

Applicant: Park Ridge Fitness, LLC
Address: 826 W. Touhy Avenue
Case Number: V-16-10 (Major Variance)

| <u>NUMBER</u> | <u>EXHIBIT</u> |
|---------------|---|
| 1. | Completed Application; Disclosure Statement |
| 2. | Staff Report |
| 3. | Warranty Deed; Exhibit A: Legal Description |
| 4. | Applicant Disclosure Statement; See Attached Ownership Schedule |
| 5. | 250' Buffer Area for 826 W. Touhy Avenue |
| 6. | 11" by 17" Site Plan Copy (A1.1) |
| 7. | 11" by 17" Building Elevations; 1 st & 2 nd Floors (A2.1, A2.2) |
| 8. | 11" by 17" Enlarged Floor Plan (A4.7) |
| 9. | 11" by 17" Exterior Elevations (A3.1, A3.2) |
| 10. | Sign Plan Copy: Building Footprint (09-07-16, 2016; Pg. 1) |
| 11. | Sign Plan Copy: South/West, North/East Elevations (09-07-16; Pg. 2, 3) |
| 12. | Sign Plan Copy: Perspective from Northeast (09-07-16; Pg. 4) |
| 13. | Sign Plan Copy: Perspective from Southwest (09-07-16; Pg. 5) |
| 14. | Sign Plan Copy: FCC Wall Sign; Monument Sign (09-07-16; Pg. 6, 7) |
| 15. | Sign Plan Copy: Signage Area Diagram (09-07-16; Pg. 8) |



Zoning Variance Application

City of Park Ridge

Community Preservation and Development Department . 505 Butler Place . Park Ridge, IL . 60068
Phone: (847) 318-5291 . Fax: (847) 318-6411 . www.parkridge.us

Case Number: V-16-10

Type of Variance: (Check one)

Administrative

Minor

Major

Subject Property Information:

Address: 826 W Touhy

Zoning District: _____

Legal Description (can attach separate sheet): See Warranty Deed

Applicant Information:

Name: Park Ridge Fitness, LLC

Phone: 312-648-4666

Address: 619 W Jackson Blvd, Chicago IL 60661

E-mail: qtl@ffc.com

Owner Information:

Name: Same as Applicant

Phone: _____

Address: _____

Summary of Requested Zoning Variance (refer to Section 4.4 of the Zoning Ordinance): _____

The applicant is seeking a Variance from the Zoning Board of Appeals of Zoning Ordinance § 14.10(G)

which requires that a Wall Sign must face a public street. The applicant is seeking a Variance to permit location

of two wall signs on the North and East facades of its building which face the Union Pacific Northwest Line passenger railroad tracks, rather than a public street.

I hereby certify, as the undersigned applicant, that the above statements and attached documentation are true and correct to the best of my knowledge.

Gale T. Landers

Signature of Applicant

8/24/2016

Date

September 12, 2016

Disclosure Statement

Address of Property: 26 W Touhy Ave
Date of Legal Notice: October 3, 2016
Zoning Board Meeting Date: October 27, 2016

The applicant is seeking a Variance from the Zoning Board of Appeals of Zoning Ordinance § 14.10(G) which requires that a Wall Sign must face a public street. The applicant is seeking a Variance to permit location of two wall signs on the North and East facades of its building which face the Union Pacific Northwest Line passenger railroad tracks, rather than a public street. The lot upon which applicant is constructing a fitness club building is a unique circumstance in that it is triangular with frontage on Touhy Avenue, North Cumberland Avenue, and the Union Pacific Northwest Line railroad tracks. Patrons of the Club will be expected to arrive via each of the arterial streets as well as via passenger commuter rail. The access point of the commuter rail station is located approximately 500 feet from the Club entrance. If signage is not permitted on the facades facing the railroad tracks, applicant will face undue hardship in adequately informing potential commuter patron of its location and attracting patronage from rail commuters, thus losing the benefit of its location. This hardship results from the unique triangular shape of the property and the presence of the railroad embankment adjoining one property line. The Variance if granted will not alter the essential character of the locality which is retail/commercial in nature and the signs will not be visible or intrusive onto any adjacent property.

Regards,

Gale Landers
Owner's Manager
619 W Jackson Blvd
Chicago, IL 60661



CITY OF PARK RIDGE

505 BUTLER PLACE
PARK RIDGE, IL 60068
TEL: (847) 318-5291
FAX: (847) 318-6411
TDD: (847) 318-5252

DEPARTMENT OF COMMUNITY PRESERVATION AND DEVELOPMENT (CP&D)

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

Date: Thursday, October 27, 2016
To: Zoning Board of Appeals (ZBA)
Thru: Jim Brown, Interim Director of Community Preservation & Development (CP&D)
From: Howard M. Coppari, City Planner/ Zoning Coordinator
Subject: 826 W. Touhy Avenue / Case Number: V-16-10 (Major Variance)

Background

Park Ridge Fitness, LLC, the owner of property at 826 W. Touhy Avenue, is seeking a major variance from §14.10.G.9.b. of the City’s Zoning Ordinance:

For properties facing more than one (1) public street, *businesses shall be allowed to have one (1) secondary wall sign for each side of a building facing a public street other than the wall where the primary wall sign is located. A secondary wall sign shall be limited to one half (0.5) a square foot per lineal foot of front lot line frontage. [italics added]*

The applicant desires to have a total of four (4) wall signs: two on building elevations facing public streets, and two on building elevations that do not face public streets. This major variance application is for only the two proposed signs that would not face a public street.

The subject property, at 826 W. Touhy Avenue, is zoned B-2 General Commercial District. This zoning district is intended for a variety of commercial uses, and areas within this district “should have direct access to major streets” (§8.1.C., Zoning Ordinance).

The applicant, Park Ridge Fitness, LLC, is the owner of a chain of Fitness Formula Clubs (FCC) located throughout Chicagoland. The FCC went through a formal site plan review (Case SP-14-05), and the proposed project for the redevelopment of a vacant former automobile dealership as a fitness center was approved. A new building to house the fitness center is currently under construction.

This new rectangular building is situated at the southwest corner of a triangular-shaped lot. The following summary of information is provided:

| | |
|-----------------------------|--|
| Case Number: | V-16-10 (Major Variance) |
| Address: | 826 W. Touhy Avenue, Park Ridge, IL 60068 |
| Applicant: | Park Ridge Fitness, LLC |
| Action requested: | Relief from §14.10.G.9.b to allow more signs |
| Property Area | 2.62 Acres (114,127 SF) |
| Current Land Use / Zoning | Commercial (under construction) / B-2 |
| Adjacent Land Use / Zoning: | Mixed-use |
| - North | Townhouse / R-4; Hinkley Park / OS |
| - South | Business / B-1; Single-family / R-2 |
| - East | Mixed-use / B-4 |

| | |
|----------------------|---|
| - West | Multi-family / R-4; Business / B-1 |
| Site characteristics | Triangular lot bordered by two streets and railroad ROW |

Analysis

Under §14.10.G.9.b. the applicant is allowed to install two wall signs on the building elevations facing the streets, i.e. the southern and western elevations facing Touhy and Cumberland Avenues. The other two desired signs, if allowed by a zoning variation, would face the Union Pacific’s railroad right-of-way (ROW) and tracks, or the northern and eastern building elevations. Immediately, beyond the railroad ROW lies Busse Highway. *In evaluating the application, the ZBA should consider how this arrangement of land uses will minimize any deleterious impacts of the proposed signs.*

Each of the four wall signs (the two allowed and the two that require a variation) is circular in shape; and — as measured by the City’s Zoning Ordinance (§14.10.G.9.a) is nine feet by nine feet (9’x 9’) or 63.61 SF (area of a circle = $\pi \times [\text{radius squared}]$).

The height, size, and location on the walls of all proposed signs meet applicable zoning standards (§14.10). A remaining zoning standard regarding proper affixing of the signs, will be reviewed upon submission of a building permit. *In evaluating the application, the ZBA should consider the overall effect of all signs in: (1) satisfying the business owner’s valid concerns about visibility to patrons and potential patrons; and (2) deleterious effects on surrounding properties of the signs.*

The subject property is triangular in shape and 2.62 acres in lot area. *The ZBA should evaluate how the triangular shaped lot presents a truly unique situation for the applicant, and whether such uniqueness warrants consideration for the requested variation.*

ZBA Action

I suggest the motion for a vote on the application be as follows:

“To recommend approval of a major variation from Section 14.10.G.9.b of the City’s Zoning Ordinance, and thus allow the location of one wall sign on each side of a building that do not face a public street, to wit: on the northern and eastern sides of a building that face a railroad right-of-way, for a building currently under construction at 826 W. Touhy Avenue.”

Other

Public hearing notification requirements for this application have been fully satisfied: a legal notice was published in the *Park Ridge Journal*; two (2) zoning signs were posted on the subject lot; occupants of all properties located within two-hundred and fifty feet (250’) of property lines of the subject property were sent a notice via *US Postal Service* regular mail.

The fitness center will also have a monument sign as permitted by the Zoning Ordinance, which was already reviewed and approved as a building permit by staff.

Exhibit A – Legal Description

Parcel 1: The west 210 feet of block 10 lying north of the south 207 feet, also that part of Block 10 in Brickon, said Brickon being a subdivision by Penny and Meacham in the southeast $\frac{1}{4}$ of section 26, Township 41 north, range 12 east of the third principle meridian, described as follows: commencing at the southeast corner of said block 10; thence westerly along the south line of said block, 261.75 feet; thence northerly on a line drawn parallel with the west line of said block to its intersection with the northeasterly line of said block, said northeasterly line being also the southwesterly right of way of the Chicago and Northwestern Railroad Company; thence southeasterly along the northeasterly line of said block to the point of beginning (except from said premises the west 14 feet of the part lying east of the north and south line drawn parallel with the west line of said block from a point 261.75 feet west of the southeast corner of said block, said 14 foot strip being excepted and reserved for public alley in the deed from Ferdinand Shuman (or Scheuneman) and Augustine Shuman, his wife, dated May 1, 1905 and recorded September 21, 1905 as document 3755976, in book 8981, page 612), all in Cook County, Illinois.

