

January 26, 2012

1056 Busse Highway
Case Number V-12-02
Park Ridge, Illinois

MAJOR VARIANCE

| <u>NUMBER</u> | <u>EXHIBIT</u> |
|---------------|---|
| 1. | Application |
| 2. | Statement in Support of Requested Variance |
| 3. | Proof of Ownership/Acknowledgement of Full Agency Authority |
| 4. | Disclosure Statement |
| 5. | Site Location Map and List of Neighboring Property Owners a. Site Location Map b. List of Neighboring Property Owners |
| 6. | Site Plan/ Plat of Survey dated October 26, 1989 |
| 7. | City's Affidavit of Mailing |
| 8. | Applicant's Affidavit of Mailing |
| 9. | Legal Notice Published in the Park Ridge Herald Advocate, dated January 26, 2012 |
| 10. | Posting of Zoning Hearing Sign |
| 11. | Notice of Appearance by City of Park Ridge |
| 12. | Details of Proposed Sign at 1056 Busse Highway |



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-12-02

Type of Variance: (Check one)

- Administrative
- Minor
- Major

Subject Property Information:

Address: 1056 Busse Highway, Park Ridge, IL 60068 Zoning District: B-3 District

Legal Description (can attach separate sheet): See attached sheet.

Applicant Information:

Name: Melina Ovassapian Phone: (847) 573-8802 Home
(847) 337-9966 Cell

Address: 1504 Eric Lane, Libertyville, IL 60048 E-mail: ovassapian@att.net

Owner Information:

Name: 1056 Busse Inc. / Melina Ovassapian, President Phone: (847) 573-8802 Home
(847) 337-9966 Cell

Address: 1504 Eric Lane, Libertyville, IL 60048

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

Section 14.6 C.1., Section 14.6 C.2. and Section 14.6 F.1.

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

Melina Ovassapian
Signature of Applicant

December 1, 2011
Date

EXHIBIT # 1

LEGAL DESCRIPTION

(For the property commonly known as
1056 Busse Highway, Park Ridge, IL 60048)

**LOT 25, 26 AND 27 IN BLOCK 4 IN NICK SCHLOSSER'S GREATER PARK RIDGE
SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWN 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, A PLAT OF
WHICH SUBDIVISION WAS REGISTERED IN THE OFFICE OF THE REGISTRAR OF
TITLES OF COOK COUNTY, ILLINOIS, FEBRUARY 24, 1926, AS DOCUMENT NUMBER
291853.**

Melina Ovassapian
President
1056 Busse Inc.
1504 Eric Lane
Libertyville, IL 60048

December 1, 2011

Zoning Board
City of Park Ridge
505 Butler Place
Park Ridge, IL 60068

STATEMENT

As the owner of the property at 1056 Busse Highway, Park Ridge, I am requesting that the City of Park Ridge Zoning Board consider the following sign variances:

Ground Pole Sign

- 1) Zoning Code Section 14.6 C.1. - *The maximum height of pole signs shall be limited to twenty (2) feet in height. **Freestanding pole signs are limited to thirty-two (32) square feet in sign area in the B-2 District and fifty (50) square feet in sign area in the B-3 District.***

Requested Variance

I am requesting that a sign with an area measuring 9 feet x 6 feet (54 square feet) be allowed.

Reasoning

- This sign is located on a curve on Busse Highway between Oakton Street and Potter Road. The small increase in size will allow for easy viewing from either direction.
- This is the only sign that will be seen by customers traveling west on Busse Highway.
- This will allow for the use of the existing ground pole sign frame.

- 2) Zoning Code Section 14.6 C.2.

*There shall be only one (1) ground sign per lot, whether pole or monument ground sign, except that on a corner lot one (1) additional pole ground sign shall be permitted for each street frontage of two-hundred (200) feet or more. **All pole signs shall be set back from the property line a minimum of ten (10) feet; however no part of any pole sign shall be located on the public right of way.***

Requested Variance

I am requesting that the setback from the property line be reduced to three (3) feet for the property line between the subject property and 1050 Busse Highway.

