

CITY OF PARK RIDGE

ORDINANCE NO. 2024- 21

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PARK RIDGE
REGARDING FENCING MATERIALS (ZA-24-0001)**

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, the City has enacted zoning regulations that have been codified as the Zoning Ordinance of the City of Park Ridge ("Zoning Ordinance"); and

WHEREAS, in accordance with Section 4.8 of the Zoning Ordinance, the City of Park Ridge applied for proposed amendments to the Zoning Ordinance to amend Section 11.4 of the Zoning Ordinance to amend the permitted fencing materials; and

WHEREAS, pursuant to legal notice required by law, including notice in the Park Ridge Herald Advocate on March 21, 2024, a public hearing on the proposed amendments was convened by the Planning and Zoning Commission ("P&Z") on April 9, 2024; and

WHEREAS, upon conclusion of the public hearing, the P&Z voted 9-0 to adopt findings of fact and recommend to the City Council approval of the proposed amendments; 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 the City Council's legislative findings and 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: Amendment to Section 11.4. Subparagraph (e)(6)(d)9.iv of Section 11.4 of the Zoning Ordinance is amended as follows (**bold double-underlined text** to be added; ~~struck through text~~ to be deleted; omitted language is not intended to be amended):

"SECTION 11.4 – ACCESSORY BUILDINGS, STRUCTURES

* * *

(e) Fences.

(6) Fence Construction and Design Requirements:

- a. The finished side of all fences shall face away from the lot on which it located. Both sides of all fences shall be similar in design, construction and appearance.
- b. All fence posts shall be placed on the inside of the fence and the post height may extend a maximum of four inches, including the post cap, above the fence.
- c. A fence or wall, including all posts, bases, and other structural parts shall be located completely within the boundaries of the lot on which it is located.
- d. Fences shall only be constructed of the following materials:
 - i. Treated wood, cedar or redwood
 - ii. Simulated wood
 - iii. Decorative brick or stone
 - iv. Wrought-iron, ~~or~~ aluminum, **steel, or other alloy material** designed to simulate wrought-iron
 - v. Coated chain link, brown, black or green in color
 - vi. Synthetic materials, for example, PVC or vinyl

SECTION 4: 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 5: 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 6: 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 15th day of April, 2024.

VOTE:

AYES: 7

NAYS: 0

ABSENT: 0

Approved by me this 15th day of April, 2024.

Marty Maloney, Mayor

Attest:

Loretta Olker, Deputy City Clerk

Exhibit A to
**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PARK RIDGE
REGARDING FENCING MATERIALS (ZA-24-0001)**
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BEFORE THE PLANNING AND ZONING COMMISSION
Park Ridge, Illinois

In the Matter of
Text Amendments to Section 11.4
(Regarding Fencing Materials)

Case No. ZA-24-0001

FINDINGS OF FACT

This matter having come before the Planning and Zoning Commission for a hearing for text amendments to Section 11.4 of the Zoning Ordinance regarding fencing materials; the Commission having held a public hearing on April 9, 2024 with due notice published in the *Park Ridge Herald Advocate* on March 21, 2024 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 proposed amendments promote the public health, safety, comfort and convenience and general welfare of the City through additional permitted fence materials.

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

The relative gain to the public is additional permitted materials for fencing.

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

N/A

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

The proposed amendments are consistent with the intent and general regulations of this Ordinance.

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

The proposed amendments add clarification to the existing ordinance and reflect a change in policy through additional permitted fencing materials.

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.

The proposed amendments benefit the residents of the City as a whole through an additional permitted fence material.

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

The proposed amendments provide a more workable way to achieve the intent and purposes of this Ordinance by permitting additional fencing materials.

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

N/A

9. The extent to which the proposed amendments are consistent with the overall structure and organization of this Ordinance.

The proposed amendments are consistent with the structure and organization of this Ordinance.



04/09/2024
Date Approved

Jim Hanlon, Chair