Agenda Cover Memorandum

Meeting Date: November 9, 2016

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

Item Title: Approve the first reading of an ordinance approving a map amendment for property at 1220 W Touhy Avenue from B-1 Retail and Office District to B-2 General Commercial District (Case MA-16-07).

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

Staff Contact: Jim Brown, Interim CP&D Director Phone: 847-318-5296
Email: jbrown@parkridge.us

Background:
Corporate Design & Development Group, applicant acting on behalf of the owner, Red Crown Investments, LLC, requests a map amendment to change the zoning of the property at 1220 West Touhy Avenue ("subject property") from the B-1 Retail & Office District to the B-2 General Commercial District, in accordance with Section 4.8 of the Zoning Ordinance.

The subject property contains approximately 16,599 square feet and is currently occupied by a motor vehicle service station, which is not a permitted use in the B-1 District, i.e. it is a nonconforming use. The applicant has provided conceptual redevelopment plans for an extensive remodeling of the service station, but the applicant is only seeking approval of the map amendment at this time. If the map amendment occurs, the applicant will be required to submit a special use application and meet all applicable zoning requirements.

At its October 25th meeting, the Planning & Zoning Commission (P&Z) conducted a public hearing on the application. Following testimony and discussion regarding the application, the P&Z closed the public hearing. The P&Z voted to recommend approval of the rezoning application by a vote of 5-1. (Draft minutes are attached.) The P&Z also formulated Findings of Fact, and these were approved by a vote of 6-0. The P&Z's findings have been incorporated into the attached ordinance.

Recommendation:
Approve the first reading of an ordinance approving a map amendment for property at 1220 W Touhy Avenue from B-1 Retail and Office District to B-2 General Commercial District.

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:
.
- An Ordinance Approving a Map Amendment for Property at 1220 W Touhy Avenue from B-1, Retail and Office District to B-2, General Commercial District
- P&Z draft minutes of October 27, 2016 (extract)
- Staff memorandum to P&Z Commission, dated October 25, 2016, with attachments:
  - Zoning map amendment application, dated 9/6/16
  - Zoning site plan of subject property and immediate area
  - GIS air photo, 1220 W Touhy and immediate area
  - GIS zoning map, 1220 W Touhy and immediate area
  - Table 4: Commercial Districts Permitted and Special Uses, Park Ridge Zoning Ordinance
  - Table 5: Commercial Districts Yard and Bulk Regulations, Park Ridge Zoning Ordinance
  - ALTA/ACSM Land Title Survey, prepared by Beldsoe Riggert Guerrettez, revised date 4-16-09

CITY OF PARK RIDGE

ORDINANCE NO. 2016- _____

AN ORDINANCE APPROVING A MAP AMENDMENT FOR PROPERTY AT 1220 WEST TOUHY AVENUE FROM B-1 RETAIL AND OFFICE DISTRICT, TO B-2 GENERAL COMMERCIAL DISTRICT
(MA-16-07)

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

WHEREAS, Property located at 1220 West Touhy Avenue, Park Ridge, Illinois, and legally described on **Exhibit A** ("***Subject Property***"), is owned by Red Crown Investments, LLC ("Owners"), and

WHEREAS, the Subject Property is currently zoned in the B-1 Retail and Office District; and

WHEREAS, the Mr. Matt Ackerman of Corporate Design + Development Group, acting on behalf of the Owner, has filed an application with the City requesting approval of a map amendment/rezoning of the Subject Property from the current zoning to B-2 General Commercial District ("***Rezoning Application***"); and

WHEREAS, the Planning and Zoning Commission convened a public hearing on October 25, 2016, on the Rezoning Application, pursuant to legal notice as required by law, and all persons attending the hearing were provided an opportunity to be heard at the public hearing; and

WHEREAS, at the conclusion of the public hearing on October 25, 2016, the Planning and Zoning Commission recommended, by a vote of 5-1, approval of the Rezoning Application to the City Council;

WHEREAS, the City Council has reviewed the minutes from the Planning and Zoning Commission public hearing and the testimony and evidence submitted by the Applicant and others at the hearings, and has concluded that the Rezoning Application will be beneficial to the City, will further the development of the Property, and will otherwise enhance and promote the general welfare of the City and the health, safety and welfare of the residents of the City.

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 has duly considered the recommendations of the Planning and Zoning Commission and hereby adopts the findings proposed by the Planning and Zoning Commission at its meeting of October 25, 2016, attached as **Exhibit B**, as the findings of the City Council as though fully restated in this Ordinance.

SECTION 3: Map Amendment/Rezoning. Pursuant to the authority granted by Section 4.7 of the Zoning Ordinance, and subject to compliance with the conditions described in Section 4, that portion of the Property described on **Exhibit A** is hereby rezoned from B-1 Retail and Office District to B-2 General Commercial District.

SECTION 4: Conditions of Approval. The approval granted pursuant to Section 3 of this Ordinance shall be and is hereby expressly subject to the following terms, conditions, and restrictions:

A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind may be commenced on the Property pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance precedent to that work have been fulfilled and after all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with applicable law.

B. Compliance with Laws. The Zoning Ordinance, the Subdivision Ordinance, the Building Code and all other applicable City ordinances and regulations shall continue to apply to the Property, and the development and use of the Property must comply with all laws and regulations of federal, state, and local governments having jurisdiction.

SECTION 5: 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 6: 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 7: 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 ____ day of _____, 2016.

VOTE:

AYES: _____

NAYS: _____

ABSENT:_____

Approved by me this ___ day of 2016.

_____
Acting Mayor Marty Maloney

Attest:

_____
City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Lots 26, 27, 28, 29 and 30 also the South Half of Lot 31 in Block 11 in Ira Brown's Addition to Park Ridge, a Subdivision of the South Half of the Southwest Quarter, Section 26, Township 41 North, Range 12, Cook County, Illinois.

1220 West Touhy Avenue, Park Ridge, Illinois

P.I.N. 09-26-319-045-0000

EXHIBIT B

FINDINGS OF FACT

BEFORE THE PLANNING AND ZONING COMMISSION
Park Ridge, Illinois

In the Matter of	)	
	)	Case Number MA-16-07
1220 West Touhy Avenue	)	

F I N D I N G S O F F A C T

This matter having come before the Planning and Zoning Commission for a hearing at the request of Corporate Design & Development Group and Red Crown Investments, LLC, for a Map Amendment from the B-1, Retail & Office District to the B-2, General Commercial District at 1220 West Touhy Avenue; and the Commission having held a public hearing on October 25, 2016, 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 existing use and zoning of the nearby property.

   Currently the property is zoned B-1, Retail & Office District and includes a motor vehicle service station. The property is surrounded by a motor vehicle service station to the east, single family residential to the north, multi-family residential to the south, and offices to the west.

2. The extent to which property values of the subject property are diminished by the existing zoning.

   The property values with the existing zoning are diminished because the motor vehicle service station is currently not permitted at the property, and would not be permitted to make updates and modifications to the existing use.

3. The extent to which the proposed amendment promotes the public health, safety, comfort and convenience and general welfare of the City.

   The proposed amendment would not harm the public health, safety, comfort, convenience and general welfare of the City. By allowing the B-2 General Commercial District at the site, the property could be maximized for its highest and best use.

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

   The public will gain by allowing an updated facility along the Touhy Avenue corridor.

5. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

   The property is located along the Touhy Avenue corridor and it is suitable to provide motor vehicle service uses, as multiple similar uses are located nearby. The current zoning district would restrict this type of use.

6. The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.

   The property is not vacant, but the facility is dated, and would not be permitted to be modified.

7. The evidence, or lack of evidence, of community need for the use proposed by the Applicant.

   The community has a need for updated motor vehicle service uses along the Touhy Avenue corridor.

8. The consistency of the proposed amendment with the Comprehensive Plan.

   The Comprehensive Plan identifies the property as multi-family residential. However, the property is unlikely to be developed as multi-family residential.

9. That the proposed amendment 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 public interest will be served by providing updated facilities for area residents.

10. The extent to which the proposed amendment creates nonconformities.

    The proposed amendment is not expected to create any nonconformities.

11. The trend of development, if any, in the general area of the property in question.

    The trend of development is active as several other projects have occurred at nearby locations.

12. Whether adequate public facilities are available including, but not limited to schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are

reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.

Adequate public facilities are available in the area.

CITY OF PARK RIDGE

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EXTRACT OF MINUTES CASE #MA–16–07

PLANNING AND ZONING COMMISSION

CITY COUNCIL CHAMBERS
505 BUTLER PLACE
PARK RIDGE, IL 60068

TUESDAY, OCTOBER 25, 2016 7:00 PM

draft

3. Case Number MA-16-07: Map Amendment from the B-1, Retail & Office District to the B-2, General Commercial District, at 1220 West Touhy Avenue

Mr. Branham provided an overview of the application. He stated the applicant requests a map amendment to change the zoning of the property at 1220 West Touhy Avenue from the B-1 Retail & Office District to the B-2, General Commercial District. The subject property contains approximately 16,599 square feet and is currently occupied by a motor vehicle service station, which is not a permitted use in the B-1 District, i.e. it is a nonconforming use. He stated the applicant has identified the property to be redeveloped as a motor vehicle service station with a convenience store component, which would require a special use in the B-2 District.