EXHIBIT # 2

Reasoning

- Due to the unusual shape of the property and placement of the building, this space is the optimal placement for the Ground Pole Sign. Placing A Ground Pole Sign in another spot on the property would cause safety issues for either customers of the business at 1056 or 1050 Busse Highway.
- The property line in question is shared by the property at 1050 Busse Highway, Park Ridge, IL. I am the President of the corporation that owns this property as well, and agree with the variance request.
- The optimal sign for the property is a Ground Pole Sign, not a Monument Sign. A Monument Sign would create an unsafe situation as customers from the business at 1050 Busse Highway exit the building. The view would be obstructed due to the curve of Busse Highway.

Wall Sign

3) Zoning Code Section 14.6 F.1.

No more than one (1) wall sign shall be allowed on any wall facing a public street...

Requested Variance

I am requesting that, due to the curve of Busse Highway and the placement of the building at 1056 Busse Highway, a wall sign on the west side of the building be allowed as a sign on a wall facing a public street.

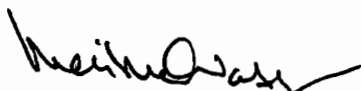
Reasoning

- The sign in question does face the public street because of the curve of Busse Highway, the public street in question.
- The sign will alert customers to the business, especially those turning from Potter Road onto Busse Highway.
- Please see the Site Location Map and Photos.

I want to keep the property attractive and advertise the tenant's services in an attractive manner. I have designers who are very aware of design integrity and incorporate elements of the architecture into a sign design to compliment the structure and landscape. Landscaping will be done in keeping with the Design Standards to further the sign's attractiveness.

I appreciate your consideration.

Sincerely,



Melina Ovassapian

EXECUTOR'S DEED



1112650001D

Doc#: 1112650001 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/06/2011 10:19 AM Pg: 1 of 3

(Above Space for Recorder's Use Only)

THIS DEED, made this day of _____, of _____, by **Melina Ovasapin** of the City of Libertyville, County of Lake and State of Illinois, as Independent Executor of the **ESTATE OF Elinor R. Spinnuza, DECEASED**, hereinafter referred to as Grantor, and **1056 Busse, Inc., an Illinois corporation** of 1504 Eric Lane, of the City of Libertyville, County of _____ and State of Illinois, hereinafter referred to as Grantee:

WHEREAS, Grantor was duly appointed Independent Executor of the Estate of Elinor R. Spinnuza Deceased, by the Circuit Court of Cook County, Illinois, on the 18th day of June, 2007; in Case Number 2007 P 003854, and has duly qualified as such Executor, and said letters of Office are now in full force and effect.

NOW, THEREFORE, this Deed witnesseth, that Grantor, in exercise of the Power of Sale granted to said Executor in and by the Will of Elinor R. Spinnuza, Decedent, and in consideration of the sum of Ten DOLLARS(\$10.00) to him/her in hand paid by Grantee, the receipt whereof is hereby acknowledged, does **GRANT, SELL and CONVEY** to **1056 Busse, Inc., an Illinois corporation**, all the following-described real estate situated in the County of Cook and State of Illinois, and known and described as follows, namely:

Lots 25, 26 and 27 in Block 4 in Nick Schlosser's Greater Park Ridge Subdivision in the East half of the Southwest quarter of Section 22, Township 41 North, Range 12, East of the Third Principal Meridian, a Plat of which Subdivision was registered in the Office of the Registrar of Titles of Cook County, Illinois on February 24, 1926 as Document No. 291853.



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 30909

Permanent Index Number: 09-22-326-002-0000/09-22-326-003-000009-22-326-004-0000

Address(es) of Real Estate: 1056 Busse Hwy., Park Ridge, IL 60068

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Elinor R. Spinnuza, Deceased, in and to the premises.

TO HAVE AND TO HOLD same unto said Grantee, forever.

IN WITNESS WHEREOF, Grantor, as Independent Executor aforesaid, has hereunto set her hand and seal the day and year first above written.

EXHIBIT # 3

Melina Ovsapian

Melina Ovsapian, Independent Executor of the Estate of Elinor R. Spinnuza, Dec'd.

State of Illinois, County of COOK s, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Melina Ovsapian personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that She sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7th day of March, 2009.