PIN: 09-26-421-006; 09-26-421-015; 09-26-421-016
C/K/A 15 N. Cumberland, Park Ridge, Illinois 60068

Parcel 2: All of block 10 in Penny and Meacham's subdivision in the southeast $\frac{1}{4}$ of section 26, except that part taken for Cumberland Avenue and except that part taken for the 14 foot public alley established in document 4003800 and except the 14 feet reserved for alley in deed dated May 1, 1905 and recorded September 21, 1905 as document 3755976, in Cook County, Illinois, except the following: the west 210 feet of block 10 lying north of the south 207 feet, also that part of block 10 in Brickon, said Brickon being a subdivision by Penny and Meacham in the southeast $\frac{1}{4}$ of section 26, township 41 north, range 12, east of the third principal meridian, described as follows: commencing at the southeast corner of said block 10; thence westerly along the south line of said block, 261.75 feet; thence northerly on a line drawn parallel with the west line of said block to its intersection with the northeasterly line of said block, said northeasterly line being also the southwesterly right of way of the Chicago and Northwestern Railroad Company; thence southeasterly along the northeasterly line of said block to the point of beginning (except from said premises the west 14 feet of the part lying east of the north and south line drawn parallel with the west line of said block from a point 261.75 feet west of the southeast corner of said block, said 14 foot strip being excepted and reserved for public alley in the deed from Ferdinand Shuman (or Scheuneman) and Augustine Shuman, his wife, dated May 1, 1905 and recorded September 21, 1905 as document 3755976, in book 8981, page 612), all in Cook County, Illinois.

PIN: 09-26-421-005; 09-26-421-008; 09-26-421-009; 09-26-421-010; 09-26-421-011;
09-26-421-014
c/k/a 826 W. Touhy avenue, Park Ridge, Illinois 60068

REAL ESTATE TRANSFER TAX

22-Jul-2014



| | |
|---------------|-----------------|
| COUNTY: | 1,500.00 |
| ILLINOIS: | 3,000.00 |
| TOTAL: | 4,500.00 |

09-26-421-005-0000 | 20140701612830 | 0-297-824-384

Applicant Disclosure Statement (Section 2-24-1)

Name of Applicant: Park Ridge Fitness, LLC

Subject Property Information:
Address: 826 W Touhy Ave, Park Ridge IL60068

P.I.N.: See attachment

Name and business address of any and all current holders of legal or beneficial title to the subject property (attach additional sheets if necessary):

Park Ridge Fitness, LLC 619 W Jackson Blvd, Chicago IL 60661

If there is a pending contract for the sale of the subject property, list the purchasing party's name

List any entities, other than a natural person, that hold legal or beneficial title and that have a greater than 3% interest in the entity:

Park Ridge Fitness Holding, LLC

For each entity listed above that, list every director, officer and manager of the entity:

Gale Landers, Managing Member

For each entity listed above that is a limited partnership or limited liability company, list the name of every limited or general partner or member.

See attached schedule of ownership

For each limited partner or general partner that is a corporate entity, list the name of every person who holds a greater than 3% interest in the corporation:

I acknowledge that I have read and understand the requirements of Article 2, Chapter 24 of the Park Ridge Municipal Code ("Code"). I understand that as the applicant, I am required to keep all of the information on this form current and updated until the City Council takes final action on my request. I also understand that if I fail to comply with this requirement, the City Council may declare the action it has taken with respect to my request null and void. In addition, the City Council may direct the initiation of legal action for a violation of the Code and may seek the penalties set forth in Section 2-24-4 of the Code, including daily monetary fines. I understand that this disclosure statement will be open for public inspection and posted on the City's website prior to any meeting when my request will be acted upon. I understand that if the subject property is assigned, transferred or if an agreement is entered into to transfer any right, interest, or permit within one year of the City Council's final action, there will be a rebuttable presumption that the assignee or transferee had constructive control of the subject property at the time of my application. The penalty discussed above will be imposed for any failure to disclose any such assignee or transferee.

I, the undersigned applicant, hereby certify that above statements are true and correct to the best of my knowledge.

Gale T. Landers
Signature of Applicant

8/24/2016
Date

Park Ridge

09-26-421-005-0000

09-26-421-006-0000

09-26-421-008-0000

09-26-421-009-0000

09-26-421-010-0000

09-26-421-011-0000

09-26-421-014-0000

09-26-421-015-0000

09-26-421-016-0000

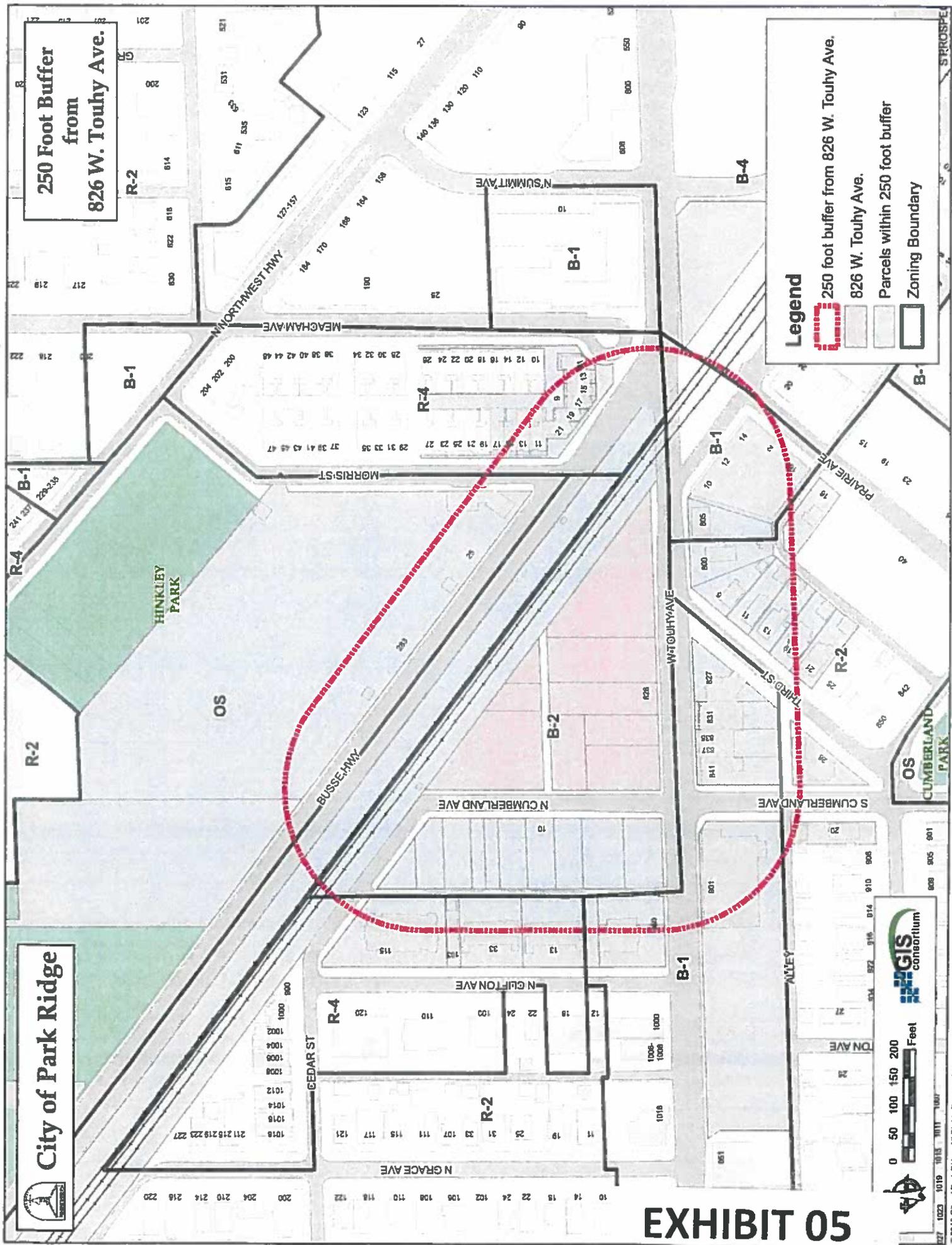
Park Ridge Fitness Holding, LLC
 Schedule of Ownership

| Legal Entity | % |
|---|----------|
| Landers, Gale | 10.00% |
| <u>David G. Herro Trust</u> | 14.00% |
| <u>Robert F. Moyer Revocable Trust dtd 9/20/2011</u> | 10.00% |
| <u>Robert A. Taylor Revocable Trust</u> | 10.00% |
| Shaffer Investments, LLC | 3.00% |
| <u>Michael and Linda Caprile JTWROS</u> | 3.00% |
| <u>Thimesch, Tegan</u> | 3.00% |
| <u>Bhenoy and Emilia Dembla JTWROS</u> | 2.00% |
| <u>Lawrence A. Sherman Trust dated 2/19/98</u> | 2.00% |
| <u>Roger M. Heuberger Ex. Trust</u> | 0.25% |
| <u>John H. Heuberger Ex. Trust</u> | 0.25% |
| Ronald J. Yonover Revocable Trust u/a/d 7/31/90 | 1.00% |
| <u>Tiesenga, Ardythe</u> | 1.00% |
| SG Sports, LLC | 1.00% |
| James and Nancy Barnett JTWROS | 0.50% |
| <u>Susan R. Spinello Declaration of Trust dtd 6/28/12</u> | 0.50% |
| <u>Morrison, Richard</u> | 0.50% |
| <u>B&E Liston Family Trust</u> | 1.50% |
| <u>Liston Family Partnership</u> | 0.50% |
| Joseph & Maureen Dwyer Family Revocable Trust | 1.00% |
| <u>Steven and Jennifer Medvin JTWROS</u> | 1.00% |
| <u>Berk, Jennie</u> | 1.00% |
| <u>Feiger Partners, L.P.</u> | 1.00% |
| <u>Friedmann, Philip</u> | 3.00% |
| <u>Friedmann, Kathryn</u> | 0.50% |
| <u>Friedmann, Kinsey</u> | 0.50% |
| BBPR LLC | 8.50% |
| <u>Daniel and Katherine Greenberg JTWROS</u> | 1.00% |
| Harris, Richard | 0.50% |
| Linda M. Friedman Revocable Trust | 0.60% |
| Benjamin J. Friedman Revocable Trust | 0.25% |
| David and Rebecca Friedman JTWROS | 0.15% |
| Philipsborn Family LLC | 1.00% |
| <u>Betty A. Philipsborn Trust</u> | 0.50% |
| <u>Hazeltine, LP</u> | 1.00% |
| David A. Bercu Trust u/a/d 3/3/95 | 1.00% |
| <u>Michael J. Gilford Trust</u> | 0.50% |
| <u>McShane, James</u> | 2.25% |
| <u>McShane, Mary</u> | 2.25% |
| Levine, Leonard | 2.50% |
| Levine, Richard | 0.50% |
| <u>Lawrence H Seres Revocable Trust</u> | 0.50% |
| <u>ML Capital Ventures LLC</u> | 1.00% |
| <u>Colombik Family Partnership</u> | 0.50% |
| <u>Sun Tanner Partners</u> | 0.50% |
| <u>Lea Regan Living Trust</u> | 1.00% |
| <u>Keiser, Michael</u> | 2.00% |