Matt Ackerman, representing the applicant, further summarized the application. He stated the site is more suitable to the community as B-2 rather than the B-1, since it already functions as a fueling station. Currently, the property is occupied by a service station, vehicle repair and truck rental facility. The applicant is proposing to redevelop as a service station and a convenient store. The proposed amendment would be beneficial both to the value of the property and to the community. Since gas stations are no longer an allowed use in the current zoning, rezoning this property could allow the site to be updated both in look and function. By rezoning the property, the gain to both the city and the owners would be significant. Under the current zoning, the owner is not able to update the building into a modern convenience store. An updated convenience store would allow the fueling station to remain competitive as well as adding a valuable asset to the community.

Tim Timmons, resident, stated he is concerned with the zoning change request. He is concerned that the convenience store use will allow the sale of liquor and video gaming. He stated it could affect the value of the surrounding properties.

Forest Shields, resident, stated he is concerned with the potential closing of the repair facility.

On a motion by Commissioner Giannetti seconded by Commissioner Zamaites, the Commission AGREED to close the public hearing.

The Commissioners reviewed the application and discussed the difference between the B-1, Retail & Office District and the B-2 General Commercial District. Commissioner Argionis

identified that liquor license process and that video gaming would not be permitted. Commissioner Giannetti stated concerns regarding a 24-hour convenience store. The Commissioners stated the property and other properties along the adjacent Touhy Avenue corridor were more appropriate for the B-2 District.

On a motion by Commissioner Mills, seconded by Commissioner Hanlon, the Commission AGREED to recommend City Council approval for a map amendment from the B-1, Retail & Office District to the B-2, General Commercial District at 1220 West Touhy Avenue, Zoning Case Number MA-16-07, as submitted.

Vote on the motion as follows

AYES	5	Commissioners Bennett, Argionis, Giannetti Millis, Zamaites
NAYS	1	Commissioner Hanlon
ABSTAIN	0	None
ABSENT	3	Commissioners Baldi, Arrigoni, Coyle

The motion passed.

The Commissioners reviewed the findings of fact for map amendments.

On a motion by Commissioner Zamaites, seconded by Commissioner Mills, the Commission AGREED to approve the finding of the facts for the map amendment (attached hereto and incorporated as part of these minutes).

Vote on the motion as follows

AYES	6	Commissioners Bennett, Argionis, Giannetti, Hanlon, Mills, Zamaites
NAYS	0	None
ABSTAIN	0	None
ABSENT	3	Commissioners Baldi, Arrigoni, Coyle

The motion passed.

V. CITY COUNCIL LIAISON REPORT

Alderman Van Roeyen provided various City Council updates to the Commission.

VI. OTHER ITEMS FOR DISCUSSION - None

VII. CITIZENS WISHING TO BE HEARD ON NON-AGENDA ITEMS - None

VII. ADJOURNMENT

draft

On a motion by Commissioner Argionis, seconded by Commissioner Hanlon the Commission

AGREED to adjourn the meeting.

Vote on the motion as follows

AYES	6	Commissioners Bennett, Argionis, Giannetti, Hanlon, Mills, Zamaites
NAYS	0	None
ABSTAIN	0	None
ABSENT	3	Commissioners Baldi, Arrigoni, Coyle

The motion passed.

The meeting was adjourned at 9:02 pm

These minutes are not a verbatim record of the meeting but a summary of the proceedings.

draft

BEFORE THE PLANNING AND ZONING COMMISSION
Park Ridge, Illinois

In the Matter of	)	
	)	Case Number MA-16-07
1220 West Touhy Avenue	)	

F I N D I N G S O F F A C T

This matter having come before the Planning and Zoning Commission for a hearing at the request of Corporate Design & Development Group and Red Crown Investments, LLC, for a Map Amendment from the B-1, Retail & Office District to the B-2, General Commercial District at 1220 West Touhy Avenue; and the Commission having held a public hearing on October 25, 2016, 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 existing use and zoning of the nearby property.

   Currently the property is zoned B-1, Retail & Office District and includes a motor vehicle service station. The property is surrounded by a motor vehicle service station to the east, single family residential to the north, multi-family residential to the south, and offices to the west.

2. The extent to which property values of the subject property are diminished by the existing zoning.

   The property values with the existing zoning are diminished because the motor vehicle service station is currently not permitted at the property, and would not be permitted to make updates and modifications to the existing use.

3. The extent to which the proposed amendment promotes the public health, safety, comfort and convenience and general welfare of the City.

   The proposed amendment would not harm the public health, safety, comfort, convenience and general welfare of the City. By allowing the B-2 General Commercial District at the site, the property could be maximized for its highest and best use.

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

   The public will gain by allowing an updated facility along the Touhy Avenue corridor.

5. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

draft

The property is located along the Touhy Avenue corridor and it is suitable to provide motor vehicle service uses, as multiple similar uses are located nearby. The current zoning district would restrict this type of use.

6. The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.

   The property is not vacant, but the facility is dated, and would not be permitted to be modified.

7. The evidence, or lack of evidence, of community need for the use proposed by the Applicant.

   The community has a need for updated motor vehicle service uses along the Touhy Avenue corridor.

8. The consistency of the proposed amendment with the Comprehensive Plan.

   The Comprehensive Plan identifies the property as multi-family residential. However, the property is unlikely to be developed as multi-family residential.

9. That the proposed amendment 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 public interest will be served by providing updated facilities for area residents.

10. The extent to which the proposed amendment creates nonconformities.

    The proposed amendment is not expected to create any nonconformities.

11. The trend of development, if any, in the general area of the property in question.

    The trend of development is active as several other projects have occurred at nearby locations.

12. Whether adequate public facilities are available including, but not limited to schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.

    Adequate public facilities are available in the area.

draft

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

Date: October 25, 2016

To: Planning and Zoning Commission

From: Jon Branham, Senior Planner

Thru: Jim Brown, Interim Community Preservation & Development Director

Subject: Map Amendment from the B-1, Retail & Office District to the B-2, General Commercial District, at
1220 West Touhy Avenue
Zoning Case: MA-16-07

Introduction

Corporate Design & Development Group, applicant, requests a map amendment to change the zoning of the property at 1220 West Touhy Avenue ("subject property") from the B-1 Retail & Office District to the B-2, General Commercial District, in accordance with Section 4.8 of the Zoning Ordinance.

The subject property contains approximately 16,599 square feet and is currently occupied by a motor vehicle service station, which is not a permitted use in the B-1 District, i.e. it is a nonconforming use. The applicant has identified the property to be redeveloped as a motor vehicle service station, which would require a special use in the B-2 District. The applicant has provided conceptual redevelopment plans, but the applicant is only seeking approval of the map amendment at this time. If the map amendment occurs, the applicant will be required to submit a special use application and meet all applicable zoning requirements.

The following chart summarizes the land use, zoning district classification and Comprehensive Plan designation for the subject and surrounding properties.

Location	Current Use	Zoning	Comprehensive Plan
Subject Property	Motor Vehicle Service Station	B-1	Multi-Family Residential
North	Single Family Residential	R-2	Single Family Residential
East	Motor Vehicle Service Station	B-1	Multi-Family Residential
South	Multi-Family Residential	R-4	Multi-Family Residential
West	Medical Offices	B-1	Multi-Family Resdential

Staff Analysis

Comprehensive Plan

The property is identified as multi-family (high density) in the 1996 Comprehensive Plan. Thus neither the existing zoning and land use nor the proposed zoning and land use conforms with the 1996 Comprehensive Plan.

Implications of Rezoning

The subject site's current zoning is B-1, and that zoning district is intended to "create a commercial environment for a variety of commercial uses…designed to provide for the needs of local residents…" The proposed B-2 zoning is also intended to create a commercial environment for a variety of commercial uses, but these uses are "typically oriented toward vehicular access and often located within retail centers." Moreover, the B-2 district should be situated in locations removed or buffered from low density residential development." (§8.1.) *Service stations are certainly "oriented toward vehicular access," but the P&Z should evaluate the surrounding zoning to determine how the subject site is removed or buffered from low density residential areas.*

The permitted and special use table for the commercial districts (§8.3, Table 4, attached), does not indicate significant differences in potential land uses between the B-1 and B-2 districts. Generally, the B -2 district, allows more uses as of right (permitted uses) rather than special uses as in the B-1. The two districts' bulk regulations ((§8.3, Table 5, attached), are virtually the same.

Nonconforming Use

This rezoning request is triggered by the desire of the applicant to alter the existing motor vehicle service station, which is a nonconforming use. Existing nonconforming uses may continue to operate—they are "grandfathered"—and "normal maintenance and incidental repair may be performed on any structure that is devoted in whole or in part to a nonconforming use" (§15.3.A of the Zoning Ordinance). However, the applicant's intentions for a remodeled service station exceed "normal maintenance and incidental repair," and thus would not be allowed if the subject property's zoning were to remain B-1. The rezoning to B-2 would allow remodeling, expansion and an increase in use intensity—provided a subsequent special use approval were received.