Commission expires _____, *Douglas G. Davidson*
NOTARY PUBLIC

This instrument was prepared by: Douglas G. Davidson, 6413 N. Kinzua, Suite 200, Chicago, Illinois 60646

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:
1056 Busse, Inc., an Illinois corporation
1056 Busse Hwy.
Park Ridge, IL 60068

OR
Recorder's Office Box No. _____



ACKNOWLEDGEMENT OF FULL AGENCY AUTHORITY

The undersigned states that he/she is the attorney-at-law for the corporation known as 1056 BUSSE, INC., principally located at 1056 BUSSE HIGHWAY PARK RIDGE, IL 60068 (complete address), Illinois. The undersigned has examined the incorporation documents of the 1056 BUSSE, INC., and is familiar with the principals of the 1056 BUSSE, INC.. The undersigned states that MELINA OVASSAPIAN (either the undersigned or another individual) has full legal authority, acting on behalf of the 1056 BUSSE, INC., to sign applications and any other documents required by the City of Park Ridge and to represent the 1056 BUSSE, INC. at any meeting or hearing with the City of Park Ridge and that the 1056 BUSSE, INC. will be legally bound by the signature and representations made by MELINA OVASSAPIAN on behalf of the 1056 BUSSE, INC. The undersigned makes this statement with the knowledge that the City of Park Ridge will rely on the representations made in this statement.

Dated: DECEMBER 1, 2011

Attorney for 1056 BUSSE, INC.

DOUGLAS G. DAVIDSON

Printed Name

6472 N. LEHIGH
CHICAGO, IL 60646
(773)775-7055

EXHIBIT #3

SECTION 2-24-1 DISCLOSURE STATEMENT

Name of Applicant: Melina Ovassapian / 1056 Busse Inc.

Subject Property Information:

Address: 1056 Busse Highway, Park Ridge, IL 60068

P.I.N. 09-22-326-002-0000, 09-22-326-003-0000, 09-22-326-004-0000

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

1056 Busse Inc., 1504 Eric Lane, Libertyville, IL 60048

If there is a pending contract for the sale of the Subject Property, list the purchasing party's name:
None

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: 1056 Busse Inc.

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

Melina Ovassapian - President, Armen Ovassapian - Secretary

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: _____

Not applicable

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: Melina Ovassapian, Frank Spinuzza

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 will be 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.

