



## Agenda Cover Memorandum

**Meeting Date:** March 7, 2016

**Meeting Type:** ☐ COW (Committee of the Whole) ☒ City Council ☐ Budget Workshop

**Item Title:** Approve the first reading of an ordinance for a map amendment to change the zoning of the property from the R-2 Single Family Residential District to the R-4 Multifamily District at 1200 Elm Street, Zoning Case Number MA-16-01.

**Action Requested:** ☒ Approval ☐ For discussion  
☐ Feedback requested ☐ For your information

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### Background:

Lexington Homes, applicant, is requesting a map amendment to change the zoning at 1200 Elm Street from the R-2 Single Family Residential District to the R-4 Multi-Family Residential District to allow for a proposed 25-unit townhome residential development. The applicant also had applied for site plan review for the site. The site plan has been approved on a vote of 6-1 by the Planning and Zoning Commission (PZC) and it is the map amendment that is before the Council.

The R-4 District allows for approximately 25.52 townhome units at the property location based on the 3,000 square feet per unit requirement for townhomes.

The subject property is currently vacant and was previously occupied by the City of Park Ridge Department of Public Works and Nicor Gas Company, which vacated the premises in 2009. The property was sold by the City to the applicant in October, 2015. The 1996 Comprehensive Plan does not make specific recommendations for the site, as it is identified as a "Public & Institutional" use, but the Plan generally recommends that the single family character of the area be preserved.

The Planning and Zoning Commission held a public hearing on the case on February 9, 2016. The Commission recommended approval of the rezoning by a vote of 6-1, with 2 members absent, subject to an updated traffic study. A memorandum was submitted as an addendum to the traffic study and is attached.

Resident concerns at the hearing included the traffic, rear setbacks, and stormwater management. The PZC required an additional traffic study due to limited train service when the study was done. The rear yard setbacks were reviewed by the Planning Division and they bulk requirements have been applied in the same manner for other projects. The applicant's contractor testified that in the R-4 District permits multiple buildings on a zoning lot not to be subdivided into individual lots but such that the perimeter yards are in compliance with yard setbacks. The PZC determined that the site plan met the bulk requirements and approved the site plan. The applicant's engineer testified that the stormwater plan is an improvement as the property currently has no detention system and is completely impervious. The Engineering Division, in its memorandum dated February 5, 2016, reviewed the preliminary plans submitted by the applicant and finds them acceptable. The memorandum dictates that the project must be designed so that neighboring properties and right-of-way are not negatively affected.

### Recommendation:

Approve the first reading of an ordinance for a map amendment to change the zoning of the property from the R-2 Single Family Residential District to the R-4 Multifamily District at 1200 Elm Street, Zoning Case Number MA-16-01.

**Agenda Cover Memorandum (Cont.)**

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**Budget Implications:**

Does Action Require an Expenditure of Funds: ☐ Yes ☒ No

If Yes, Total Cost:

If Yes, is this a Budgeted Item:

☐ Yes ☐ No ☐ Requires Budget Transfer

If Budgeted, Budget Code (Fund, Dept, Object)

**Attachments:**

- Draft Ordinance
- Draft February 9, 2016 PZC Minutes
- Staff Report and Proposed Plans
- March 1, 2016 Memorandum on Traffic Study Addendum