Findings of Fact

Before making a recommendation, the Commission shall determine if the proposed amendment satisfies the twelve Zoning Amendment Standards for Map Amendments in Section 4.8.E, Table 1 (refer to Attachment C). For example, the Commission will need to weigh whether the proposed amendment is compatible with the Zoning Ordinance, if the current conditions of the property warrant a change, whether the proposed district would be compatible with the surrounding area, and if the proposed amendment is consistent with the Comprehensive Plan.

Commission Review and Action

The Commission should discuss the advantages and disadvantages of the proposed zoning change, and whether or not it is appropriate.

The Commission may recommend City Council approval or denial of a map amendment to change the zoning of the property from the B-1, Retail & Office District to the B-2, General Commercial District, at 1220 West Touhy Avenue, Zoning Case Number MA-16-07. In taking action the Commission shall make findings of fact for map amendments, in accordance with Section 4.8.E, Table 1 of the Zoning Ordinance.

Other

Notification requirements for this application have been satisfied. A legal notice for the public hearing for the map amendment was published in the *Park Ridge Herald-Advocate*. Neighboring property owners were notified for the map amendment. A sign was posted on the property.

Attachments

Findings of Fact for Zoning Amendments

The Planning and Zoning Commission recommendation and City Council decision on any zoning amendment, whether text or map amendment, is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards, as set forth in Table 1: Standards for Zoning Amendments below.

TABLE 1: STANDARDS FOR ZONING AMENDMENTS		
Standards	**Map Amendments**	**Text Amendments**
The existing use and zoning of nearby property.	X	
The extent to which property values of the subject property are diminished by the existing zoning.	X	
The extent to which the proposed amendment promotes the public health, safety, comfort, convenience and general welfare of the City.	X	X
The relative gain to the public, as compared to the hardship imposed upon the applicant.	X	X
The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one (1) or more of the uses permitted under the existing zoning classification.	X	
The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.	X	
The evidence, or lack of evidence, of community need for the use proposed by the applicant.	X	
The consistency of the proposed amendment with the Comprehensive Plan.	X	X
The consistency of the proposed amendment with the intent and general regulations of this Ordinance.		X
Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.		X
That the proposed amendment 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.	X	X
Whether the proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive Plan.		X
The extent to which the proposed amendment creates nonconformities.	X	X
The trend of development, if any, in the general area of the property in question.	X	
Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.	X	
The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.		X

Zoning Map Amendment 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: MA-16-07

Subject Property Information:

Address: 1220 W Touhy Ave

Zoning District: B1

Legal Description (can attach separate sheet):

Please see legal description attached.

Applicant Information:

Name: Corporate Design & Development Group

Phone: 224.293.6961

Address: 2675 Pratum Ave
Hoffman Estates, IL 60192

E-mail: matthewackerman@cdg-llc.com

Owner Information:

Name: Red Crown Investments,LLC-283

Phone: 847.837.0785

Address: 446 Morris Avenue
P.O. Box 777
Mundelein, IL 60060-0777

Summary of Proposed Zoning Map Amendment (refer to Section 4.8 of the Zoning Ordinance):

We are requesting that the property be rezoned as B2 from the current zoning of B1. Please see attached statement and drawings.

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

Signature of Applicant

Date 9/6/16

Revised 12/2008

CORPORATE
DESIGN + DEVELOPMENT
GROUP, LLC

2675 Pratum Avenue
Hoffman Estates, IL 60192
224.293.6960 Office
224.293.6966 Fax

September 6, 2016

The site at 1220 W Touhy Ave. is zoned B1 and we are requesting that the property be rezoned as B2. The site is currently a legal nonconforming use, being used as a fueling station, convenience store and auto repair facility. Without a change in zoning, possible improvements to the fueling station are very limited. If the site is rezoned as B2, we could then request a special use as a fueling station and renovate the building including interior and exterior upgrades, a small cooler bumpout to the rear, and eliminating the automobile repair shop. This would beautify the site, reduce noise, reduce the number of cars parked onsite, and give the community a more practical convenience store that better serves its needs.

Responses to 4.8 - TABLE 1: STANDARDS FOR ZONING AMENDMENTS

The existing use and zoning of nearby property.

Current uses adjacent to the site include R-2 Single Family Residential District to the north which consists of single family homes. To the east is B-1 Retail and Office District with a fueling station immediately beside the site and some commercial retail and restaurants after that. South of the site is zoned R-4 Multifamily Residential District which consists of multifamily apartment buildings. To the west is B-1 Retail and Office District with a physician's office immediately next door and some small retail further down the street.

The extent to which property values of the subject property are diminished by the existing zoning.

The proposed amendment would be beneficial both to the value of the property and to the community. Since gas stations are no longer an allowed use in the current zoning, rezoning this property could allow the site to be updated both in look and function.

The extent to which the proposed amendment promotes the public health, safety, comfort, convenience and general welfare of the City.

The new zoning would allow significant improvements to the Convenience store and allow the existing automobile repair to be removed from the site. This would result in a much cleaner appearance as well as much less noise and fewer parked cars on the site.

The relative gain to the public, as compared to the hardship imposed

upon the applicant.

By rezoning the property, the gain to both the city and the owners would be significant. Under the current zoning, the owner is not able to update the building into a modern convenience store. An updated convenience store would allow the fueling station to remain competitive as well as adding a valuable asset to the community.

The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one (1) or more of the uses permitted under the existing zoning classification.

The site is more suitable to the community as B-2 rather than the B-1 which it currently is since it also already functions as a fueling station.

The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.

The property has not been vacant.

The evidence, or lack of evidence, of community need for the use proposed by the applicant.

The necessity to the community has already been shown through the years that this site has already functioned as a fueling station. The change in zoning would allow the site to better serve the community by allowing the modernizing and cleaning up the existing building and site.

The consistency of the proposed amendment with the Comprehensive Plan.

Rezoning this property would allow greater consistency with the Comprehensive Plan, which recommends improving the appearance and signage of the gas stations along the Touhy Avenue Corridor.

That the proposed amendment 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.

Rezoning this lot would benefit the residents of the City as a whole because it would allow this site to be beautified and better serve the community with an updated convenience store.

The extent to which the proposed amendment creates nonconformities.

The change in zoning would help eliminate a current nonconformity, allowing the site to be upgraded, enhancing the image of the street.

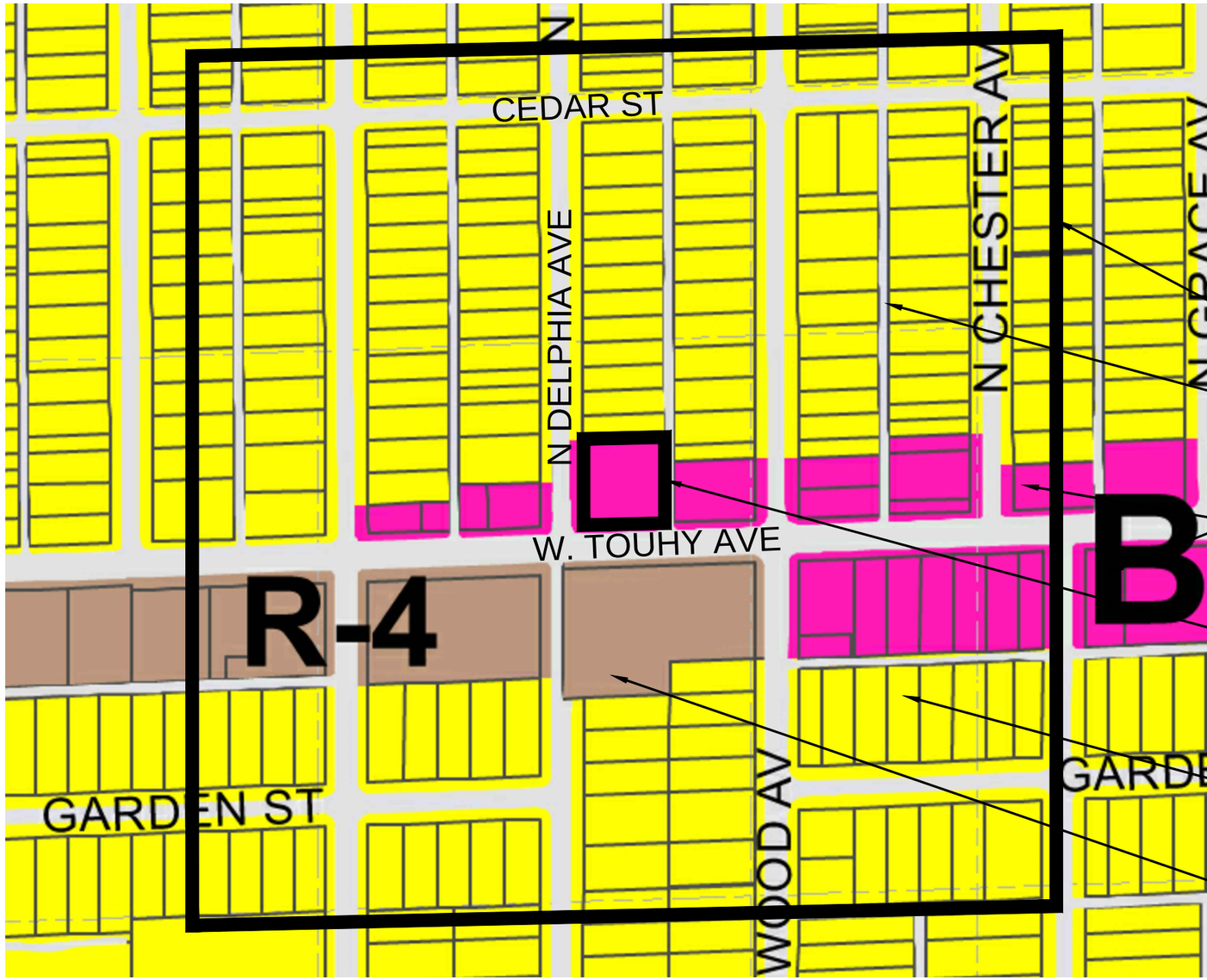
The trend of development, if any, in the general area of the property in question.

