



CITY OF PARK RIDGE

505 BUTLER PLACE
PARK RIDGE, IL 60068

TEL: 847/ 318-5291

FAX: 847/ 318-6411

TDD: 847/ 318-5252

URL: <http://www.parkridge.us>

DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

Date: August 25, 2009
To: Planning and Zoning Commission
From: Jon Branham, Planner
Subject: Planned Development - Concept Plan: Case Number PUD-09-01
1963-67-75 West Touhy Avenue

Introduction

Hoffman Homes, Inc., applicant, requests a concept plan review for a multi-family residential planned development at 1963-67-75 West Touhy Avenue, in accordance with Section 5.6.B of the Zoning Ordinance, to construct a 32-unit multi-family residential building. A map amendment is proposed as part of the project to change the zoning from the R-2 Single Family Residential District to the R-4 Multi-Family Residential District.

Section 5.6.B of the Zoning Ordinance states that before submitting a formal application for a planned development, the applicant may present a concept plan before the Commission for the purpose of obtaining information and guidance prior to entering into binding commitments or incurring substantial expense. The Commission shall review the concept plan, and provide such information and guidance as it deems appropriate. Any opinions or advice provided by the Commission shall be in no way binding, with respect to any official action the Commission or City Council may take on the subsequent formal application. The review of the concept plan shall not constitute a public hearing.

The Appearance Commission reviewed a pre-application for the project at its October 16, 2008, meeting. Several recommendations were given. The Commission liked the clean and simple design. The Commission expressed concerns regarding the height of the windows on the first floor units. Parking spaces would be located directly outside the living space on the ground units, which would pose a problem with car headlights shining directly into the living space. An alternative, such as raising the building up half a floor, should be considered. The piers should be brought down and balconies should be pushed back in order to break up the elevations. The front entry should be more prominent and detail should be added. The transoms should be divided. The side elevations should have the same details and style as the rest of the building. Stone should not be used on the base of the building. The space between the windows on the base of the building should be narrowed. The stone should look like limestone, rather than a concrete block. The Commission suggested that the applicant look at other new developments in the area to get an idea of what is needed for the landscape plan. There is a lot of room to accommodate landscaping on the site, including trees.

Information Submitted by the Applicant

The applicant proposes a concept plan for a planned development, on a property consisting of three parcels near the southeast corner of Touhy and Rose Avenues and a total area of 21,375 square feet. The parcels are currently occupied by single family residences and are under single ownership. The project would include a four-story, 32-unit multi-family residential building, containing condominium units. A total of 55 parking spaces would be provided, including 37 below grade spaces and 18 exterior spaces to be located in a surface lot at the rear of the property. Principal access to the site would be from the parking spaces off the rear alley.

The site is currently surrounded by R-2 Single Family Residential to the south and east, R-3 Two Family Residential to the west, and both R-4 Multi-Family Residential, and R-1 Single Family Residential to the north.

Staff Analysis

Staff reviewed the project for compliance with Section 5.4 of the Zoning Ordinance for development plans.

Concept Planned Development

As part of the planned development process, a traffic circulation plan, a traffic generation plan, and utilities and stormwater drainage plans will need to be submitted.

Additionally, detailed landscape and screening plans will need to be submitted for the entire project. Plant species, sizes and quantities of all plants proposed for the site must be shown. The applicant will need to meet all the requirements for Landscaping and Screening in Section 13 of the Zoning Ordinance.

A construction schedule would also need to be submitted as part of the planned development process, and would need to comply with Section 5.7. The applicant has provided a conceptual construction schedule indicating a June 2010 start date and a September 2011 completion date.

Comprehensive Plan

The Comprehensive Plan designates this area as Multi-Family Residential (High Density).

Zoning Ordinance Requirements

The concept development plan would need to satisfy all the requirements for the planned developments in Section 5.5.D, and elsewhere in the Zoning Ordinance.

The R-4 District allows for 12 units at this location based on 1,800 square feet per unit (Section 7.3), therefore, an exception for 20 units to the planned development would be required.

The applicant proposes a front yard of 22 feet along Touhy Avenue, interior side yards of 8 feet, and a rear yard of 24 feet 10 inches. The proposed building height is at least 42 feet. The proposal would, therefore, exceed the rear yard setback and height requirements of the R-4 District (Section 7.3), which would require exceptions to the planned development.

The proposed parking currently indicates 55 spaces for 32 units. Section 12.13, Table 9 requires 63 spaces based on the number and type of units proposed, therefore, an additional exception to the planned development would be required. Vehicle access to the site would be limited to the alley and proposed ramp located to the south of the proposed development. The applicant would have to meet all other requirements of Section 12 regarding Off-Street Parking and Loading.

Map Amendment

A Map Amendment would be required to change the existing zoning from the R-2 Single Family Residential District to the R-4 Multi-Family Residential District, which would be consistent with the Comprehensive Plan.

Subdivision

A plat of subdivision would be required to consolidate the three parcels into a single lot of record. The subdivision must comply with the Subdivision Regulations and would be recorded with the Cook County Recorder of Deeds once it is approved by the City Council.

Staff Recommendation

Provide comments to the applicant on the concept plan for the planned development and the map amendment. The applicant should provide some indication to the Commission as to what public benefits listed in Section 5.5 are to be provided in exchange for the exceptions, should they be requested.