairman Zimmerman indicated that, if this may be a 2-2 vote, he would prefer to have all seven members of the Board vote on this issue. Alice Borzym-Kuczynski agreed that there should be more input from the other Members.

Gary Zimmerman indicated that it might be meaningful to the other three Members if 1030 W. Higgins were to come back with the sizes of the signs versus the sizes of the buildings indicated in the exhibits.

On a motion by Alice Borzym-Kuczynski, seconded by Sal Parenti, the Zoning Board of Appeals

AGREED to continue a variance to allow a monument sign that exceeds the sign regulations in the B-1 Zoning District at 1030 Higgins Road, Case Number V-13-04, to the July 25, 2013 meeting.

Vote on the motion was as follows:

AYES	<u>4</u>	Borzym-Kuczynski, Nagle, Parenti, and Zimmerman
NAYS	<u>0</u>	None
ABSTAIN	<u>0</u>	None
ABSENT	<u>3</u>	Karkhanis, Langan, and Nadler

The motion passed.

E. Other Items for Discussion

In the packet for discussion is the suggested Zoning Board of Appeals Speakers Request card. Chairman Zimmerman likes everything except the bottom line that states “Briefly state your interest in the agenda item” and would like to have this on the table next month with a sign. It would help the Chair to know how many people are going to speak. They can say whatever they want to say without writing it down. Alice Borzym-Kuczynski agreed that no one should be compelled to state why he or she wants to speak. They will tell us. This card is meant for correct identification in the minutes and to indicate who would be speaking on which issue.

Chairman Zimmerman announced that Laura Kleiner retired from the City. All will miss her. Alice Borzym-Kuczynski added that it was a pleasure to work with her on the minutes of these meetings. She was skilled and performed her work in a timely manner as did Sophie Tidd, her predecessor.

Because there are only four Members present tonight, Chairman Zimmerman will defer the Sight Clearance Area discussion to the next meeting.

Chairman Zimmerman asked Ed Cage if there was anything new concerning 212 Gillick. Mr. Cage is unaware of any new developments.

F. Citizens Wishing to Be Heard on Non-Agenda Items - None

G. City Council Liaison Report

Ald. Joe Sweeney reported that the first reading of the variance at 194 Michael John Drive, Case Number V-13-02, was unanimously passed by City Council on July 1, 2013. The final reading should go on the consent agenda for the July 15, 2013 meeting. He went by there yesterday and they had water issues again.

Also on July 1, the City Council overrode the Planning and Zoning Commission regarding its denial of a zoning change from R-2 to R-4 at 4 N. Delphia, 6-2. That will be back on the July 15 agenda as well. There was a crowd present for the first reading and he is sure there will be the same on July 15.

Alderman Sweeney commented on the continued flooding situation. As far as the April flood, there were 1,400 Park Ridge residents who completed the survey to have the County declared a disaster area. Of those, 500 filed claims with FEMA. No disaster will be declared as a result of last Friday's storm.

There was a meeting on the Uptown TIF last week. This year the City will owe over \$1 million out of the general fund. TIF is now \$5 million in debt to the general fund. The projection is the City will pay \$20 million out of the general fund. There will be discussions about reorganizing the TIF, but it is a long process involving the Courts and Springfield.

H. Adjournment – The meeting was adjourned at 8:38 p.m.

Date

Gary Zimmerman, Chairman

Barb Cannon
Recording Secretary

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