Melina Ovassapian
Signature of Applicant

December 1, 2011

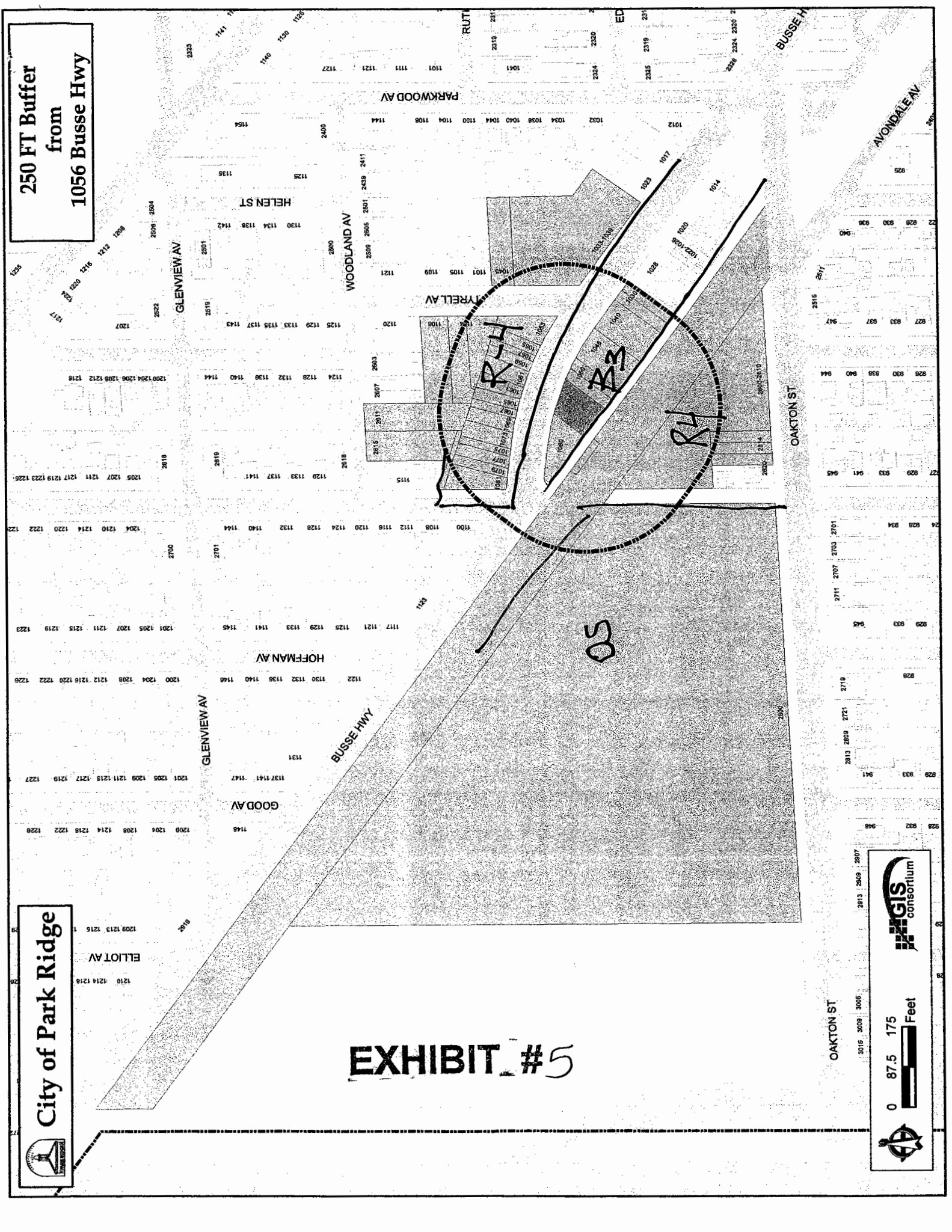
Date

EXHIBIT # 4

250 FT Buffer
from
1056 Busse Hwy

City of Park Ridge

EXHIBIT #5



0 87.5 175 Feet

GIS consortium

OAKTON ST

2813 2808 2721 2719

3016 3008 3005

2813 2809 2807

2711 2707 2703 2701

929 928

929 933 941

928 948

929 933 941

928 948

929 933 941

928 948

929 933 941

928 948

927 933 937 947

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927 933 937 947

928 930 938 944

| | Address number | Street name | Unit | City | State | ZIP code | PIN |
|----|----------------|-------------|------|------------|-------|----------|--------------------|
| 1 | 1037 | Busse Hwy | 1b | Park Ridge | IL | 60068 | 09-22-323-038-1010 |
| 2 | 2610 | Oakton St | 10w | Park Ridge | IL | 60068 | 09-22-325-018-1010 |
| 3 | 2600 | Oakton St | 3e | Park Ridge | IL | 60068 | 09-22-325-018-1015 |
| 4 | 1039 | Busse Hwy | 1a | Park Ridge | IL | 60068 | 09-22-323-038-1015 |
| 5 | 2600 | Oakton St | 12e | Park Ridge | IL | 60068 | 09-22-325-018-1024 |
| 6 | 2600 | Oakton St | 11e | Park Ridge | IL | 60068 | 09-22-325-018-1023 |
| 7 | 2600 | Oakton St | 10e | Park Ridge | IL | 60068 | 09-22-325-018-1022 |
| 8 | 2600 | Oakton St | 9e | Park Ridge | IL | 60068 | 09-22-325-018-1021 |
| 9 | 2600 | Oakton St | 8e | Park Ridge | IL | 60068 | 09-22-325-018-1020 |
| 10 | 1039 | Busse Hwy | 2c | Park Ridge | IL | 60068 | 09-22-323-038-1020 |
| 11 | 2600 | Oakton St | 7e | Park Ridge | IL | 60068 | 09-22-325-018-1019 |
| 12 | 1039 | Busse Hwy | 2b | Park Ridge | IL | 60068 | 09-22-323-038-1019 |
| 13 | 2600 | Oakton St | 1e | Park Ridge | IL | 60068 | 09-22-325-018-1013 |
| 14 | 1037 | Busse Hwy | 2b | Park Ridge | IL | 60068 | 09-22-323-038-1013 |
| 15 | 2610 | Oakton St | 12w | Park Ridge | IL | 60068 | 09-22-325-018-1012 |
| 16 | 1037 | Busse Hwy | 2a | Park Ridge | IL | 60068 | 09-22-323-038-1012 |
| 17 | 2610 | Oakton St | 11w | Park Ridge | IL | 60068 | 09-22-325-018-1011 |
| 18 | 1037 | Busse Hwy | 1c | Park Ridge | IL | 60068 | 09-22-323-038-1011 |
| 19 | 2610 | Oakton St | 9w | Park Ridge | IL | 60068 | 09-22-325-018-1009 |
| 20 | 1037 | Busse Hwy | 1a | Park Ridge | IL | 60068 | 09-22-323-038-1009 |
| 21 | 2610 | Oakton St | 8w | Park Ridge | IL | 60068 | 09-22-325-018-1008 |
| 22 | 1033 | Busse Hwy | 2d | Park Ridge | IL | 60068 | 09-22-323-038-1008 |
| 23 | 2610 | Oakton St | 7w | Park Ridge | IL | 60068 | 09-22-325-018-1007 |
| 24 | 1033 | Busse Hwy | 2c | Park Ridge | IL | 60068 | 09-22-323-038-1007 |
| 25 | 1039 | Busse Hwy | 2a | Park Ridge | IL | 60068 | 09-22-323-038-1018 |
| 26 | 2600 | Oakton St | 6e | Park Ridge | IL | 60068 | 09-22-325-018-1018 |
| 27 | 1039 | Busse Hwy | 1c | Park Ridge | IL | 60068 | 09-22-323-038-1017 |
| 28 | 2600 | Oakton St | 4e | Park Ridge | IL | 60068 | 09-22-325-018-1016 |
| 29 | 1039 | Busse Hwy | 1b | Park Ridge | IL | 60068 | 09-22-323-038-1016 |
| 30 | 2600 | Oakton St | 2e | Park Ridge | IL | 60068 | 09-22-325-018-1014 |
| 31 | 1037 | Busse Hwy | 2c | Park Ridge | IL | 60068 | 09-22-323-038-1014 |
| 32 | 2610 | Oakton St | 6w | Park Ridge | IL | 60068 | 09-22-325-018-1006 |
