

**CITY OF PARK RIDGE**

**ORDINANCE 2022 - 03**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE REGARDING THE  
REGULATION OF INDEPENDENT LIVING FACILITIES (ZA-21-0003)**

**WHEREAS**, the City of Park Ridge is an Illinois home rule municipality operating under the Constitution and Laws of the State of Illinois; and

**WHEREAS**, pursuant to its home rule powers and 65 ILCS 5/11-13-1 *et seq.*, the City has enacted zoning regulations that have been codified as the Zoning Ordinance of the City of Park Ridge (“the Zoning Ordinance”); and

**WHEREAS**, Section 16.3, of the Zoning Ordinance defines the use “Independent Living Facility”; and

**WHEREAS**, Section 8.3, regulates permitted and special uses for commercial districts; and

**WHEREAS**, Section 8.4, regulates yard and bulk regulations for Independent Living Facilities; and

**WHEREAS**, Section 10.3, regulates use standards for Independent Living Facilities; and

**WHEREAS**, the City of Park Ridge applied for amendments to the Zoning Ordinance regarding the regulation of Independent Living Facilities and asked the Planning and Zoning Commission to study the nature of the use, where it should be allowed and what conditions should apply to the use, including bulk and use standards (collectively, the “Text Amendment Application”); and

**WHEREAS**, pursuant to legal notice required by law, including notice in the Park Ridge Herald Advocate on October 7, 2021, a public hearing on the Text Amendment Application was convened by the Planning and Zoning Commission (“the P&Z”) on October 26, 2021; and

**WHEREAS**, upon conclusion of the public hearing, the P&Z voted 7-0 to recommend to the City Council approval of the amendments herein described regarding the regulation of Independent Living Facilities; and

**WHEREAS**, The City Council has duly considered the findings and recommendation of the P&Z and finds and determines that it is in the best interests of the City and its residents to amend the Zoning Ordinance, as set forth in this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Park Ridge, Cook County, Illinois, pursuant to its home rule authority provided under Article VII of the Illinois Constitution of 1970 as follows:

**SECTION 1: Recitals.** The recitals set forth above are hereby incorporated into and made a part of this ordinance as if fully set forth in this Section 1.

**SECTION 2: Findings.** The City Council of the City of Park Ridge hereby adopts the findings of the P&Z as contained in Exhibit A to this ordinance.

**SECTION 3: Amendments to Section 16.3** Section 16.3 of the Zoning Ordinance is amended as follows (double-underlined text to be added; ~~struck-through text~~ to be deleted; omitted language is not intended to be amended):

#### “SECTION 16.3 – GENERAL TERMS

~~“Age Restricted Senior Housing. Independent Living Facility.~~ A residential ~~complex building~~ containing multiple dwellings where the occupancy is limited to persons who are ~~fifty-five (55)~~ 62 years of age or older or, if two (2) or more persons occupy a unit, ~~at least one (1) resident shall~~ may be less than ~~fifty-five (55)~~ 62 years ~~or older.~~ Such facilities ~~may~~ shall include common areas for meals and socializing, offer minimal convenience services, but exclude institutional care such as medical or nursing care. “Age Restricted Senior Housing” use ~~“Independent Living Facility”~~ shall not include "Assisted Living Facility," "Community Residence" or "Nursing Home."

**SECTION 4: Amendments to Section 8.3** Section 8.3 of the Zoning Ordinance is amended as follows (double-underlined text to be added; ~~struck-through text~~ to be deleted; omitted language is not intended to be amended):

#### SECTION 8.3 – PERMITTED AND SPECIAL USES

Table 4: Commercial Districts Permitted and Special Uses lists permitted and special uses for the commercial districts. A "P" indicates that a use is considered permitted within that district. An "S" indicates that a use is considered a special use in that district and must obtain special use approval as required in Section 4.6 (Special Use). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

| CITY OF PARK RIDGE, ILLINOIS  |                      |     |     |     |  |
|---|----------------------|-----|-----|-----|--|
| TABLE 4: <del>RESIDENTIAL</del> COMMERCIAL DISTRICTS PERMITTED AND SPECIAL USES |                      |     |     |     |  |
| <i>P = Permitted Use S = Special Use</i>  |                      |     |     |     |  |
| Use <sup>1</sup>  | Commercial Districts |     |     |     | Specific Use Standards                                     |
|   | O                    | B-1 | B-2 | B-3 |  |
| RESIDENTIAL USES  |                      |     |     |     |  |
| Assisted Living Facility  | S                    | S   | S   | S   | See Section 10.3.A   |
| Dwelling, Above the Ground Floor <sup>9</sup>                                   |                      | S   |     |     | See Section 10.3.U   |
| <del>Independent Living Facility</del><br><u>Age Restricted Senior Housing</u>  | S                    | S   | S   | S   | <del>See Section 10.3.A</del><br><u>See Section 10.3.V</u> |
| Nursing Home  | S                    | S   | S   | S   | See Section 10.3.A   |
| Temporary overnight shelter <sup>4</sup>  | S                    | S   | S   | S   | See Section 10.3.R   |

**SECTION 5: Amendments to Section 8.4** Section 8.4 of the Zoning Ordinance is amended as follows (double-underlined text to be added; ~~struck-through text~~ to be deleted; omitted language is not intended to be amended):

#### SECTION 8.4 – YARD AND BULK REGULATIONS

Table 5: Commercial Districts Yard and Bulk Regulations establishes yard and bulk regulations for the commercial districts.