City of Park Ridge

250 Foot Buffer from 826 W. Touhy Ave.

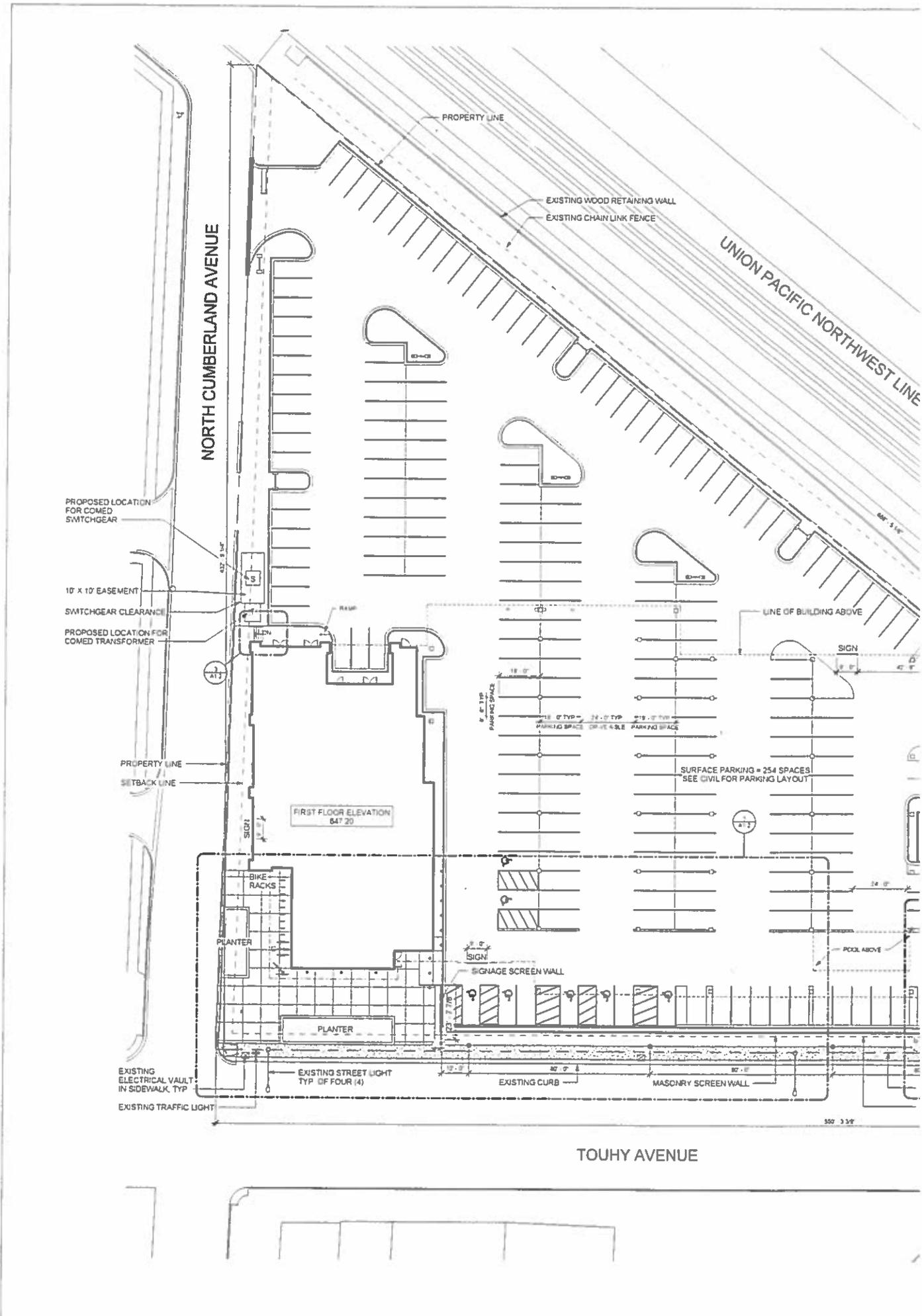


Legend

- 250 foot buffer from 826 W. Touhy Ave.
- 826 W. Touhy Ave.
- Parcels within 250 foot buffer
- Zoning Boundary



EXHIBIT 05



NORTH CUMBERLAND AVENUE

PROPERTY LINE

EXISTING WOOD RETAINING WALL
EXISTING CHAIN LINK FENCE

UNION PACIFIC NORTHWEST LINE

PROPOSED LOCATION FOR COMED SWITCHGEAR
10' X 10' EASEMENT
SWITCHGEAR CLEARANCE
PROPOSED LOCATION FOR COMED TRANSFORMER

647.20' ±

RAMP

LINE OF BUILDING ABOVE

PROPERTY LINE
SETBACK LINE

FIRST FLOOR ELEVATION
647.20

8'-0" TYP. PARKING SPACE
18'-0" TYP. PARKING SPACE
24'-0" TYP. DRIVE AISLE
8'-0" TYP. PARKING SPACE

SURFACE PARKING = 254 SPACES
SEE CIVIL FOR PARKING LAYOUT

BIKE RACKS

PLANTER

SIGN
SCREEN WALL

PLANTER

EXISTING ELECTRICAL VAULT IN SIDEWALK, TYP.
EXISTING TRAFFIC LIGHT

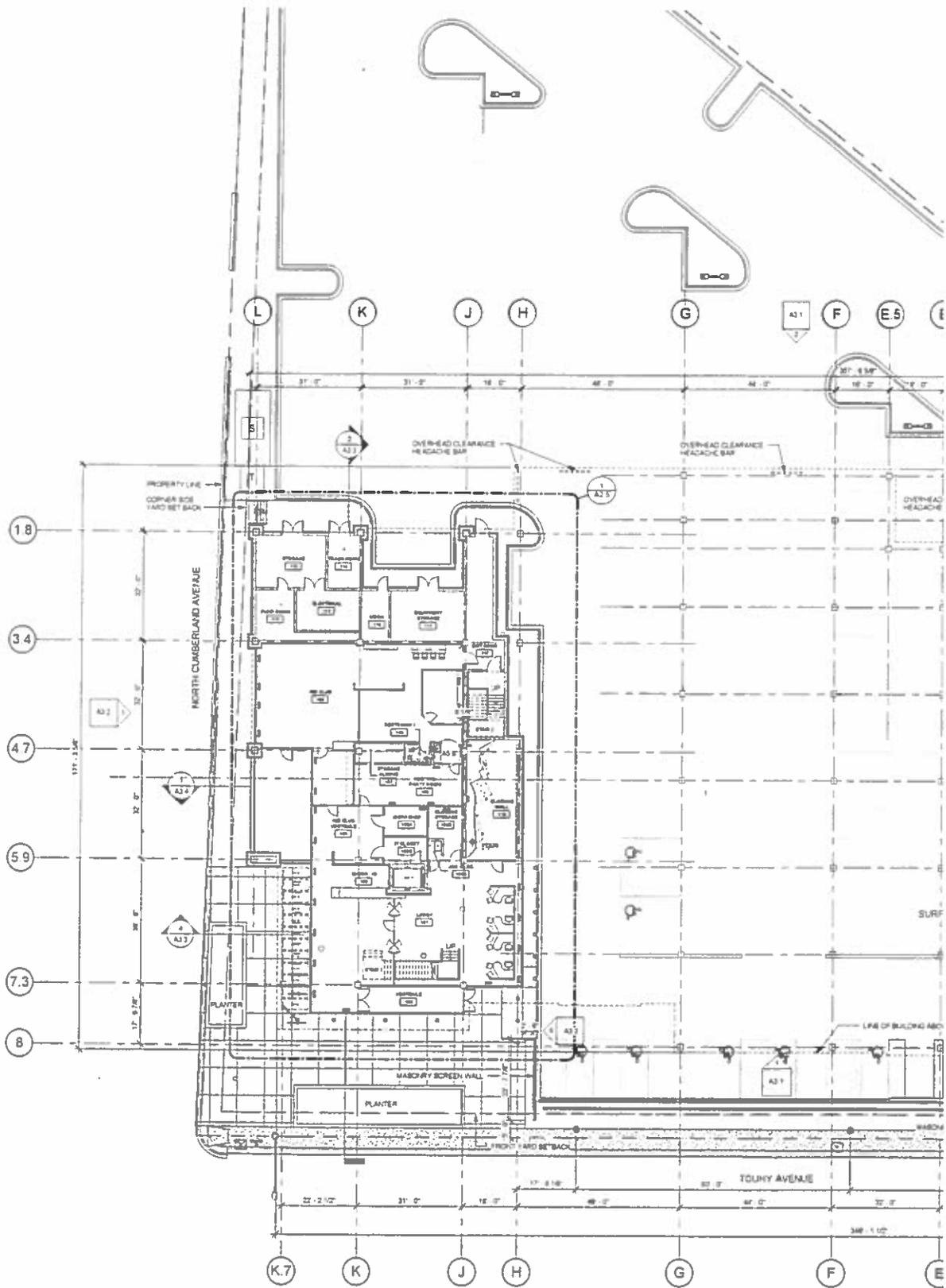
EXISTING STREET LIGHT TYP. OF FOUR (4)

