



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

PLANNING & ZONING COMMISSION

Administrative Session
Tuesday, June 9, 2009
City Hall, City Council Chambers
505 Butler Place
Park Ridge, Illinois

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MINUTES

Chairman Marr called the meeting to order at 7:31 p.m.

A. Roll Call

Present

Alfredo Marr, Chairman
Louis Arrigoni
Aurora Abella-Austriaco (arrived 7:36)
Joseph Baldi
Cathy Piche
Tom Provencher
Anita Rifkind (arrived 7:33)
Milda Roszkiewicz
Mary Wells

Staff

Jon Branham
Carrie Davis
Laura Kleiner
Kim Uhlig

City Council

Alderman Don Bach
Alderman Robert Ryan

Absent

None

Others

Approximately 25 citizens

B. Approval of Minutes – May 12, 2009

It was moved by Commissioner Arrigoni and seconded by Commissioner Provencher, that the minutes of the meeting held on May 12, 2009, be approved. The Commissioners, by voice vote, unanimously approved the minutes. Commissioners Abella-Austriaco and Rifkind arrived after the minutes were approved and, therefore, did not vote.

C. Development Cases

Chairman Marr explained the public hearing process and swore in all witnesses interested in testifying for both cases on the agenda. He noted that a request was made to switch the order of the cases. The Commission agreed to hear Case Number MA-09-01 first because a majority of people in the audience were at the meeting for that case.

1. Case Number MA-09-01: Map Amendments to the Zoning Ordinance to change the zoning at 200 Meacham Avenue, and 229-235 and 255-257 North Northwest Highway

Carrie Davis summarized the staff memorandum dated June 9, 2009. She reported that the City Council proposed map amendments to the Zoning Ordinance for three properties in Uptown: 200 Meacham Avenue, 229-235 North Northwest Highway, and 255-257 North Northwest Highway, Zoning Case Number MA-09-01. The properties are currently zoned either the B-1 Retail and Office District or the R-2 Single Family Residential District. The Council requested that they be rezoned either to the R-3 Two Family Residential District or the R-4 Multi-Family Residential District. The Commissioners can recommend that the amendments be denied or recommend approval for the rezoning of one or all of the properties. If rezoned, the properties could be either the R-3 or R-4 District, depending upon how dense the Commissioners want a residential development to be. No matter what action the Commissioners take, the recommendation will be forwarded to the Council for review.

Commissioner Piche asked about the rationale for the proposed amendments. Ms. Davis mentioned that the Council wanted to be proactive and rezone these properties to be compatible with the Uptown Plan.

Alderman Robert Ryan, 411 Cedar Street, thanked the Commission for its consideration of the proposed map amendments. He explained that he brought the requests to the attention of the Council because of the level of interest by residents in his ward. He served on the Uptown Task Force that helped with the development of the Uptown Plan. He described what the Plan recommends for the area where the properties are located and reiterated that the properties should be zoned to be compatible with the Plan. Residential development in these locations would serve as a transition between the surrounding commercial areas and the residential neighborhoods. He suggested that the parcel at 200 Meacham Avenue that is zoned the R-2 Single Family Residential District remain as R-2. He was concerned about the properties being redeveloped for commercial uses.

Pat Livingsparger, 413 Courtland Avenue, stated that the R-3 District does not refer to townhouses as allowed uses. Ms. Davis explained that they could be considered. Chairman Marr explained that the housing allowed would depend upon specific development proposal.

Eddie Laken, 630 Cedar Street, supported Alderman Ryan's proposal to rezone the properties for multi-family residential. The rectangular parcel at 200 Meacham Avenue should remain the R-2 District to ensure that the parcel has less residential density next to single family houses.

Steve Buerk, 502 Meacham Avenue, supported Alderman Ryan's statements. If these lots are rezoned to the R-4 District, that could increase the residential density and change the character of the area. He suggested that the R-3 District would be the most appropriate for the properties. The exception would be for the rectangular parcel at 200 Meacham Avenue to remain, as R-2 and the rectangular parcel facing Elm Street at 255-257 North Northwest Highway should be rezoned to R-2, to preserve the residential character of those portions of the surrounding neighborhood.

George Arnold, an attorney with Sosin and Arnold, representing William Napleton, owner of 200 Meacham Avenue, introduced himself and others from his team. His client had a court reporter present. Mr. Arnold asked the Commission to reject the proposed amendment at that property. He spoke of Mr. Napleton's interest in maintaining the existing zoning. Consideration should be given to changing the designations only when a developer petitions the City to change it. He stated that rezoning the property at this time could discourage possible development of the site.

Robert Ahlberg, a land planner representing Mr. Napleton, introduced himself. Mr. Arnold distributed the curriculum vitae and a statement from Mr. Ahlberg, entered as Exhibits 12 and 13, respectively. Mr. Ahlberg summarized his statement regarding the standards for map amendments at 200 Meacham Avenue and concluded that the proposal would not satisfy those standards and could reduce the value of the property.