The use as a fueling station is consistent with the rest of the development on the North side of Touhy on this block as most uses are auto repair, fueling stations, and restaurants.

Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.

Adequate public facilities are available for this change in zoning. The site already functions as a fueling station, convenience store and an automobile repair facility. When upgrading the site, the automobile repair facility will be eliminated, with the use being reduced to the fueling and convenience store.

CURRENT USES IMMEDIATELY ADJACENT TO THE SITE INCLUDE SINGLE FAMILY HOMES TO THE NORTH, A GASOLINE FUELING STATION TO THE EAST, A MULTIFAMILY APARTMENT BUILDING TO THE SOUTH AND A PHYSICIAN'S OFFICE TO THE WEST.



OUTLINE OF AREA 600 FEET FROM SITE

R-2 SINGLE FAMILY RESIDENTIAL DISTRICT, CURRENT USE CONSISTS OF SINGLE FAMILY HOMES

B-1 RETAIL AND OFFICE DISTRICT, CURRENT USES CONSIST OF COMMERCIAL RETAIL, SMALL OFFICES, RESTAURANTS, AND AUTOMOBILE FUELING STATIONS

SITE LOCATION-CURRENTLY ZONED B-1 RETAIL AND OFFICE DISTRICT, CURRENT USE IS AUTOMOTIVE SERVICE STATION INCLUDING FUELING, CONVENIENCE STORE, AND AUTO REPAIR

R-2 SINGLE FAMILY RESIDENTIAL DISTRICT, CURRENT USE CONSISTS OF SINGLE FAMILY HOMES

R-4 MULTI FAMILY RESIDENTIAL DISTRICT, CURRENT USE CONSISTS OF MULTI FAMILY APARTMENT BUILDINGS

1 ZONING SITE PLAN

SCALE: 1" = 200'

N

0 10 200 300 600

NO.	REVISIONS	DATE	BY
-	ISSUED FOR ZONING	09-06-16	MA

CORPORATE DESIGN + DEVELOPMENT GROUP, LLC
375 YOUNG AVE.
HOFFMAN ESTATES, ILLINOIS 60192
PH: 224.293.8990
FAX: 224.293.8993
WWW.CDG-LLC.COM
IL PROFESSIONAL DESIGN FIRM NO. 184-006133

GRAHAM ENTERPRISES, INC.
PROPOSED CHANGE OF ZONING
1220 W. TOUHY AVE,
PARK RIDGE, IL 60068

MAVERICK

EXISTING SITE MAP ZONING AND USE

DATE: 03-31-16
SCALE: AS SHOWN
DRAWN: MA
CHECK: CK
JOB: D16027
SHEET A001

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GIS consortium MapOffice™

1220 W Touhy Ave

Map created on October 19, 2016.

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GIS consortium MapOffice™

1220 W Touhy Ave

Map created on October 19, 2016.

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Zoning Special Purpose

Zoning Ordinances

- B-1, Retail and Office District
- B-2, General Commercial District
- B-3, General Commercial Wholesale and Service District
- B-4, Uptown Business District
- EB, Educational Boarding Purpose District
- H, Hospital Special Purpose District
- O, Office District
- OS, Open Space Special Purpose District
- P, Parking Special Purpose District
- R-1, Single Family Residential District
- R-2, Single Family Residential District
- R-3, Two Family Residential District
- R-4, Multifamily Residential District
- R-5, Multifamily Residential District

CITY OF PARK RIDGE, ILLINOIS
TABLE 4: COMMERCIAL DISTRICTS PERMITTED AND SPECIAL USES

P = Permitted Use S = Special Use

Use[1]	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[9]		S			See Section 10.3.U
Independent Living Facility	S	S	S	S	See Section 10.3.A
Nursing Home	S	S	S	S	See Section 10.3.A
Temporary overnight shelter[4]	S	S	S	S	See Section 10.3.R
GOVERNMENT AND EDUCATIONAL USES					
Educational Facility, College/University			P	P	
Educational Facility, Vocational School		P	P	P	
Government Facility and Offices	P	S	S	P	
Public Safety Facility	S	S	S	S	
Public Works Facility and Utility	S	S	S	S	See Section 6.5
RELIGIOUS USES					
Convent/Rectory	S	S	S	S	
Place of Worship	S	S	S	S	See Section 10.3.O
CULTURAL, RECREATIONAL AND ENTERTAINMENT USES					
Art Gallery	P	P	P	P	
Cultural Facility		S	S	S	See Section 10.3.C
Health/Fitness Center	S	P	P	P	
Heritage Center[12]		S			See Section 10.3.C
Indoor Entertainment Facility		P	P	P	See Section 10.3.H
Indoor Recreation Facility		P	P	P	See Section 10.3.H
Live Entertainment		P	P	P	
Outdoor Entertainment Facility		S	P	S	See Section 10.3.H
Outdoor Recreation Facility		S	P	S	See Section 10.3.H
Social Club or Lodge		S	S	S	See Section 10.3.Q
SERVICE AND OFFICE USES					
Animal Hospital			S	P	
Banquet Hall				P	
Car Wash				S	
Day Care Center, Adult or Child	P	P	P	P	See Section 10.3.D
Drive-Through Facility			P	P	See Section 10.3.F
Financial Institution	P	P	P	P	
Funeral Home		S	P	P	
Hotel/Motel		S	S	S	
Kennel				S	See Section 10.3.I
Medical/Dental Clinic[5, 6]	P	P	P	P	
Motor Vehicle Rental Establishment			S	P	See Section 10.2
Motor Vehicle Service and Repair, Major			S	P	See Section 10.3.M
Motor Vehicle Service and Repair, Minor			S	P	See Section 10.3.M
Motor Vehicle Service Station			S	P	See Section 10.3.J
Office Park	P				
Office, Professional	P	P	P	P	
Personal Services Establishment		P	P	P	
Restaurant		P	P	P	

CITY OF PARK RIDGE, ILLINOIS
TABLE 4: COMMERCIAL DISTRICTS PERMITTED AND SPECIAL USES

P = Permitted Use S = Special Use

Use[1]	Commercial Districts				Specific Use Standards
	O	B-1	B-2	B-3	
Utility, Private	S	S	S	S	See Section 10.3.S
RETAIL USES					
Medical Cannabis Dispensing Organization[1,3]				S	
Motor Vehicle Dealership			S	P	See Section 10.3.K
Retail Goods Establishment		P	P	P	
PARKING USES					
Parking Lot (Principal Use)	P	S	S	P	See Section 10.3.N
Parking Structure (Principal Use)	P	S	S	P	See Section 10.3.N
HEAVY RETAIL AND SERVICE, WHOLESALE AND DISTRIBUTION USES					
Contractor Storage Yard				S	
Heavy Retail, Rental and Service Establishment				P	
Medical/Dental Laboratory[7]				P	
Motor Vehicle Operations Facility				S	See Section 10.3.L
Research and Development Facility	P			P	
Self-Service Storage Facility				S	
Warehouse/Distribution				S	
OTHER					
Planned Development	S	S	S	S	See Section 5
Wireless Telecommunications Antenna	S,P[3]	S,P[3]	S,P[3]	S,P[3]	See Section 10.3.R
Wireless Telecommunications Facility	S	S	S	S	See Section 10.3.R
Wireless Telecommunications Tower	S	S	S	S	See Section 10.3.R