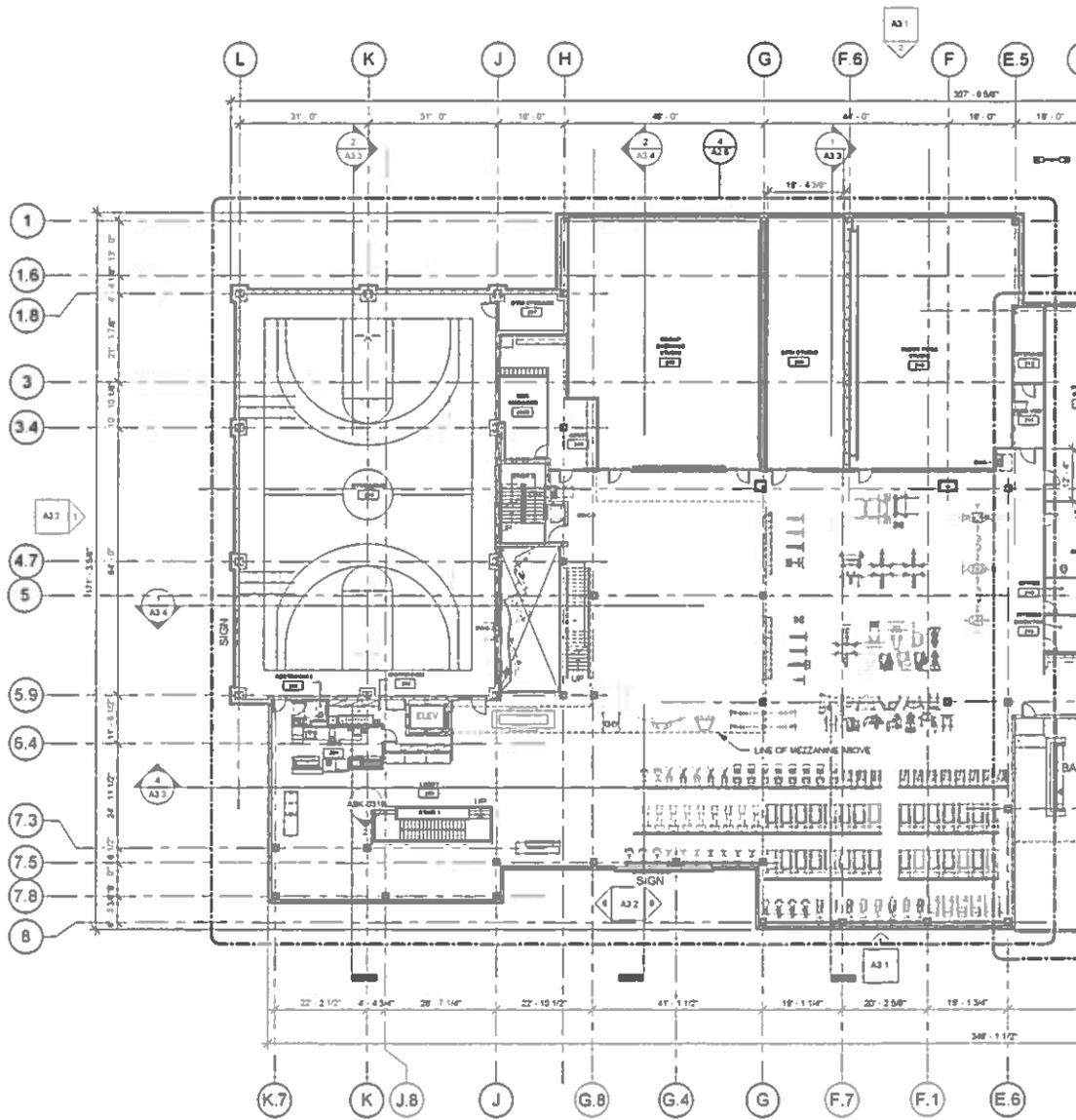
EXISTING CURB

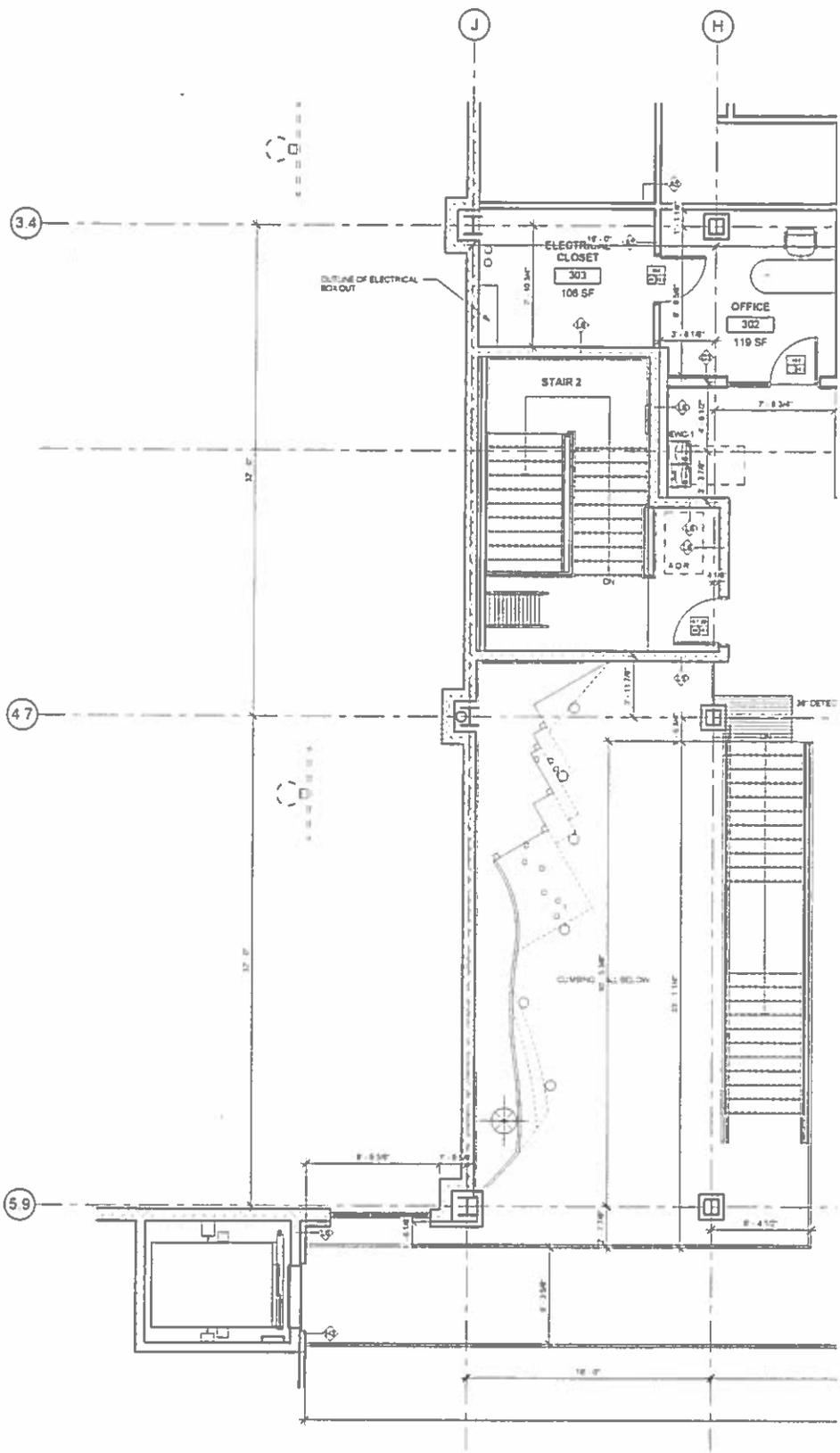
MASONRY SCREEN WALL

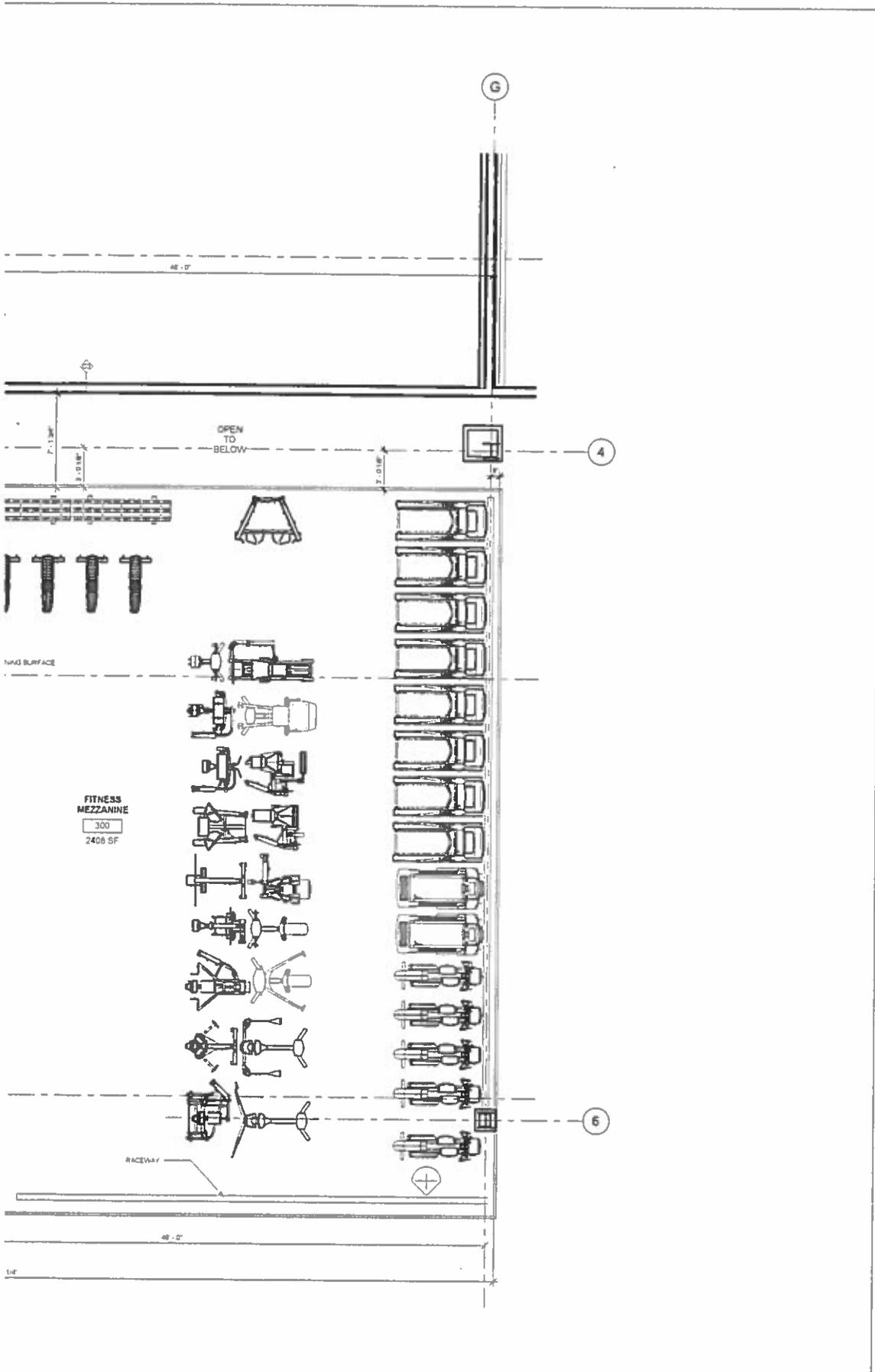
557 3 3/4"