| 33 | 1033 | Busse Hwy | 2b | Park Ridge | IL | 60068 | 09-22-323-038-1006 |
| 34 | 2610 | Oakton St | 5w | Park Ridge | IL | 60068 | 09-22-325-018-1005 |
| 35 | 1033 | Busse Hwy | 2a | Park Ridge | IL | 60068 | 09-22-323-038-1005 |
| 36 | 2610 | Oakton St | 4w | Park Ridge | IL | 60068 | 09-22-325-018-1004 |
| 37 | 1033 | Busse Hwy | 1d | Park Ridge | IL | 60068 | 09-22-323-038-1004 |
| 38 | 2610 | Oakton St | 3w | Park Ridge | IL | 60068 | 09-22-325-018-1003 |
| 39 | 1033 | Busse Hwy | 1c | Park Ridge | IL | 60068 | 09-22-323-038-1003 |
| 40 | 2610 | Oakton St | 2w | Park Ridge | IL | 60068 | 09-22-325-018-1002 |
| 41 | 1033 | Busse Hwy | 1b | Park Ridge | IL | 60068 | 09-22-323-038-1002 |
| 42 | 2610 | Oakton St | 1w | Park Ridge | IL | 60068 | 09-22-325-018-1001 |
| 43 | 1033 | Busse Hwy | 1a | Park Ridge | IL | 60068 | 09-22-323-038-1001 |
| 44 | 2800 | Oakton St | | Park Ridge | IL | 60068 | 09-22-313-002-0000 |
| 45 | 1059 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-322-040-0000 |

| | | | | | | | |
|----|------|--------------|---|------------|----|-------|--------------------|
| 46 | 1075 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-322-033-0000 |
| 47 | 1077 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-322-032-0000 |
| 48 | 1073 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-322-034-0000 |
| 49 | 1069 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-322-035-0000 |
| 50 | 1067 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-322-036-0000 |
| 51 | 1065 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-322-037-0000 |
| 52 | 1061 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-322-039-0000 |
| 53 | 1081 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-322-030-0000 |
| 54 | 1057 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-322-041-0000 |
| 55 | 1055 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-322-042-0000 |
| 56 | 1053 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-322-043-0000 |
| 57 | 2611 | Woodland Ave | | Park Ridge | IL | 60068 | 09-22-322-047-0000 |
| 58 | 1063 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-322-038-0000 |
| 59 | 1079 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-322-031-0000 |
| 60 | 2615 | Woodland Ave | | Park Ridge | IL | 60068 | 09-22-322-027-0000 |
| 61 | 1108 | Tyrell Ave | | Park Ridge | IL | 60068 | 09-22-322-007-0000 |
| 62 | 1104 | Tyrell Ave | | Park Ridge | IL | 60068 | 09-22-322-008-0000 |
| 63 | 1056 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-326-003-0000 |
| 64 | 1050 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-326-005-0000 |
| 65 | 1030 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-326-013-0000 |
| 66 | 1040 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-326-029-0000 |
| 67 | 1046 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-326-031-0000 |
| 68 | 1060 | Busse Hwy | | Park Ridge | IL | 60068 | 09-22-326-001-0000 |
| 69 | 2614 | Oakton St | 1 | Park Ridge | IL | 60068 | 09-22-325-006-0000 |
| 70 | 1045 | Tyrell Ave | | Park Ridge | IL | 60068 | 09-22-323-011-0000 |
| 71 | 2614 | Oakton St | 2 | Park Ridge | IL | 60068 | 09-22-325-006-0000 |