| CITY OF PARK RIDGE, ILLINOIS                            |           |   |  |      |
|---|-----------|---|--|------|
| TABLE 5: COMMERCIAL DISTRICTS YARD AND BULK REGULATIONS |           |   |  |      |
| BULK<br>REGULATION <sup>1</sup>                         | Districts |   |  |      |
|   | O         | B-1   | B-2  | B-3  |
| MINIMUM LOT<br>AREA                                     | None      | Non-Residential:                                      | None   | None |
|   |           | <del>MF Dwellings, Above</del><br><u>Ground Floor</u> | <del>2,000 SF/unit</del> <u>square feet of lot</u><br><u>area per unit</u> |      |
|   |           | <u>Age Restricted Senior</u><br><u>Housing</u>        | <u>1,750 square feet of lot area per</u><br><u>unit</u>                    |      |

**SECTION 6: Amendments to Section 10.3** Section 10.3 of the Zoning Ordinance is amended as follows (double-underlined text to be added; ~~struck through text~~ to be deleted; omitted language is not intended to be amended):

#### SECTION 10.3 – GENERIC USE STANDARDS

In addition to the use standards below, all uses are required to comply with the provisions of this Ordinance including, but not limited to, Section 11 (Site Development Standards), Section 12 (Off-Street Parking and Loading), Section 13 (Landscaping and Screening), and Section 14 (Signs), and all other City regulations.

- (a) ~~Assisted Living Facility, Independent Living Facility~~ and Nursing Home. Assisted living facilities, independent living facilities and nursing homes shall meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements. In addition, the following criteria shall be required:
- (1) The location, design and operation of the facility shall be compatible with, and shall not adversely affect, adjacent properties and the surrounding area.
  - (2) The facility shall be harmonious with surrounding buildings, in respect to scale, architectural design and building placement. If located within a residential district, the facility shall not alter the residential character of the neighborhood.
  - (3) The surrounding street network shall be capable of accommodating the traffic generated by the facility.

**SECTION 8: Superseding Effect.** The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the City to the extent of any conflicts.

**SECTION 9: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

**SECTION 10: Publication.** The City Clerk is hereby authorized and directed to publish this Ordinance in pamphlet form according to law.

Adopted by the City Council of the City of Park Ridge, Illinois this 18<sup>th</sup> day of January, 2022.

VOTE:

AYES: Alderman Moran, Sanchez, Wilkening, Harrington, Melidosian, Biagi and Joyce (7)  
NAYS: None (0)  
ABSENT: None (0)

Approved by me this 18<sup>th</sup> day of January, 2022.

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Marty Maloney, Mayor

Attest:

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Sal Raspanti, City Clerk

**Exhibit A to  
AN ORDINANCE AMENDING THE ZONING ORDINANCE REGARDING  
INDEPENDENT LIVING FACILITIES  
(ZA-21-0003)**

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**BEFORE THE PLANNING AND ZONING COMMISSION  
Park Ridge, Illinois**

In the Matter of

Text Amendments to Sections 8.3, 8.4, 10.3.a, 12.13 and 16.3

(Regarding Density and Independent Living Facility)

Case No. ZA-21-0003

**FINDINGS OF FACT**

This matter having come before the Planning and Zoning Commission for a hearing for text amendments to Sections 8.3, 8.4, 10.3.a, 12.13 and 16.3 of the Zoning Ordinance regarding the density and bulk regulations for an Independent Living Facility in a commercial district; the Commission having held a public hearing on October 26, 2021 with due notice published in the *Park Ridge Herald-Advocate* on October 7, 2021 as required by law; and having heard evidence on the matter, based on the evidence presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case, the Planning and Zoning Commission finds that the following facts have been established based on the standards set forth in the Zoning Ordinance:

1. The extent to which the proposed amendments promote the public health, safety, comfort and convenience and general welfare of the City.

The Commission finds that additional clarifications on housing types in Park Ridge, as well as amended regulations on associated parking requirements, positively contributes to the general welfare of the City.

2. The relative gain to the public, as compared to the hardship imposed upon the applicant.

The Commission finds that as this is a City-initiated application, there is no private applicant or specific hardship, and the added clarity in the City's code will enhance fair certainty to the community.

3. The consistency of the proposed amendments with the Comprehensive Plan.

The Commission finds the proposed code amendments address a variety of housing types which is consistent with the City's Comprehensive Plan, adopted 1996.

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(ZA-21-0003)

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4. The consistency of the proposed amendments with the intent and general regulations of this Ordinance.

The Commission finds the proposed code amendments offer greater clarity while also strengthening the requirements, thereby more closely indicating the intent of the Ordinance.

5. Whether the proposed amendments correct an error or omission, adds clarification to existing requirements, or reflects a change in policy.

The Commission finds the proposed code amendments address potential omissions in existing code, while also adding further clarification to the Code. This finding is the primary consideration of these proposed code amendments, in that the City is responding to shifts in the senior and age restricted housing market by addressing clarity in local ordinances. The amendments do not reflect a substantive shift in policy.

6. That the proposed amendments will benefit the residents of the City as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the applicant.

This application is initiated by the municipality, and the City raises these findings and considerations in the interest of the community as a whole.

7. Whether the proposed amendments provide a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive Plan.

The Commission finds the proposed code amendments provide a more workable method in applying the Ordinance and achieving community goals, by way of adding greater distinction and more clarity on the code's intent.

8. The extent to which the proposed amendments creates nonconformities.

The Commission finds the proposed code amendments do not impact nonconformities and will not create additional instances.

**Exhibit A to**  
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**INDEPENDENT LIVING FACILITIES**  
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9. The extent to which the proposed amendments are consistent with the overall structure and organization of this Ordinance.

The Commission finds the proposed code amendments specifically address definition in dwelling units per acre, parking requirements, and other code definitions, which adds clarity and greater applicability of the Ordinance to the community.

Respectfully,

A handwritten signature in black ink that reads "Rebecca Mills". The signature is written in a cursive, flowing style.

Acting Chair, Planning and Zoning Commission  
City of Park Ridge