TOUHY AVENUE





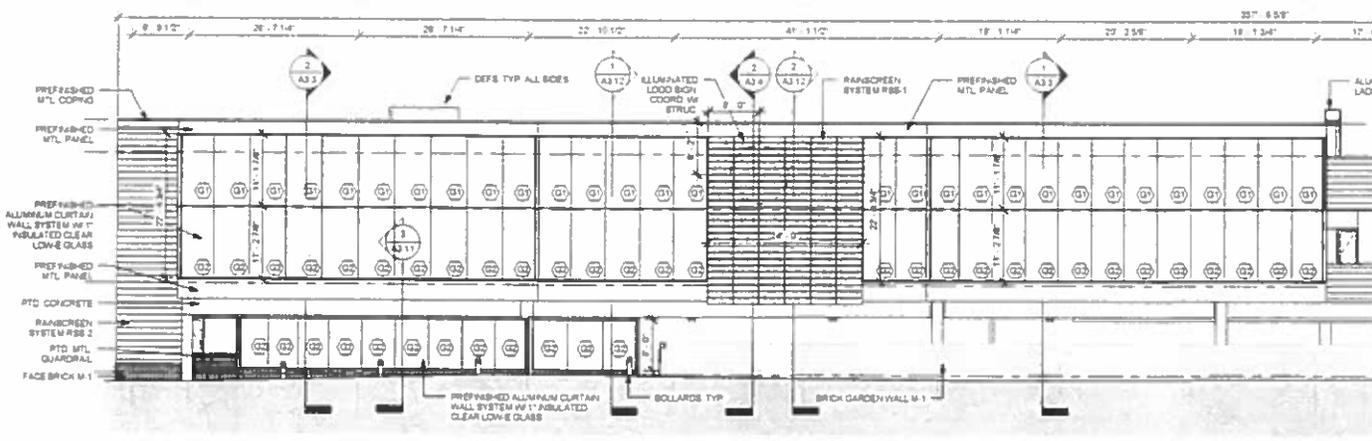
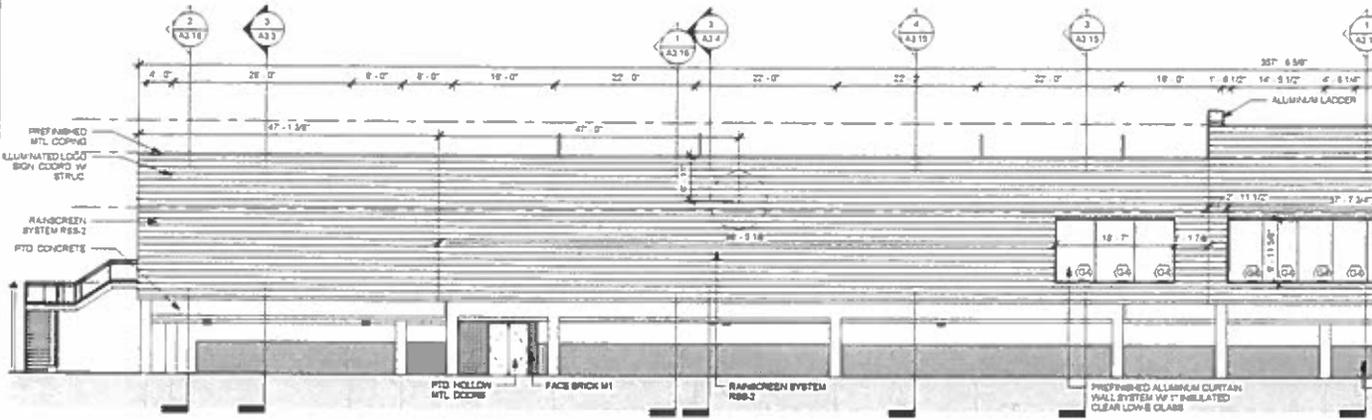


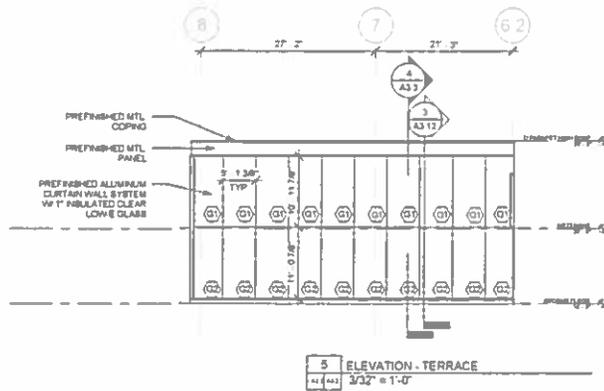


| Submissions & Revisions | |
|-------------------------|-----------------------------------|
| No. | Description |
| 100 07 18 | Issued for Sign Variance Request |
| 13 104 13 18 | Issued for Permit |
| 13 102 20 18 | Proposed Requirer 200 |
| 9 111 20 13 | Issued for Connection |
| 104 07 13 | Issued for DMAP |
| 103 08 13 | Issued for Permit Corrections |
| 112 08 14 | Issued for Permit |
| 110 07 14 | Issued for 50% Design Development |

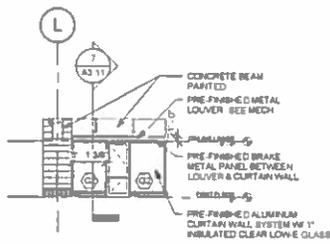
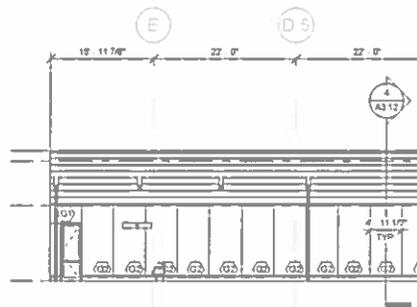
| | |
|---|-------------|
| Client | |
| Fitness Formula Clubs 618 W. Jackson Blvd. Chicago, IL 60661 312.548.4668 312.548.0132 | |
| Architect | |
| ANTUNOVICH ASSOCIATES ARCHITECTS P.C. 224 West Loop West Suite 1000 Chicago, IL 60610 312.464.1122 312.464.1122 | |
| Landscape Architect | |
| Jacobs/Ryan Associates 1527 North Broadway Terrace Chicago, IL 60610 312.337.1580 312.884.5217 | |
| Structure Engineer | |
| Matsen Ford Design Associates, Inc. 148 W. 2300 Johnson Drive, Suite 808 Mauldin, Wisconsin 53158 262.822.9500 | |
| M.E.P. & P.E. Engineers | |
| Lehman Design Consultants, Inc. 150 West Washington Street, Suite 500 Chicago, IL 60610 312.201.8730 | |
| Civil Engineer | |
| SpaceCo Inc. 8173 West Higgins Road, Suite 700 Rosemont, IL 60018 847.888.4200 | |
| Acoustic Engineer | |
| Innovative Aquatics Design, LLC 2873 Praeger Ave Madison, Illinois, IL 60142 262.293.8480 | |
| Project Location | |
| FFC - Park Ridge 828 W. Touhy Avenue Park Ridge, IL 60068 | |
| Drawing Title | |
| ENLARGED PLANS | |
| Date | 11/20/15 |
| Drawn By | |
| Checked By | |
| Project No. | 2014 31 00 |
| Drawing No. | A4.7 |

EXHIBIT 08

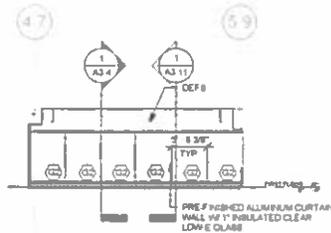




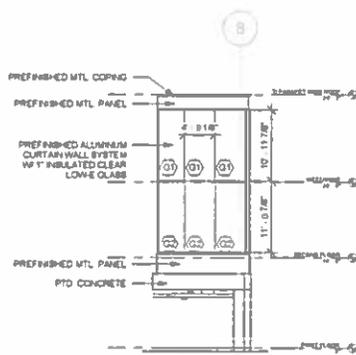
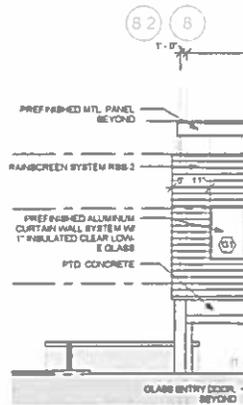
5 ELEVATION - TERRACE
 1/4" = 1'-0"



