



CITY OF PARK RIDGE

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DRAFT MINUTES

PLANNING AND ZONING COMMISSION

CITY COUNCIL CHAMBERS
505 BUTLER PLACE
PARK RIDGE, IL 60068

TUESDAY, APRIL 24, 2018 AT 7:00 PM

Chairman Baldi called the meeting to order at 7:00pm.

I. Roll Call

Present

Joe Baldi
Lou Arrigoni
John Bennett
Jim Coogan
Jim Hanlon (arrived 7 :04pm)
Rebecca Mills
Chris Zamaites (arrived 7 :05pm)

City Council

Alderman Gail Wilkening

Staff

Jim Brown, Director
Jon Branham, Senior Planner
Josie Faraci, Administrative Assistant
Julle Tappendorf, City Attorney

Absent

Jim Argionis
Lou Giannetti

II. APPROVAL OF MINUTES – February 27, 2018

On a motion by Commissioner Arrigoni, seconded by Commissioner Bennett, the Commission AGREED to approve the minutes from the meetings of February 27, 2018, as submitted.

Vote on the motion as follows:

AYES	7	Commissioners Arrigoni, Baldi, Bennett, Coogan, Hanlon, Mills, Zamaites
NAYS	0	None
ABSTAIN	0	None
ABSENT	2	Commissioners Argionis, Giannetti

The motion passed.

Chairman Baldi introduced the case and explained the public hearing process.

III. PUBLIC HEARINGS

Chairman Baldi granted a request from Alderman John Moran to comment on Case Number 18-03-TA, the second case on the agenda, regarding infill at Murphy Lake.

John Moran, 1st Ward Alderman, was sworn in and stated that the Murphy Lake neighborhood adds to Park Ridge's character and adds value to the town. He also spoke about the home values providing revenue for the City. Mr. Moran stated he supports protecting the integrity of the lake and keeping the lake as a desirable place for people to move to. He viewed infill as a threat. He explained that the Council had struggled with determining "the good to the community" that Murphy Lake provides. Based on his research he felt that homes on Murphy Lake were of higher value and thus paid higher property taxes, and that the transfer stamps on the homes when they sell generate significant revenue for the City. He said the Council discussions had included some inaccuracies, and mentioned specifically a letter from an attorney representing a homeowner on the lake. He thought there was a case for the amendment, but also noted the Commission would need to evaluate the amendment with the zoning standards. Commissioner Bennett asked why the resolution is not enforced. Chairman Baldi deferred to the City Attorney for later discussion.

Chairman Baldi explained the 1st case of the public hearing.

1. Case Number 18-04-SU: Special Use for a Professional Office (Ground Floor) in the B-4, Uptown Core Sub-District at 104 Main Street (Pusheen Corporation)

Mr. Branham provided background information and summarized the application. He stated Andrew Duff, Pusheen Corporation, applicant, requests a special use to allow a professional office (ground floor) at 104 Main Street. He stated the subject tenant space is currently vacant and included within a two-story multi-tenant masonry building. The space was previously occupied by Wells Fargo Home Mortgage. The applicant has indicated the request is to rent the space at the property. The property owner has provided consent. The proposed office would occupy approximately 3,500 square feet on the first floor of the building. The applicant currently occupies space on the second floor of the building, as well as on the first floor of 110 South Prospect Avenue, which was approved as a special use in April, 2017. Mr. Branham stated the applicant does pay sales tax on retail internet sales in Park Ridge as the point of origin, which was clarified with the previously approved special use Ordinance. The City Council also made a condition that the special use was for benefit of Pusheen Corporation only, terminating upon Pusheen Corporation's departure from the location. Mr. Branham reviewed portions of the Zoning Ordinance as it applied to the application, and text from the Uptown Plan. He stated an exception for six parking spaces would be required, and is permitted via the special use process.

Andrew Duff, co-owner and V.P. of Pusheen Corporation stated he would be happy to answer any questions about the new space.

Commissioner Baldi swore in the public.

Commissioner Bennet inquired if Pusheen Corporation would be moving out of the current location at Prospect Avenue or just expanding. He also inquired why the special use is required when the current business is online retail.

Andrew Duff stated they are maintaining the current location on Prospect and will not terminate any lease. They will evaluate the growth of the company at a future date.

Mr. Branham stated the use was aligned with the professional office definition and it was consistent with past practice.

Chairman Baldi, asked if there will be any walk-in business. Mr. Duff stated there would be no walk-in business.

Commissioner Mills inquired if Pusheen Corporation's space will now consist of Prospect Avenue location, and both the first floor and second floor of the Main Street building.

Mr. Duff stated currently yes, however, when the lease expires they will consider moving space and employees.

Owen Hayes, real estate agent representing the owner of the property, spoke highly of the tenant and is in favor of the application.

On a motion by Commissioner Bennett seconded by Commissioner Zamaltes, the Commission AGREED to close the public hearing.

The Commissioners discussed use definitions. Commissioner Bennett strongly encouraged the Commission to review these in the near future.

Chairman Baldi and Commissioner Bennett inquired if additional parking is needed in the event of new hires.

Mr. Duff stated that two additional rental parking spaces on an adjacent lot were being offered by the owner.

The Commissioners discussed current parking requirements and potential impact. Mr. Duff provided documentation regarding the additional available parking.

Chairman Baldi reviewed the Finding of Facts. He stated he was acceptable to the parking exception. Commissioner Bennett suggested revising the third item to reflect a professional office use. Mr. Branham agreed to make the adjustment.

On a motion by Commissioner Arrigoni seconded by Commissioner Bennett, the Commission AGREED to recommend approved of Case Number 18-04-SU: Special Use for a Professional Office (Ground Floor) in the B-4, Uptown Core Sub-District at 104 Main Street (Pusheen Corporation) including the Finding of Facts as amended.

Vote on the motion as follows:

AYES	7	Commissioners Arrigoni, Baldi, Bennett, Coogan, Hanlon, Mills, Zamaltes
NAYS	0	None
ABSTAIN	0	None
ABSENT	2	Commissioners Argionis, Giannetti

The motion passed.

Chairman Baldi introduced the next agenda item for Public Hearing.

2. Case Number 18-03-TA: Text Amendment to Section 11.7 of the Zoning Ordinance regarding new provisions regarding infill at Murphy Lake

Jim Brown, Director of CP&D, provided background and summarized the application. He stated that in late 2016 a home construction project on a property on the lake had included a sea wall. Concern over the sea wall had thus triggered a year-long discussion of Murphy Lake at a couple Committee of the Whole meetings. He explained that the 1998 resolution was not enforced by the City; the City cites for violations of ordinances, not resolutions. After providing a history of the year-long discussions, he provided some background on the lake.

He stated that Murphy Lake is a private lake with approximately 33 homes around it. Two large properties in the center of the lake are owned by an association, and those two parcels comprise about 52 percent of the lake area. The entire lake is about 11 acres and has no public access, two private roads and Dee Road provide access to the homes around the lake. It is zoned R-1, Single Family Residential. He explained that the City, when computing Floor Area Ratio, uses both the land and water areas of a parcel. He then read portions of the text amendments that he felt were the most important and would generate questions. He stated the text amendment regarding the potential ordinance that would limit infill activity at Murphy Lake. He mentioned the history of the City's involvement from 1998 through