CITY OF PARK RIDGE, ILLINOIS
TABLE 4: COMMERCIAL DISTRICTS PERMITTED AND SPECIAL USES

P = Permitted Use S = Special Use

Use	B-4 Uptown Business District				Specific Use Standards
	U-Core	U-Comm	U-TS	U-P/I	
RESIDENTIAL USES					
Dwelling, Above Ground Floor[10]	S	S			See Section 10.3.U
GOVERNMENTAL AND EDUCATIONAL USES					
Educational Facility, Vocational School	P	P	P		
Government Facility and Offices				P	
Public Safety Facility			S	P	
Public Works Facility and Utility			S	P	See Section 6.5
RELIGIOUS USES					
Convent/Rectory	S	S	S	S	
Place of Worship	S	S	S	S	See Section 10.3.O
CULTURAL, RECREATIONAL AND ENTERTAINMENT USES					
Art Gallery	P	P			
Cultural Facility	P	P	P		See Section 10.3.C
Health/Fitness Center[11]		S	P		
Indoor Entertainment Facility	P	P	P		See Section 10.3.H
Indoor Recreation Facility	P	P	P		See Section 10.3.H
Live Entertainment	P	P	P		
SERVICE AND OFFICE USES					
Day Care Center, Adult or Child	P	P	P		See Section 10.3.D
Financial Institution	P	P	P		
Medical/Dental Clinic[8,9]	S	S			
Office, Professional (Above Ground Floor)	P	P	P		
Office, Professional (Ground Floor)	S	S[2], P	P		
Personal Services Establishment (Above Ground Floor)	P	P	P		
Personal Services Establishment (Ground Floor)	S	P	P		
Restaurant	P	P			
RETAIL USES					
Retail Goods Establishment	P	P			
OTHER					
Planned Development	S	S	S	S	See Section 5
Wireless Telecommunications Antenna	S,P[3]	S,P[3]	S,P[3]	S,P[3]	See Section 10.3.R
Wireless Telecommunications Facility	S	S	S	S	See Section 10.3.R
Wireless Telecommunications Tower	S	S	S	S	See Section 10.3.R

TABLES 4 & 5: FOOTNOTES:

[1] The terms in this column ("Use") are defined in Section 17 (Generic Use Definitions).

[2] In the Uptown Commercial, professional office uses located on the ground floor along Northwest Highway shall be considered special uses. In all other areas of the Uptown Commercial, professional office uses located on the ground floor are considered permitted uses.

[3] Only wireless telecommunications antennas that comply with the stealth design standards of Section 10.3.R.10 shall be considered permitted uses.

[4] Ordinance2008-83,11/17/2008

[5] Ordinance 2008-55, 8/18/2008

[6] Ordinance 2009-50, 7/6/2009

[7]Ordinance 2010-33, 4/5/2010
[8]Ordinance 2010-84, 12/6/2010
[9]Ordinance 2012-57, 12/3/2012
[10]Ordinance 2015-37, 6/1/2015
[11]Ordinance 2014-63, 11/17/2014
[12]Ordinance 2012-39, 8/20/2012
[13] A Medical Cannabis Cultivation Center is not permitted within the City due to the distance requirements contained in The Compassionate Use of Medical Cannabis Pilot Program Act, 410 ILCS 130/1 *et seq*. (Ordinance 2014-56, 10/20/2014)

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 REGULATION	DISTRICTS			
	O	B-1	B-2	B-3
MINIMUM LOT AREA	None	Non-Residential: None MF: 2,000 sf / unit	None	None
MINIMUM LOT WIDTH	None	None	None	None
MAXIMUM BUILDING HEIGHT[1]	40 ft	40 ft	40 ft	40 ft
MINIMUM YARD S[2]				
Front Yard	20% of lot depth or 35 ft, whichever is less	7 ft	7 ft	7 ft Except along SW Busse Highway: - Where ROW is more than 80 ft: 7 ft - Where ROW is 66 ft or less: 17 ft - Where ROW is between 67 & 80 ft: 10 ft
Interior Side Yard	10% of lot width or 10 ft, whichever is less	None	None	None
Interior Side Yard: Non-Residential Use Abutting Residential Use or District	10% of lot width or 10 ft, whichever is less	5 ft	5 ft	10 ft
Corner Side Yard	10% of lot width or 10 ft, whichever is less	7 ft	7 ft	7 ft
Rear Yard	20 ft	None	None	None
Rear Yard: Non-Residential Use Abutting Residential Use or District[3]	20 ft	15 ft	15 ft	20 ft

CITY OF PARK RIDGE, ILLINOIS TABLE 5: COMMERCIAL DISTRICTS YARD AND BULK REGULATIONS				
BULK REGULATION	**B-4 UPTOWN BUSINESS DISTRICT**			
	U-Core	**U-Comm**	**U-TS**	**U-P/I**
MINIMUM LOT AREA	Non-Residential: None MF: 1,500 sf / unit	Non-Residential: None MF: 1,500 sf / unit	None	None
MINIMUM LOT WIDTH	None	None	None	None
BUILDING HEIGHT[1]	Townhouses: 35 ft or 2½ stories, whichever is less Other uses: Minimum: 2 stories or 30 ft, whichever is less Maximum: 3 stories or 40 ft, whichever is less	Maximum: 3 stories or 40 ft, whichever is less	Maximum: 3 stories or 40 ft, whichever is less	Maximum: 3 stories or 40 ft, whichever is less
DESIGN STANDARDS	See Section 8.6	See Section 8.6	See Section 8.6	See Section 8.6
MINIMUM YARDS[2]				
Front Yard	None required; Except along Prospect Ave. and Main St.: 0 ft build-to line	None required; Except along NW Hwy.: 0 ft build-to line	10 ft	15 ft
Interior Side Yard	None; Except along Prospect Ave. and Main St.: 0 ft build-to line	None; Except along NW Hwy.: 0 ft build-to line	10% of lot width; 10 ft minimum	10% of lot width; 10 ft minimum
Corner Side Yard	None; Except along Prospect Ave. and Main St.: 0 ft build-to line	None; Except along NW Hwy.: 0 ft build-to line	10 ft	15 ft
Rear Yard	None required	None required	20 ft	20 ft
Rear Yard: Non-Residential Use Abutting Residential Use or District	10 ft	10 ft	20 ft	20 ft

TABLE 5: FOOTNOTES

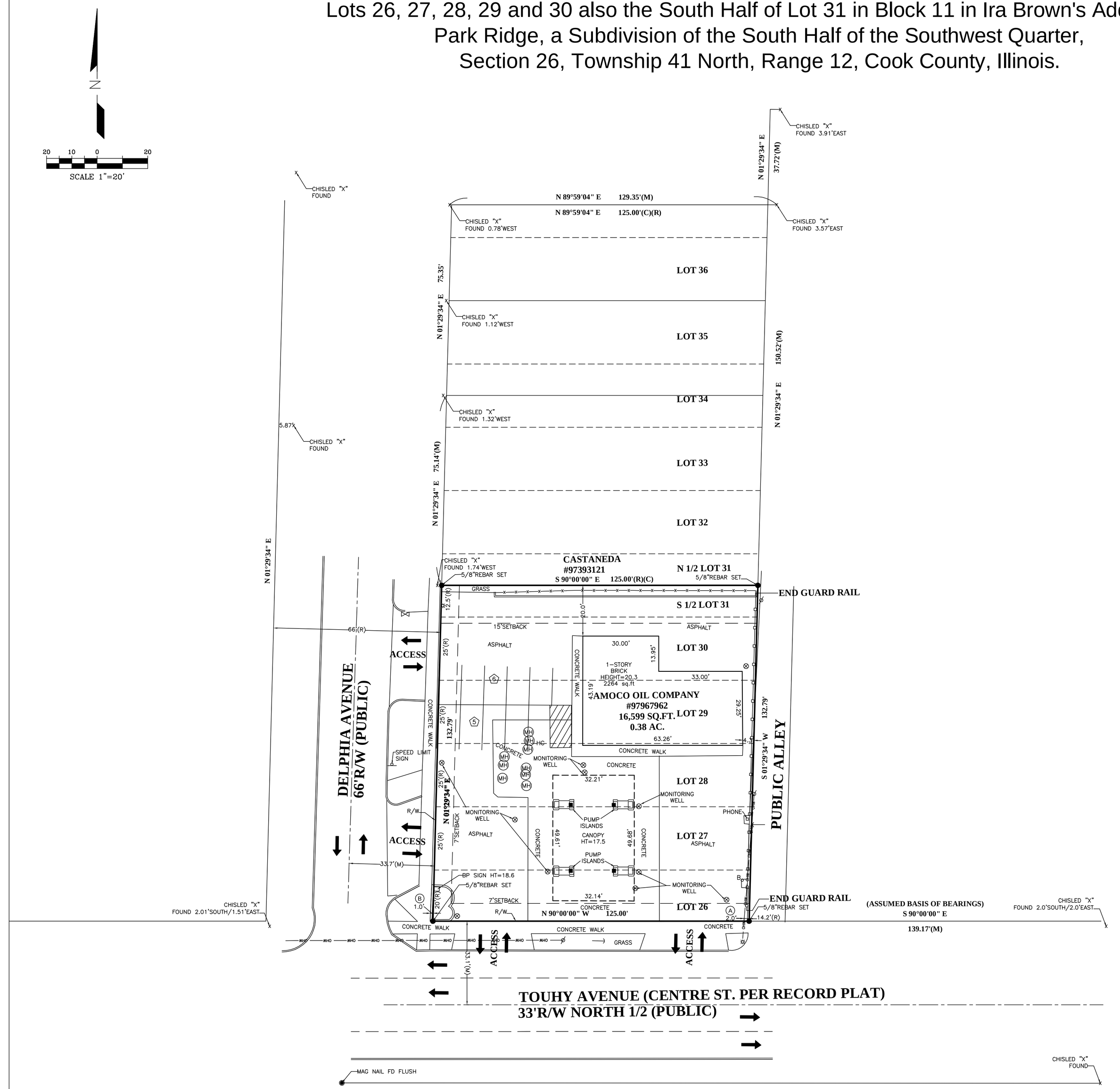
[1] All appurtenances must meet building height requirements.