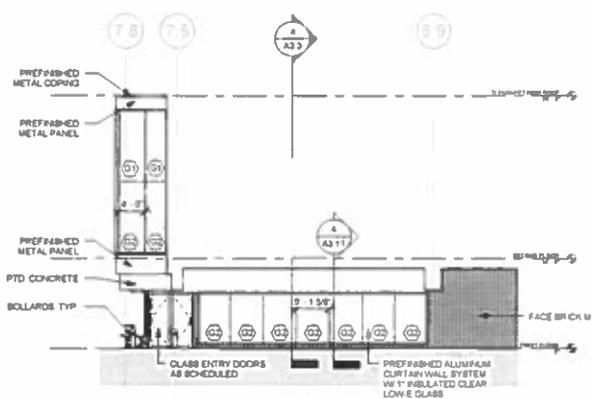
9 ELEVATION - OUTDOOR PLAY AREA
 1/4" = 1'-0"



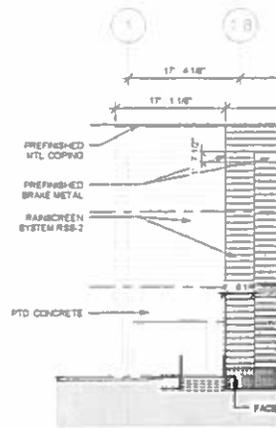
7 ELEVATION - OUTDOOR PLAY AREA
 1/4" = 1'-0"

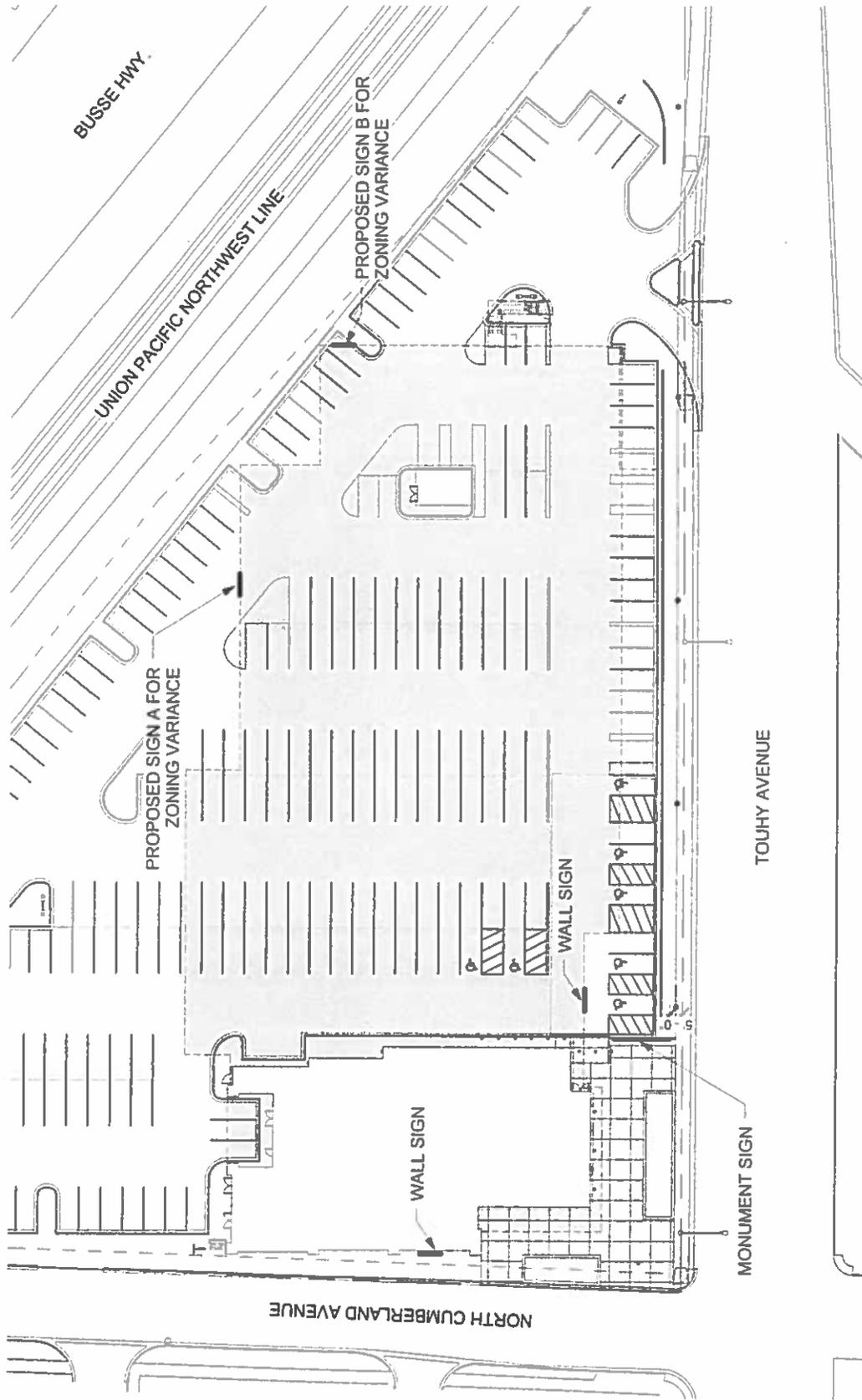


8 ELEVATION - CURTAIN WALL
 1/4" = 1'-0"



6 ELEVATION - CURTAIN WALL
 1/4" = 1'-0"





Sign Plan

Fitness Formula Clubs

Park Ridge, Illinois · Antunovich Associates ©

September 07, 2016

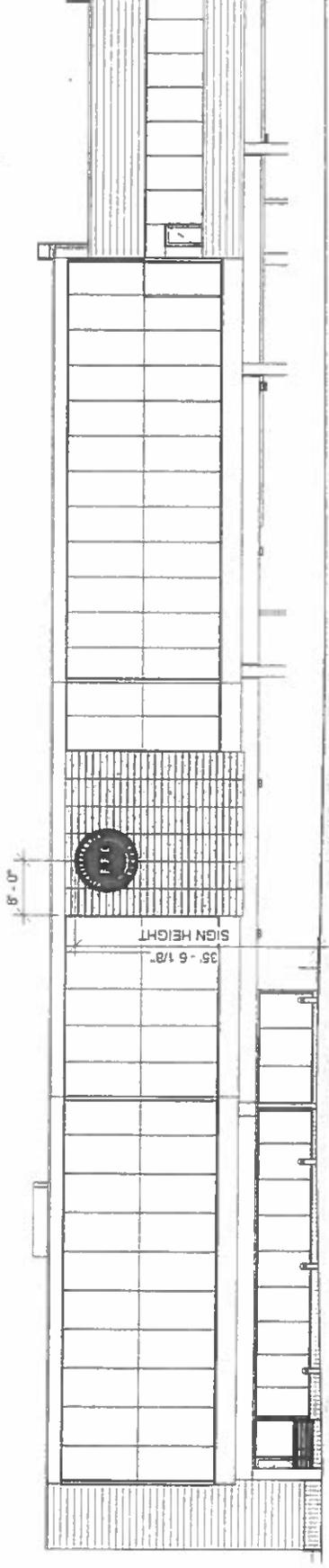
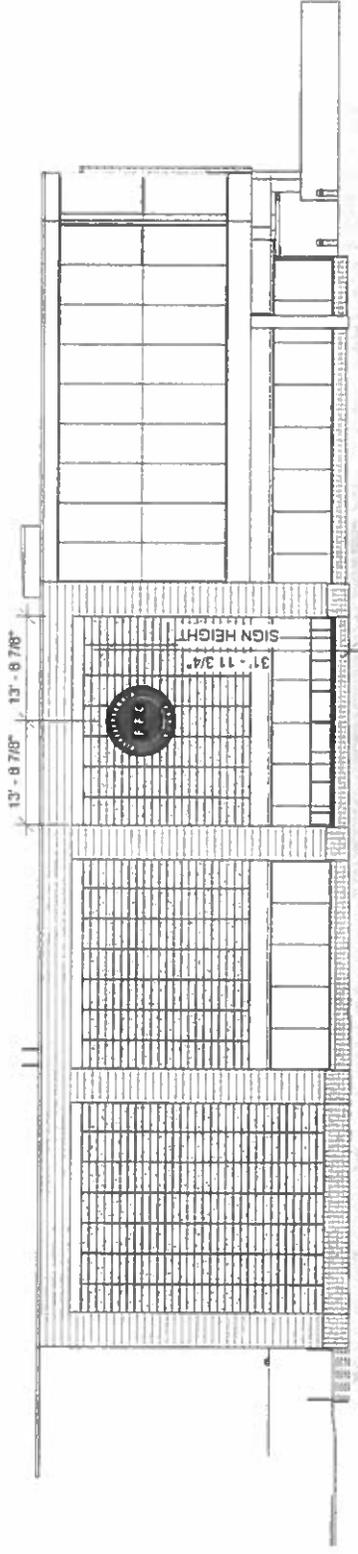
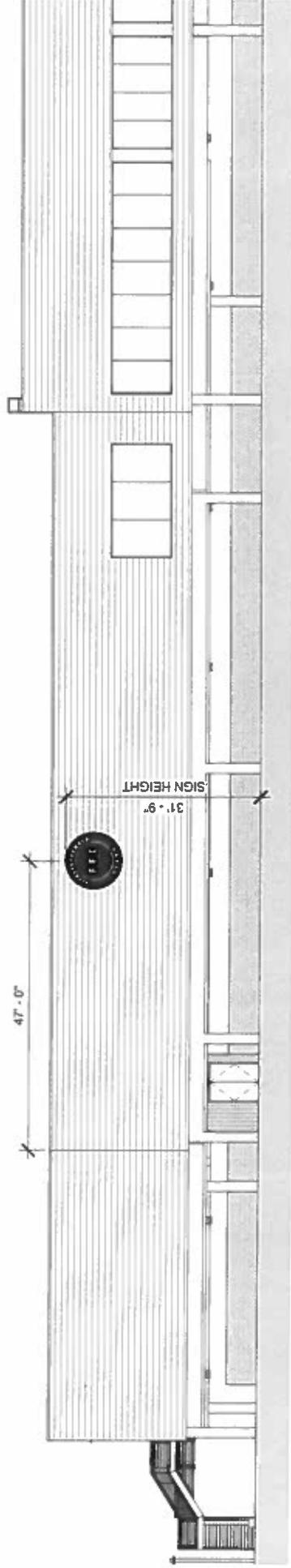
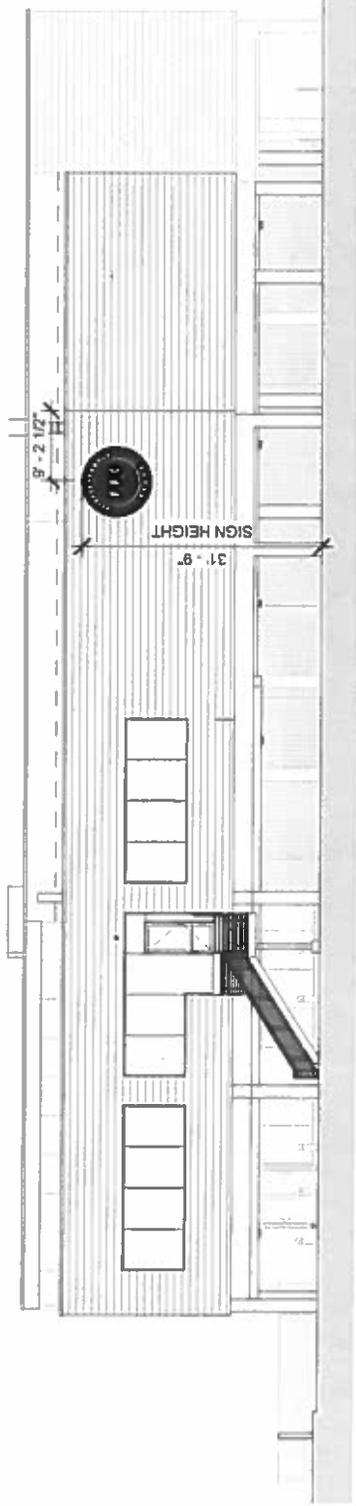


