

**JOURNAL OF THE PROCEEDINGS  
OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE  
CITY OF PARK RIDGE, ILLINOIS  
AT 505 BUTLER PLACE, PARK RIDGE, ILLINOIS  
COUNCIL CHAMBERS  
August 20, 2007  
CALLED TO ORDER BY Mayor Howard P. Frimark  
at 7:32 p.m.**

**ROLL CALL**

The following indicated their presence at the meeting on roll call vote:

Ald. Schmidt, DiPietro, Bach, Allegretti, Ryan, Carey, Wsol and Mayor Frimark

A quorum was present.

The City Council and guests pledged allegiance to the flag.

**APPROVAL OF MINUTES**

Mayor Frimark requested approval of the minutes from the Regular City Council Meeting held July 16, 2007. Moved by Ald. Bach. Seconded by Ald. Allegretti.

**On voice vote, the motion passed.**

Mayor Frimark requested approval of the minutes from the Special City Council Meeting held August 6, 2007. Moved by Ald. DiPietro. Seconded by Ald. Carey.

**On voice vote, the motion passed**

**CONSENT AGENDA**

Mayor Frimark read the following consent agenda items into the record:

- Approval of a Resolution Creating three (3) additional liquor licenses for Affresco, Inc. at 11 N. Northwest Hwy, Uncle Mike's, LLC at 516 Higgins, and The Johnson Partners, LLC at 28 Main St.
- Approval of the 2007/2008 Mandatory Sidewalk Replacement List
- Approval of the Contract for the Painting of the City Water Tower - \$224,500
- Approval of the Contract for the 2007/2008 Sidewalk Replacement Program - \$216,350
- Approval of the Resolution to Participate in the Suburban Tree Consortium
- Approve warrants, reviewed by Ald. Bach, for the period ending July 30, 2007 in the amount of \$1,948,656.68.
- Approve warrants, reviewed by Ald. Allegretti, for the period ending August 15, 2007 in the amount of \$2,670,544.89.
- Approval of Modification of Article 7, "Fire Regulations," Chapter 1, "Fire Prevention and Protection," Section 2 (Ord. Prep.)

hand turn on to Touhy. He believes the development should only be approved if it meets current height and density regulations.

Michael Martin, a 30-year resident, residing at 3001 Virginia spoke of his reasons for living in the community and his continued desire to remain in Park Ridge, along with his mother who is also a resident, while growing old. He is in favor of the development.

Mike Rassack of 20 Berry Parkway failed to see any evidence of significant trade-offs in exchange for increased height and density.

Warner Nelson, residing at 823 Hamlin Avenue has lived in the community for 25 years. He explained the difficulty of losing his father. His mother also relocated to Arlington Heights to a senior living community. He explained it was difficult for his mother to leave her friends and that he experienced the same seeing his mother move away. He is in favor of the development and believes that if the proposal fails, the property will be sitting undeveloped for a long time.

Roger Ginger, a resident 206 Berry Parkway also spoke against the petitioner's request for additional height and density.

Rob Lohens, residing at 412 Lake Avenue, was a member of the zoning rewrite committee and understands adherence to the new *Zoning Ordinance*. However, he believes this senior housing project may deserve flexibility.

Andy Koglin, president of OKW Architects is a participant in this project in addition to being a resident at 720 S. Seminary. Spoke in favor of the project, stating that the retention pond is currently a litter collecting mess that would be transformed into something beautiful. He added that the visual illusion of the building does not appear to be 4-stories in height. He compared the traffic plan to that a larger complex, Bristol Courts. He passes the area frequently, yet has never seen any cars turning in or out of the lot.

Rita Dauphinee, a long-time resident at 1226 S. Western Avenue has been an employee of Norwood Builders since 2004. She is responsible for filling retail space in several area communities. She believes Norwood has responded favorably to many who have voiced their requests of this development. She requested the Council vote favorably.

Attorney Owens said Park Ridge 2004 LLC owns the property and indicated 2 people with interest in the project were still in attendance at the meeting. He explained he has represented his client in the proper manner to override the existing requirements of the *Zoning Ordinance*.

Jennifer Tammen responded to the question brought forth by a resident regarding the sale of a senior condominium unit. She also commented that underground parking was not listed as a requirement in the *Zoning Ordinance*. Therefore, it would be an amenity for this project. She believes Park Ridge 2004 LLC has taken a positive precedence of coming before the Council with this proposal.

John Chipman of Park Ridge 2004, LLC believes the development is unique and would benefit the City and its residents for generations to come.

In closing, Attorney Jack Owens quoted a former Park Ridge real estate developer Arthur Rogers in saying, "You usually have once in a lifetime on making the correct real estate decision. Once it is passed by, you may never see that same opportunity again."

Ald. DiPietro disclosed he used OKW Architects in the year 2000 for his business in Chicago. He continued to recite Section 5 of the *Zoning Ordinance* regarding Limitations of Denials. If denied, the case could not be considered for 1 year. He requested the Council vote in favor of some planned development.

Ald. DiPietro moved the City Council amend the motion by eliminating Items A: Minimum Lot area requirement to allow 176 multi-family dwelling units, instead of the permitted 160 units (section 7.3, Table 3) and B: Maximum Height of a principal building at 48 feet, 10 inches for the multi family residential buildings instead of the permitted 45 feet (Section 7.3, Table 3) from Section 2, pertaining to Zoning Exceptions, and revising C and D to become A and B. Seconded by Ald. Wsol.

Ald. Allegretti spoke against the proposed amendment as brought forth by Ald. DiPietro. He believes senior housing (and the benefits offered) is very important to the community and made a final plea stating an honest proposal is deserving of an honest answer. He asked that Council members not be afraid of a few feet.

Ald. Schmidt questioned services offered by Presbyterian Care Services.

Ald. Ryan believed the new *Zoning Ordinance* takes precedence.

**On voice vote, the amendment made to the main motion passed.**

**On voice vote, the main motion passed, as amended.**

**ZONING BOARD OF APPEALS – Ald. Schmidt** (Approve Variance to Reduce Rear Yard Setback for Existing Single Family Residence, 314 Grant Place, Case Number: V-07-01 / Approve Variance to Reduce Off-Street Parking Requirement, 107 South Northwest Highway, Case Number: V-07-11 (Ord. Prep.))

Ald. Schmidt moved the City Council approve an Ordinance granting a variance to Section 7.02.E.3.b of the Park Ridge *Zoning Ordinance* to allow an existing single-family residence to encroach 9 feet into the required corner rear yard at 314 Grant Place, Case Number: V-07-01. Seconded by Ald. Carey.

Community Preservation & Development Director Randall Derifield explained the Zoning Board of Appeals added provision to the Ordinance pertaining to damage and destruction related to the house. A waiver of any right to litigate the issue was also added.

Ald. Wsol disclosed he used the same architect for a room addition at his residence.

On Roll Call Vote:

AYES: Ald. Ryan, Carey, Wsol, DiPietro, Bach and Allegretti

NAYS: Ald. Schmidt

ABSENT: None

**The motion carried with 6 favorable votes.**