EXHIBIT #5

PLAT OF SURVEY

1312 N. HOFFMAN AVENUE
PARK RIDGE, ILLINOIS 60068

BY
JON P. TICE
REGISTERED ILLINOIS LAND SURVEYOR

TICE SURV
PHONE: 82

Lot 25, 26 and 27 in Block 4 in Nick Schlosser's G Subdivision, in the East half of the Southwest quarter of Section 1 North, Range 12 East of the Third Principal Meridian of Cook County, Illinois, February 24, 1926 291853.

BUSSE

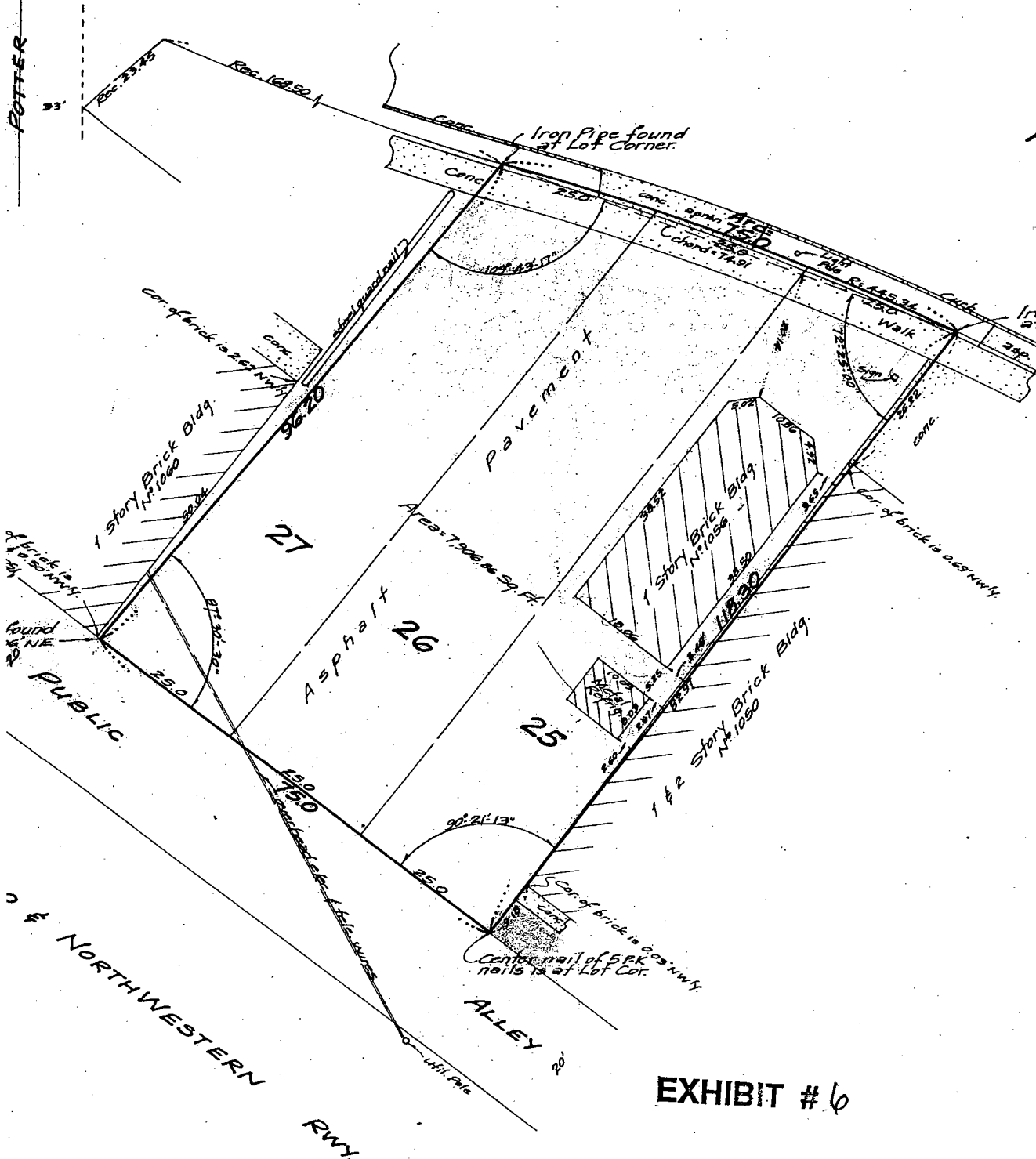


EXHIBIT # 6

are marked in feet and parts thereof.

State of Illinois } ss
County of Cook }

o. 29139
inch = 15 feet.
Oct. 26, 1989