EXHIBIT 11

South and West Elevations

Fitness Formula Clubs Park Ridge, Illinois Antunovich Associates

September 07, 2016



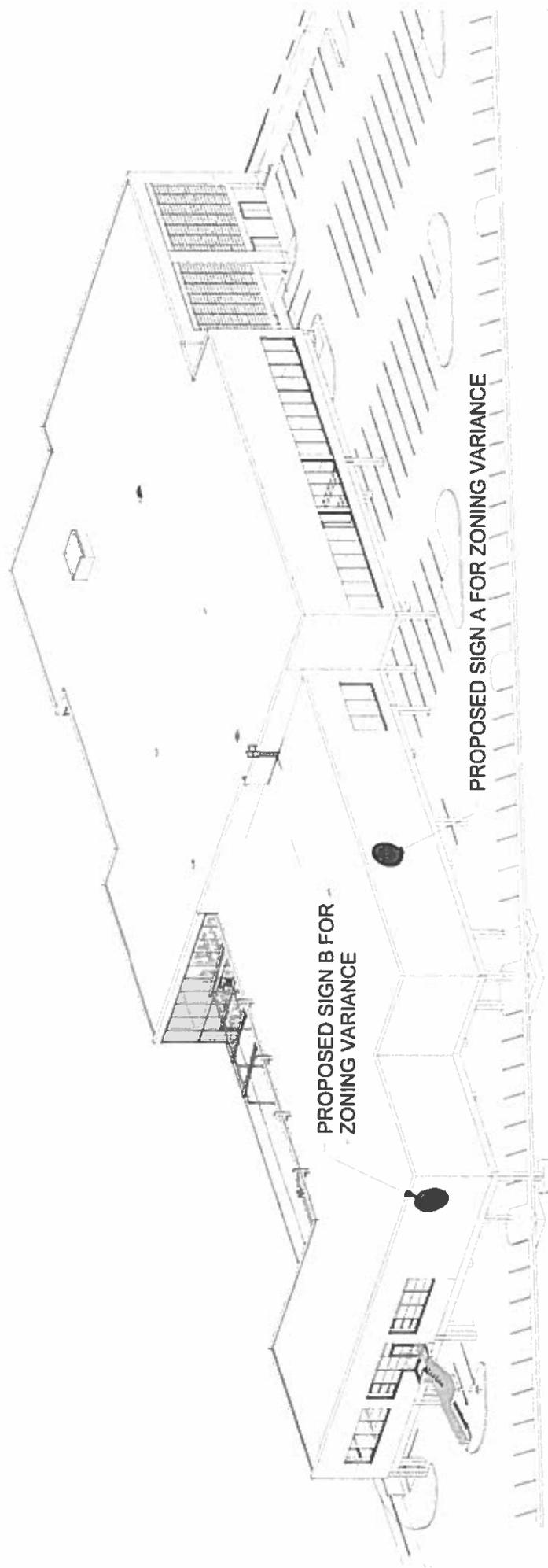
North and East Elevations

Fitness Formula Clubs

Park Ridge, Illinois

Antunovich Associates ©

September 07, 2016



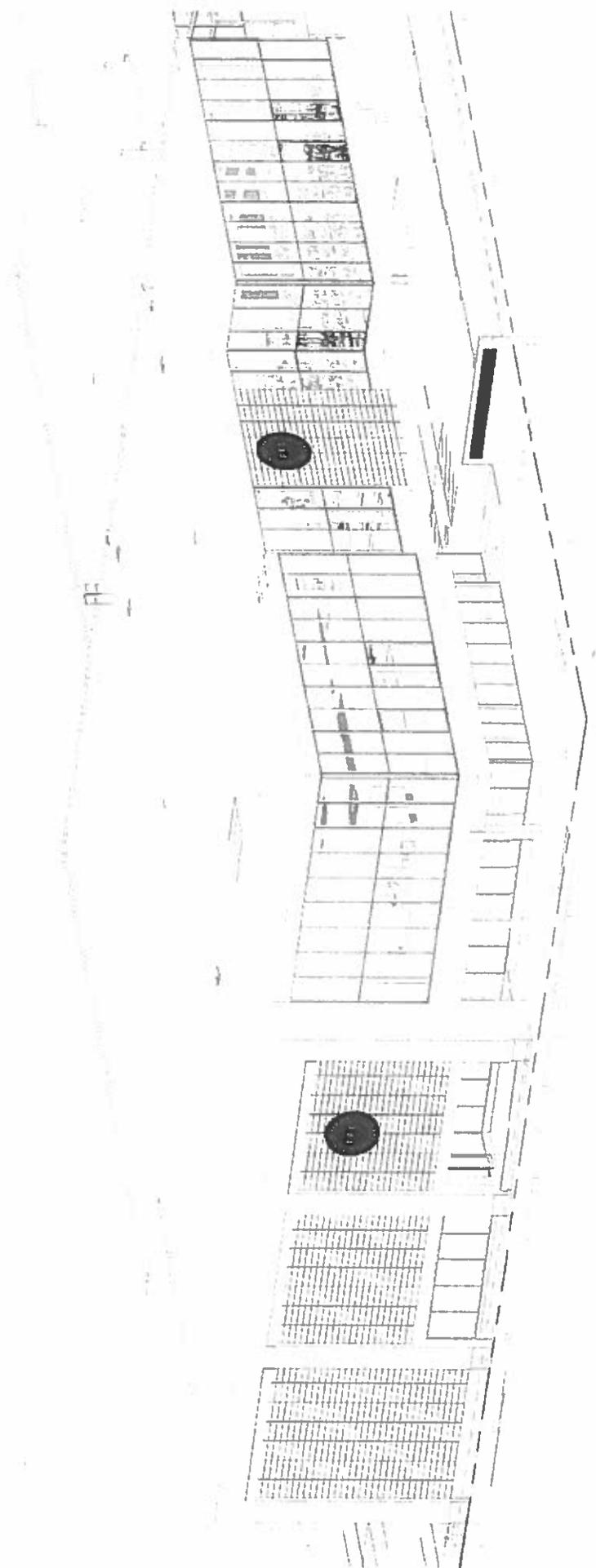
Perspective from Northeast

Fitness Formula Clubs

Park Ridge, Illinois

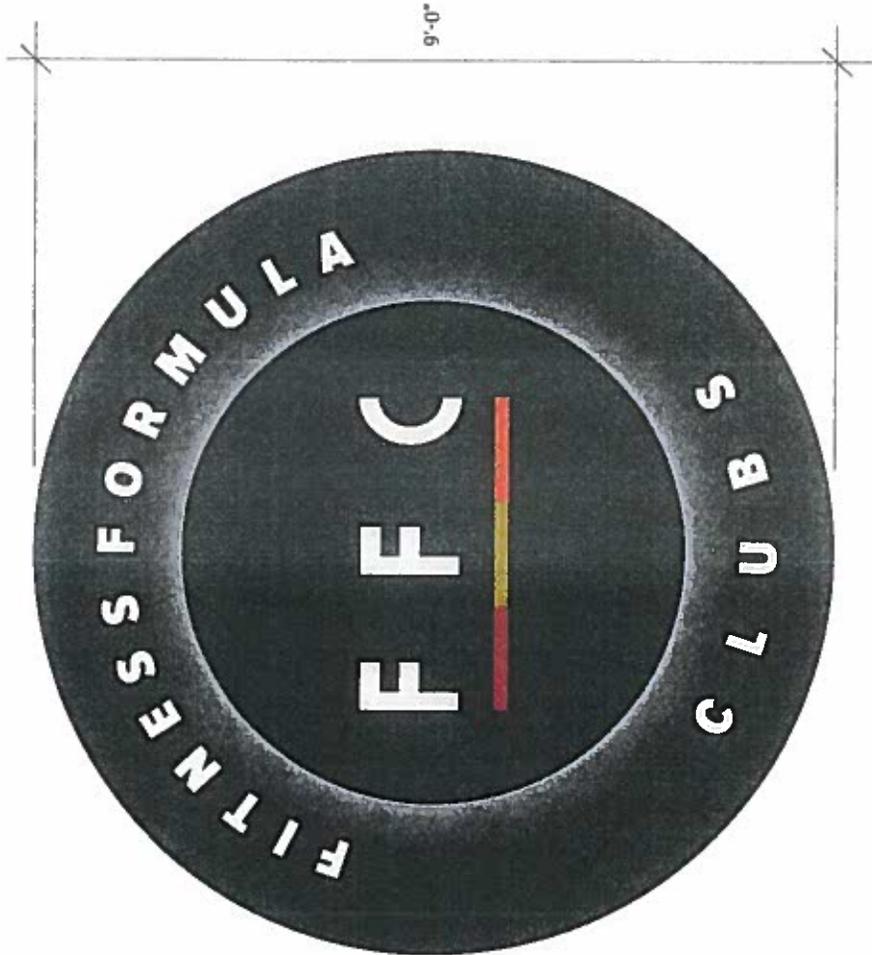
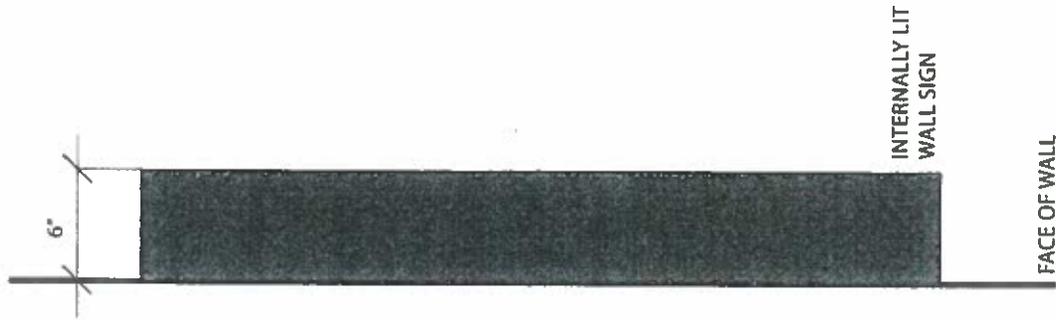
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Perspective from Southwest

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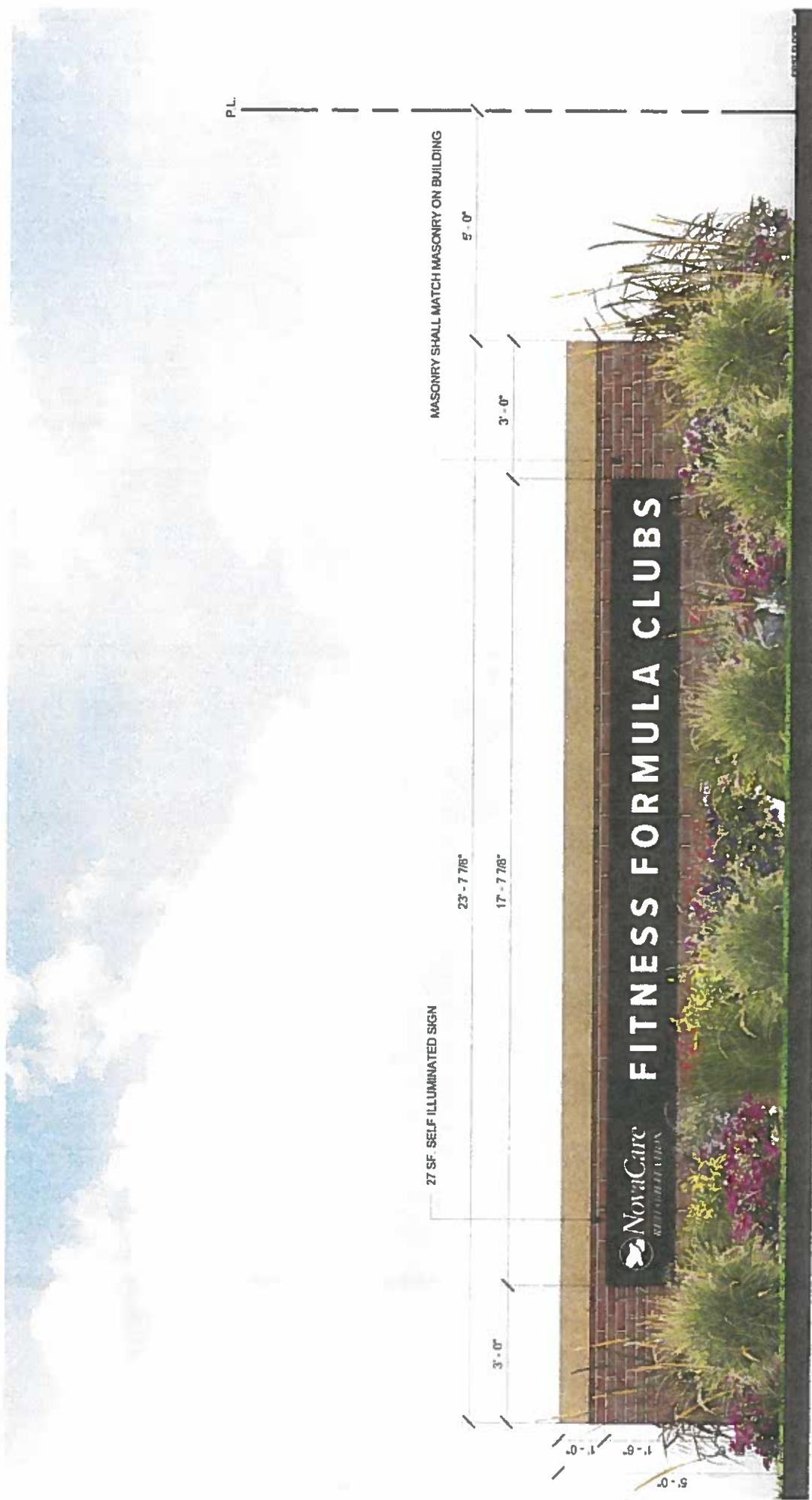


FFC Sign

Fitness Formula Clubs