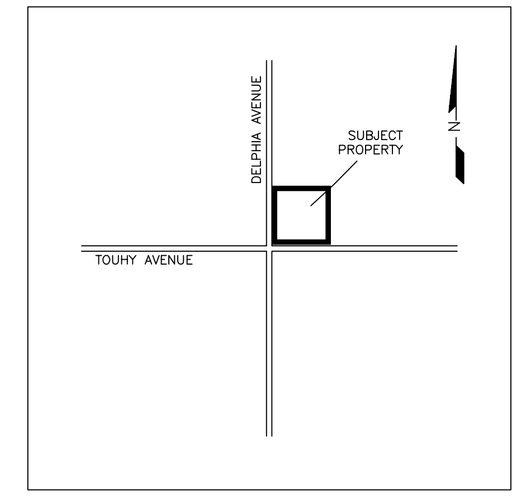
[2] In some cases between certain districts and/or uses, a transition yard may be required. Such transition yard may require additional landscaping and screening, as well as a larger yard dimension to accommodate these plantings. Such transition yards shall be as required by Section 13 (Landscaping and Screening).

[3] In the B-1, B-2 or B-3 Districts, a rear yard is not required where an alley or railroad tracks are located between the commercial use and a residential use or district.

ALTA / ACSM LAND TITLE SURVEY

Lots 26, 27, 28, 29 and 30 also the South Half of Lot 31 in Block 11 in Ira Brown's Addition to Park Ridge, a Subdivision of the South Half of the Southwest Quarter, Section 26, Township 41 North, Range 12, Cook County, Illinois.





LOCATION MAP
NOT TO SCALE

DESCRIPTION

Lots 26, 27, 28, 29 and 30 also the South Half of Lot 31 in Block 11 in Ira Brown's Addition to Park Ridge, a Subdivision of the South Half of the Southwest Quarter, South of Railroad, of Section 26, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

CERTIFICATION

TO: Harris N.A., its successors and assigns, Graham Enterprises, Inc., Red Crown Holding, LLC, Red Crown Investments, LLC, Red Crown Investments, LLC - 283, Mackin Land Company, LLC, BP Products North America Inc. and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey's", jointly established and adopted by ALTA, and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8-10, and 11(a), 13, 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

This map or plat of survey of the premises shown hereon is the same as that described in First American Title Insurance Company title commitment number NCS-331460-116-CHI2 dated July 17, 2008.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Date: August 19, 2008

Registration No.2691

MICHAEL D. ARENA REGISTERED STATE OF 2691 ILLINOIS LAND SURVEYOR

LEGEND:

	YARD LIGHT		FENCE		FD AXEL
	LIGHT POLE		GUARDRAIL		FD BRASS DISK
SP	SIGNAL POLE		OVERHEAD WIRES		FD COT GIN SPDLE
	UTILITY POLE		UNDER ELEC.	x	FD CHISELED X
	GUY WIRE		GAS LINE		SET CHISELED X
	CATCH BASIN		SAN SEWER LINE		SET DRILL HOLE
	CURB INLET		STORM SEWER LINE		FD HARISON MON.
E	ELECTRIC MH		UNDER TELEPHONE		SET HARISON MON.
MH	MANHOLE		EXISTING WATER LINE		SET HUB/TACK
PH	PHONE MH		CHILLED WATER LINE		FD REBAR
SA	SANITARY MH		SIGN		SET REBAR
SG	SIGNAL MH	R/W Mon.	R.O.W. MON.		FD MAG NAIL
STE	STEAM MH		MONITORING WELL		SET MAG NAIL
ST	STORM MH	B	BOLLARD		FD NAIL
WM	WATER MH	BH	BORE HOLE		SET NAIL
EM	ELEC. METER	DS	DOWNSPOUT		FD PIPE
CO	CLEANOUT	G	GATE POST		FD RR SPIKE
GM	GAS METER	P	POLE		SET RR SPIKE
GV	GAS VALVE	PMTR	PARKING METER		FD STONE
	WATER VALVE	S	SPIGOT	(R)	RECORDED B&D
FH	FIRE HYDRANT	T	T-POST	(M)	MEASURED B&D
SH	SPR. HOOKUP	W	WOOD POST	(C)	CALCULATED B&D
	SPRINKLER		PARKING SPACES	(PROP)	PROPORTIONAL DIST.
		T	TRANSFORMER	A.G.	ABOVE GROUND
		EV	ELEC. VAULT	B.G.	BELOW GROUND
		PV	PHONE VAULT		CONIF. TREE
		SV	STEAM VAULT		DECID. TREE
		WV	VALVE VAULT		SHRUB
		AC	AC UNIT	Var.	
		PB	PHONE BOOTH	Rar. TV	PHONE RISER-BOX
		BF	BIRD FEEDER	Rar.	TV RISER-BOX
		MB	MAILBOX	Elec. Box	ELEC. RISER-BOX
		PT	PROP. TANK	Gas	GAS RISER-BOX
			PARKING BLOCK		

EASEMENT NOTES:

PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NCS-331460-116-CHI2, DATED JULY 17, 2008.

2. Environmental Disclosure Document for Transfer of Real Property recorded December 24, 1997 as document number 97967963; affects parcel, blanket in nature, not shown.

3. Illinois Environmental Protection Agency Environmental No Further Remediation Letter recorded December 24, 1997 as document number 97967964; affects lots 26, 27, 28 and 29, blanket in nature, not shown.

4. Terms, conditions and provisions of Ordinance No. 98-64 entitled An Ordinance Establishing Sprcial Service Area Number 40 in the City of Park Ridge recorded June 20, 2000 as document 00455113; affects parcel, blanket in nature, not shown.

ENCROACHMENT NOTES:

(A) OVERHEAD WIRES WITHOUT EASEMENT

(B) WALL OVER LINE

NOTES:

1. PROPERTY IS LOCATED IN NON-PRINTED PANEL 17031C0239J PER FEMA WEB SITE.

2. Per https://www.parkridge.us/assets/ZONING_2007BW_NW_Quadrant.pdf PROPERTY IS ZONED B1- The B-1 Retail and Office District is intended to create a business environment for a variety of commercial uses, including retail goods establishments, personal service establishments and office uses, designed to provide for the needs of local residents and enhance the economic vitality of the community. Areas within the district should have access to major streets or public transportation facilities and provide a safe environment for pedestrian traffic ; Per https://www.parkridge.us/assets/ZoningOrdinanceFull.pdf (PAGE 69 OF 213) CURRENT USE AS A GAS STATION IS NOT ALLOWED IN THE B-1 DISTRICT.

3. SETBACKS: PER CITY OF PARK RIDGE ZONING OFFICE
FRONT = 7'
INTERIOR SIDE = NONE OR 5' IF ABUTTING RESIDENTIAL
CORNER SIDE = 7'
REAR = NONE OR 15' IF ABUTTING RESIDENTIAL
MAX BUILDING HEIGHT = 40'
PARKING: 2 per 1,000sf GFA of any accessory convenience retail and/or food service + 2 stacking spaces per bay for any accessory automatic car wash; 11 spaces marked, none of which are handicap.

4. FIELD WORK PERFORMED AUGUST 12, 2008.

5. ALL 5/8"REBAR SET ARE 0.3' ABOVE GROUND UNLESS NOTED OTHERWISE.

6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

7. THERE IS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. R.O.W. IS SHOWN PER CURRENT DEED AND TITLE INFORMATION.

8. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

9. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

10. ACCESS IS PROVIDED BY TOUHY AVENUE AND DELPHIA AVENUE.

Bledsoe Riggert Guerrettaz
LAND SURVEYING
1351 West Tapp Road
Bloomington, Indiana 47403
P: 812-336-8277
F: 812-336-0817
BRG Project No. 6436-K

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.
National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.thematthewscompany.com

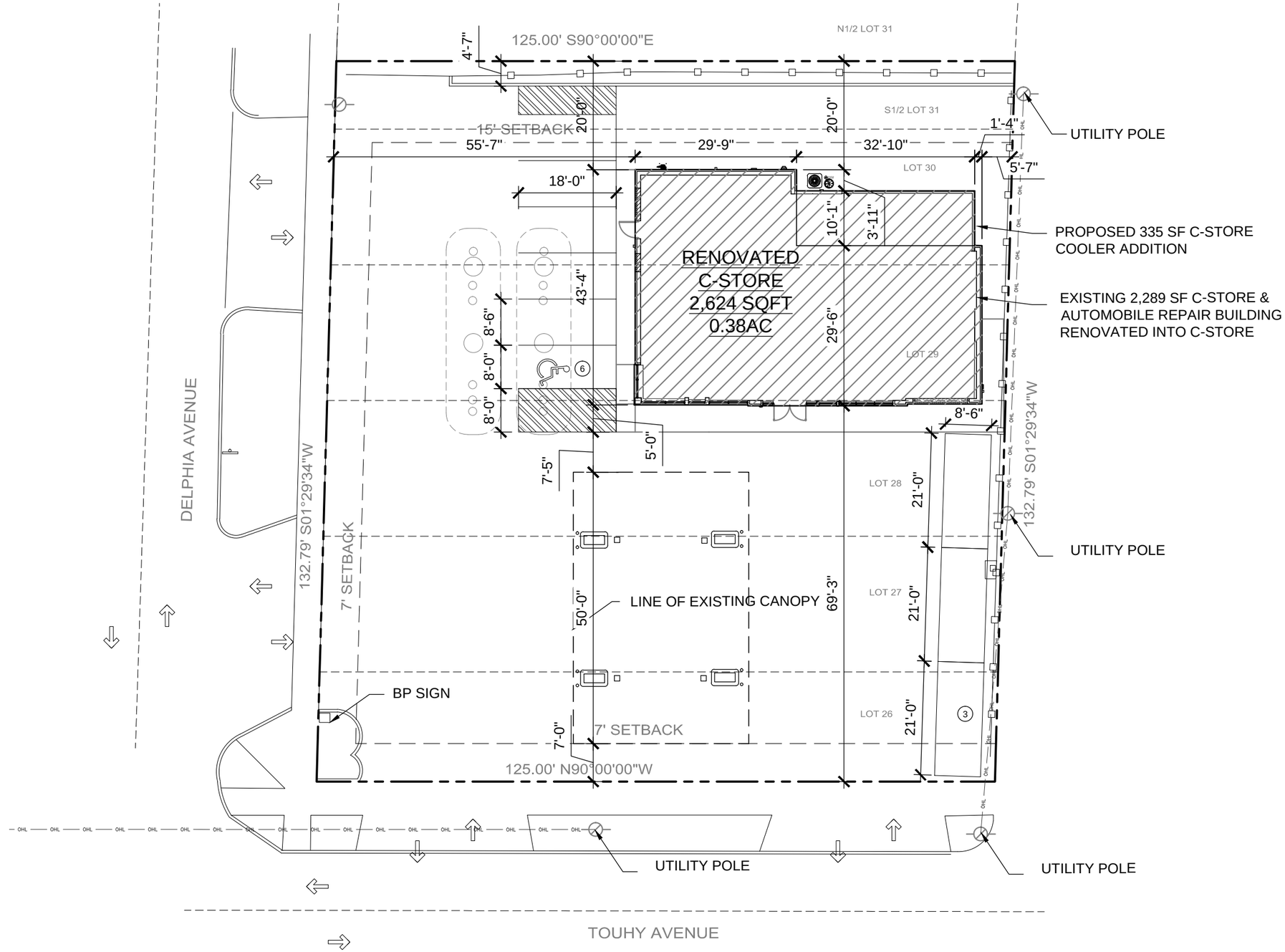
MARK	DATE	REVISION	BY	AP'V'D
	10-10-08	REVISED PER COMMENTS	GSK	BEB
	11-20-08	REVISED PER COMMENTS	SPP	BEB
	4-16-09	REVISED PER COMMENTS	GSK	BEB

BP PRODUCTS NORTH AMERICA INC.

1220 West Touhy Avenue
Park Ridge, IL

SCALE: 1" = 20'	CHKD. / AP'V'D:
DATE: AUGUST 19, 2008	APPROVED:
DWN. BY: D.L.S.	SS# 09669
CHKD. BY: M.J.J.	

J.N.: 34213



1 PROPOSED SITE PLAN

SCALE: 1" = 20'

N

0 10 20 30 60

NO.	REVISIONS	DATE	BY
-	ISSUED FOR ZONING	09-06-16	MA

CORPORATE DESIGN + DEVELOPMENT GROUP, LLC
25 TROUBADOUR AVE.
HOFFMAN ESTATES, ILLINOIS 60192
PH: 224-293-9990
FAX: 224-293-9993
WWW.CDG-LLC.COM
IL PROFESSIONAL DESIGN FIRM NO. 184-001613

GRAHAM ENTERPRISES, INC.
PROPOSED CHANGE OF ZONING
1220 W. TOUHY AVE,
PARK RIDGE, IL 60068

MAVERICK

PROPOSED SITE PLAN

DATE:	03-31-16
SCALE:	AS SHOWN
DRAWN:	MA
CHECK:	CK
JOB:	D16027
SHEET	A001

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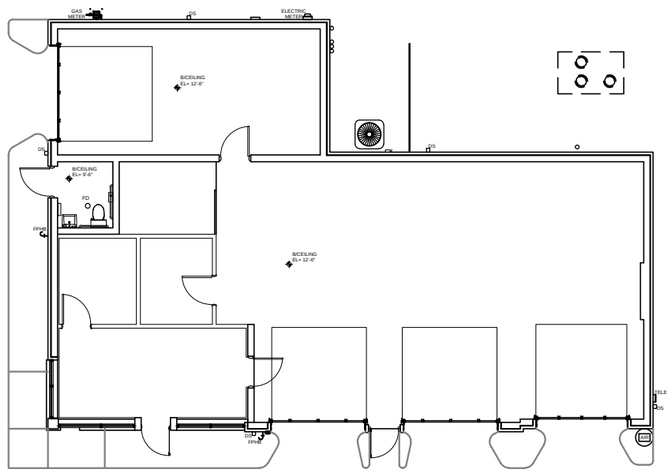
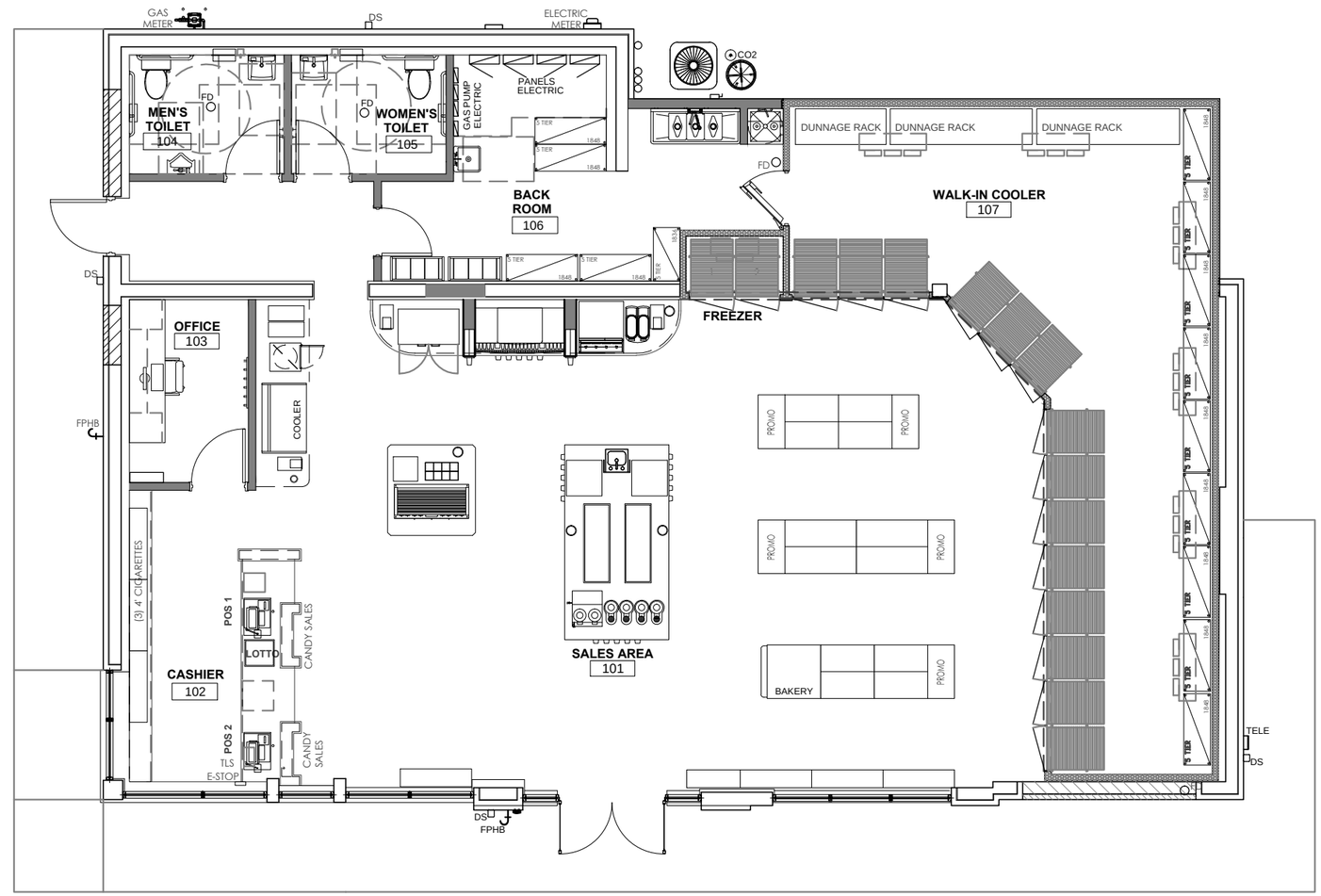