Commissioner Piche expressed her concern about inadequate maintenance of the 200 Meacham property and the Napleton property to the south, which is occupied by a vacant building. She mentioned that there was a conflict between the property owner's stated interest in maintaining the viability and value of the properties, and the poor condition of the properties. Mr. Arnold mentioned that he was not aware of the specific conditions of the property, but that he understood the concern.

Commissioner Rifkind asked about the owner's concern regarding a loss in value of 200 Meacham Avenue. Mr. Arnold indicated that his client opposed the proposed rezoning because it limits flexibility for future uses. There is currently no specific development proposal for the property. The City's processes are rigid enough to ensure proper review of any redevelopment.

Steve Schildwachter, 232 Meacham Avenue, referenced a letter from Steve Kopka, another resident who submitted a statement on behalf of the neighbors. Mr. Schildwachter stated his interest in preserving the residential character of the neighborhood and that he would not want to see commercial uses on the properties in the future. He recommended that the rectangular parcel at 200 Meacham Avenue should remain R-2 and that the rectangular parcel facing Elm Street at 255-257 North Northwest Highway should be rezoned to R-2. Ms. Davis said that the statement from Mr. Kopka is Exhibit 11 and was distributed to the Commission.

Michael Kernan, one of the owners of building at 229-235 North Northwest Highway, stated that his building currently consists of four viable businesses that could be lost if this property is rezoned. The City would lose the revenue generated by these businesses and the resale ability of the property could be diminished. He also noted the odd shape of the lot, which would make redevelopment difficult.

On a motion by Commissioner Rifkind and seconded by Commissioner Abella-Austriaco, the Commission agreed to close the public hearing.

Chairman Marr suggested that each of the three properties should be considered separately.

Commissioner Rifkind asked how many stories could be built in the B-1 District. Ms. Davis stated that the maximum height of buildings in the B-1 District is 40 feet, which would allow three to four stories.

Commissioner Baldi asked why the three properties were not rezoned at the time the new Zoning Ordinance was adopted. Ms. Davis stated that it was probably not considered an urgent matter at the time and that any rezoning would be subject to a redevelopment proposal.

The Commissioners agreed that rezoning any or all of the properties at this time, without specific redevelopment plans, should be carefully considered. Typically, the City weighs a rezoning request when a specific redevelopment proposal is before the City. There was discussion that the Uptown Plan calls for transitional housing between the commercial areas and the single family residential areas. There were concerns about the impact of down zoning the properties because it

could impact the flexibility of future uses at that site. Rezoning could also affect the potential historic status of the property at 255-257 North Northwest Highway. A change in zoning could adversely impact the value of the occupied commercial building at 229-235 North Northwest. Also, the four operating businesses at that property would become legal nonconforming uses. If rezoning to a multi-family designation is considered for any of the properties, it would make most sense to rezone 255-257 North Northwest Highway to the R-3 District, which has the least residential density of the multi-family districts. The property is surrounded primarily by Hinkley Park, a church and residential uses. It is further removed from commercial uses, than the other two properties being considered for rezoning. The property at 200 Meacham Avenue is closer to Uptown commercial uses than the other two properties. It seems appropriate to allow more flexibility with the future redevelopment of that site.

On a motion by Commissioner Provencher and seconded by Commissioner Baldi, the Commission

AGREED to recommend City Council approval of the proposed map amendment to the Zoning Ordinance to change the zoning of the property at 255-257 North Northwest Highway from the B-1 Retail and Office District to the R-3 Two-Family Residential District, Zoning Case Number MA-09-01:

Vote on the motion was as follows:

AYES	<u>7</u>	Commissioners Abella-Austriaco, Baldi, Marr, Piche, Provencher, Roszkiewicz, and Wells
NAYS	<u>2</u>	Commissioners Arrigoni and Rifkind
ABSENT	<u>0</u>	None

On a motion by Commissioner Piche and seconded by Commissioner Rifkind, the Commission

AGREED to recommend City Council approval to retain the current zoning of B-1 Retail and Office District for the property at 229-235 North Northwest Highway, Zoning Case Number MA-09-01:

Vote on the motion was as follows:

AYES	<u>8</u>	Commissioners Abella-Austriaco, Arrigoni, Baldi, Marr, Piche, Provencher, Rifkind and Roszkiewicz
NAYS	<u>1</u>	Commissioner Wells
ABSENT	<u>0</u>	None

On a motion by Commissioner Piche and seconded by Commissioner Rifkind, the Commission

AGREED to recommend City Council approval of the proposed map amendment to the Zoning Ordinance to change the zoning of the property at 200 Meacham Avenue from the B-1 Retail and Office District and the R-2 Single Family Residential District to the R-3 Multi-Family Residential District for the triangular parcel and retaining the R-2 District for the rectangular parcel, Zoning Case Number MA-09-01:

Vote on the motion was as follows:

AYES	<u>3</u>	Commissioners Abella-Austriaco, Roszkiewicz, and Wells
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