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27 SF SELF ILLUMINATED SIGN

23 - 7 7/8"

17 - 7 7/8"

MASONRY SHALL MATCH MASONRY ON BUILDING

9'-0"

3'-0"

P.L.



FITNESS FORMULA CLUBS

Monument Sign

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64 SF



64 SF



64 SF

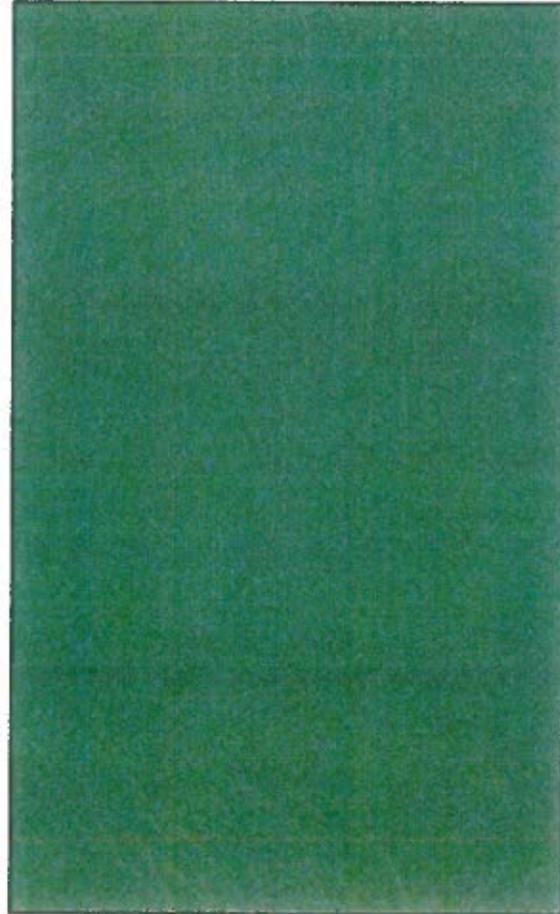


64 SF

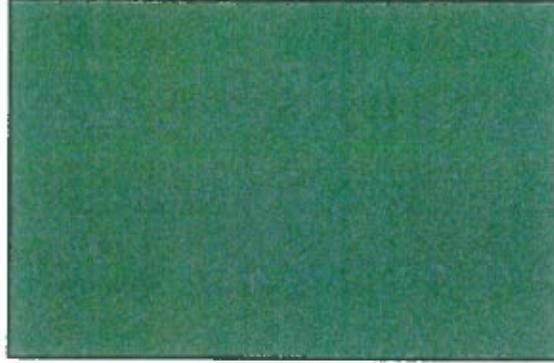
SIGN A FOR ZONING VARIANCE

=

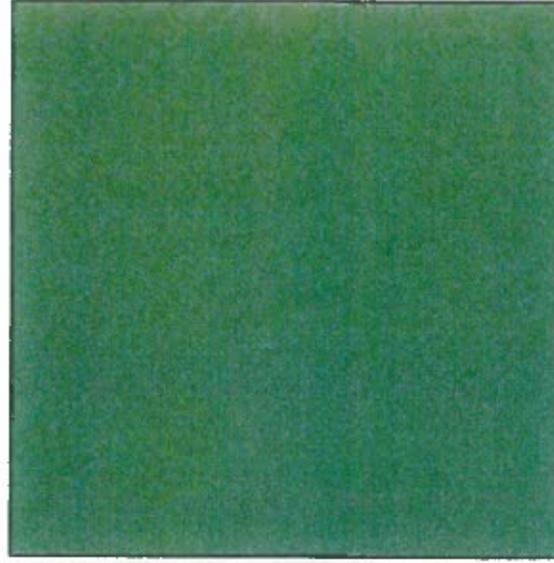
256 SF TOTAL PROPOSED AREA



TOUHY ALLOWABLE AREA
550SF



CUMBERLAND ALLOWABLE AREA
216SF



BUSSE HWY ALLOWABLE AREA
344SF

550SF + 216SF + 344SF = 1100 SF TOTAL ALLOWABLE AREA

EXHIBIT 15

Signage Area Diagram

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