I, JON P. TICE, a Reg. Ill. Land Surveyor, do hereby certify that I have located the building on the above property.

Jon P. Tice
Reg. Ill. Land Surveyor

State of Illinois } ss
County of Cook }

I, JON P. TICE, a Reg. I hereby certify that I have described property and that it is a correct representation of to a temperature of 68° Fahr

SIGN VARIANCE: 1056 Busse Highway, Park Ridge, IL 60048

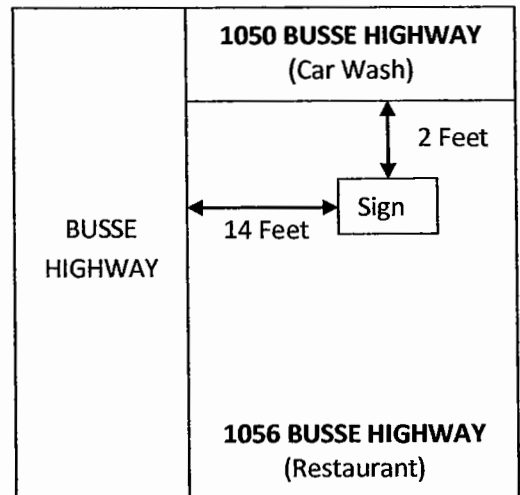
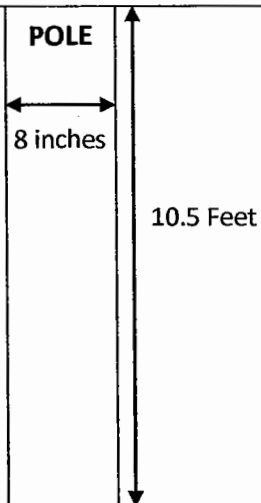
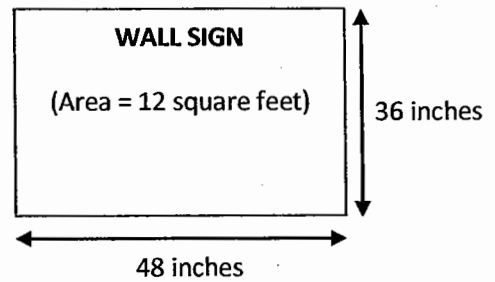
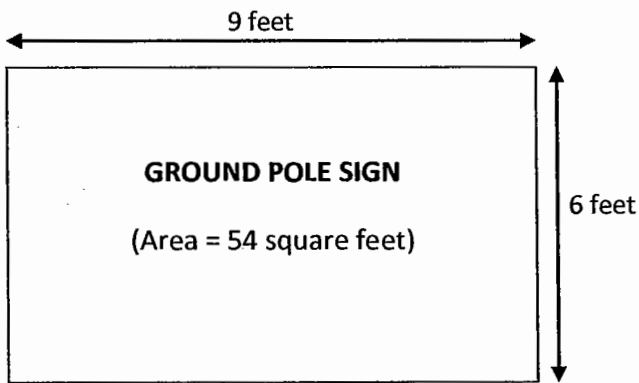


EXHIBIT #12

Note: Plan to landscape around the base of the pole.