1 EXISTING FLOOR PLAN

SCALE: 1/16" = 1'-0"



2 PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

N

0 4 8 16 32

NO.	REVISIONS	DATE	BY
-	ISSUED FOR ZONING	09-06-16	MA

CORPORATE DESIGN + DEVELOPMENT GROUP, LLC
25 ROUGH ROAD
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ILL PROFESSIONAL DESIGN FIRM NO. 184-006133

GRAHAM ENTERPRISES, INC.
PROPOSED CHANGE OF ZONING
1220 W. TOUHY AVE,
PARK RIDGE, IL 60068

MAVERICK

PROPOSED FLOOR PLAN

DATE:	03-31-16
SCALE:	AS SHOWN
DRAWN:	MA
CHECK:	CK
JOB:	D16027
SHEET	A100

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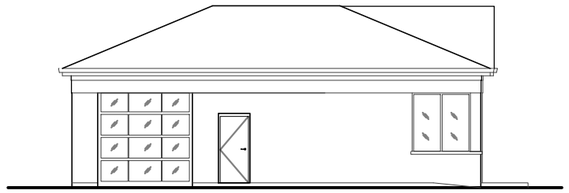
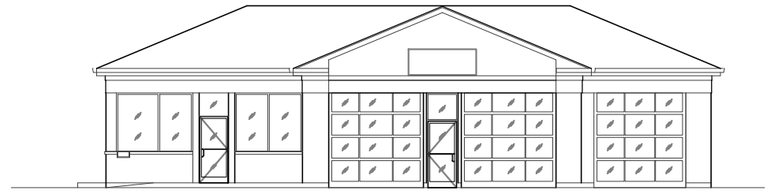


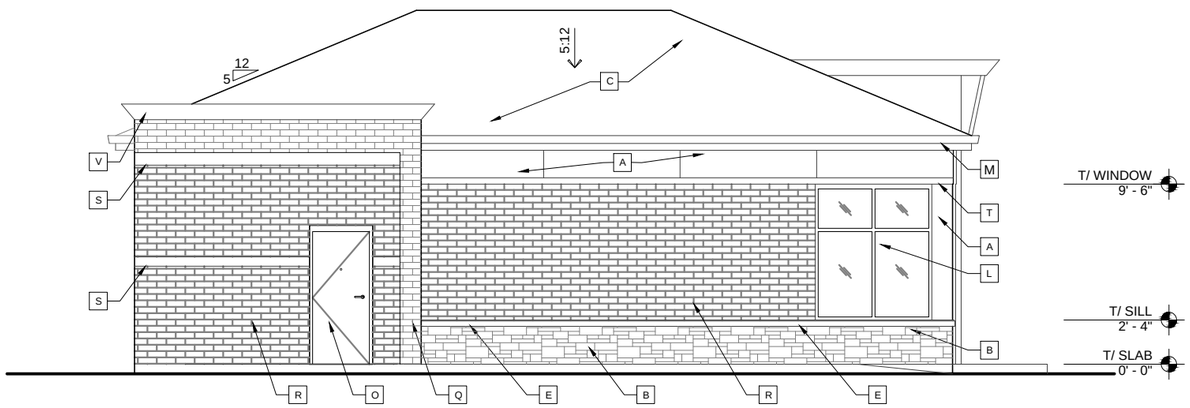
1 EXISTING WEST ELEVATION

SCALE: 1/16" = 1'-0"



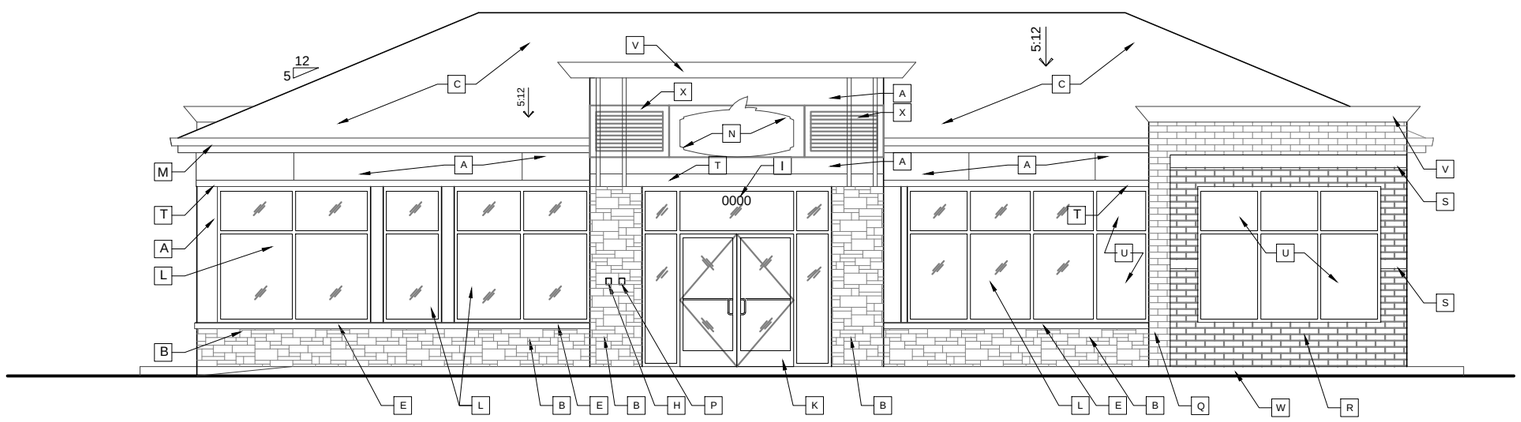
2 EXISTING SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



3 PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

WINDOW LEGEND

REFER TO STOREFRONT/WINDOW SCHEDULE ON SHEET A703

KEYNOTES

- A ALUCOBOND METAL PANELS WITH HORIZONTAL ¾" REVEALS AND BUTT JOINT VERTICAL REVEALS, COLOR: GREEN
- B CULTURED STONE ADHERED VENEER
- C NEW ARCHITECTURAL TAB GAF TIMBERLINE HD SHINGLE ROOF, COLOR: BLACK
- D LIGHTING FIXTURE - SEE ELECTRICAL DRAWINGS - TYP.
- E 4" STONE SILL, COLOR: BEIGE - PROVIDE WEEPS AT 24" O.C.
- F GAS METER - (VERIFY LOCATION W/ UTILITY)
- G ELECTRICAL METER C/T (VERIFY LOCATION W/ UTILITY.)
- H E-STOP
- I 6" HIGH, WHITE VINYL ADDRESS NUMBERS APPLIED TO GLASS TO MEET REQUIREMENTS OF FIRE DEPARTMENT
- J NOT USED
- K CLEAR ANODIZED ALUMINUM FRAME, DOOR & TRANSOM WITH CATEGORY II SAFETY GLAZING WHERE SHOWN (SEE DOOR SCHEDULE FOR SPECIFIC GLAZING OR INFILL MATERIALS)
- L 1" CLEAR INSUL. GLASS IN AN ANODIZED ALUM. THERMAL BREAK WINDOW FRAME. KAWNEER STOREFRONT SYSTEM TRIFAB® VG 451T OR EQUAL. SIZE TO BE 4-1/2" DEEP WITH A 2" SIGHTLINE. COLOR TO BE CLEAR ANODIZED, SEE DOOR/WINDOW SCHEDULE. ALL GLAZING TO BE TEMPERED.
- M EXISTING OVERSIZED ALUM. GUTTER AND DOWN SPOUT - PAINT TO MATCH NEW CORNICE ON TOWERS
- N SIGNAGE LOCATION - FURNISHED & INSTALLED BY OTHERS, SEE SIGNAGE DRAWINGS FOR SPECS
- O NEW HOLLOW METAL DOOR AND FRAME WITH PEEP HOLE, PAINT - COLOR: TBD
- P PROVIDE KNOX BOX, SURFACE MOUNTED 54" A.F.F.
- Q THIN VENEER FACE BRICK - COLOR BROWN
- R THIN VENEER FACE BRICK - COLOR GRAY
- S 6" STONE SILL, COLOR: BEIGE - PROVIDE WEEPS AT 24" O.C.
- T ACM, COLOR: YELLOW
- U TINTED SPANDREL GLASS
- V METAL CORNICE
- W NEW CONCRETE CURB AND SIDEWALK
- X ACM LOUVERS

NO.	REVISIONS	DATE	BY
-	ISSUED FOR ZONING	09-06-16	MA

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