



CITY OF PARK RIDGE

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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 Residential

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.

Matt Ackerman
Signature of Applicant

9/6/16
Date



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.

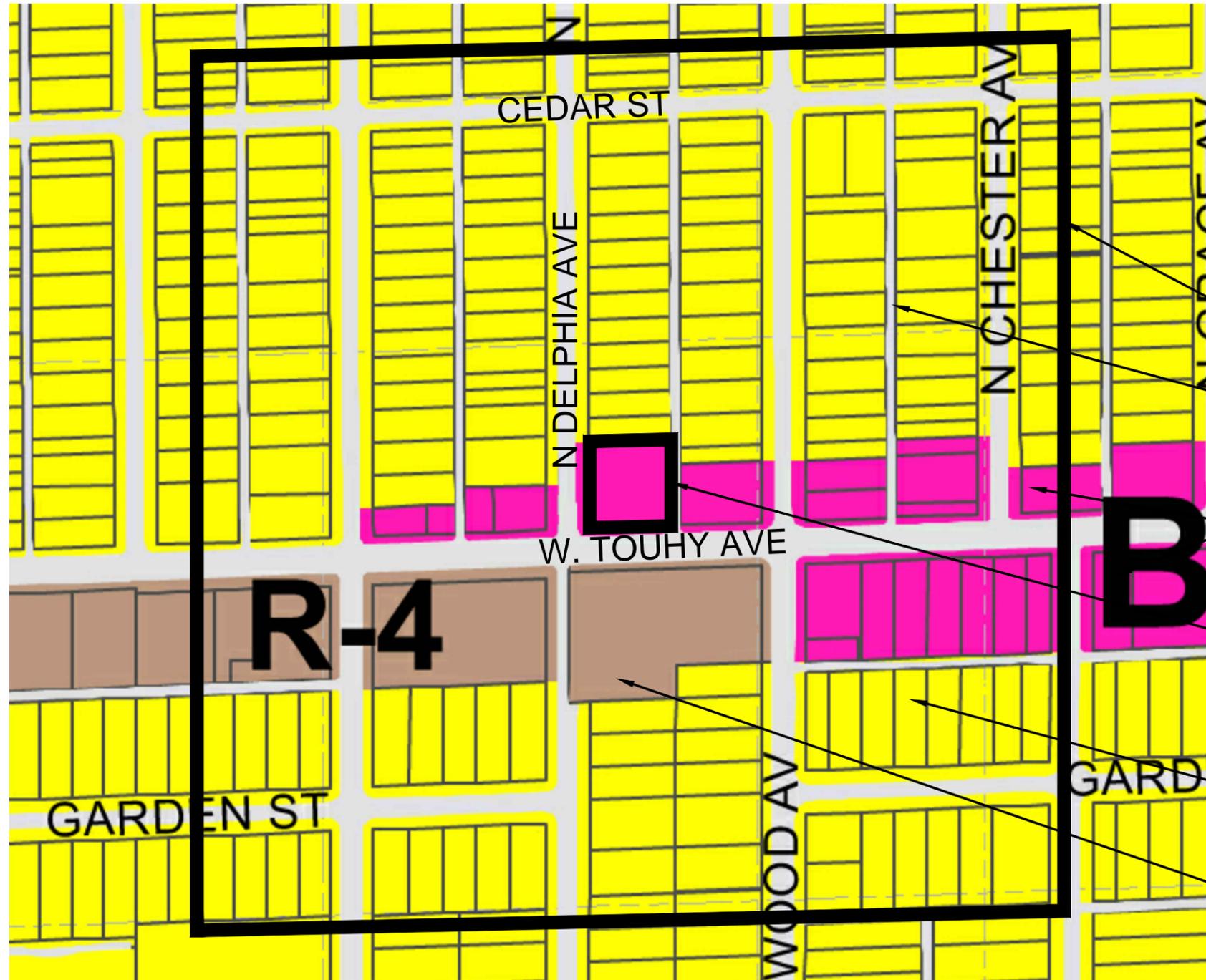
The change in zoning would help eliminate a current nonconformity, allowing the site to be upgraded, enhancing the image of the street.

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

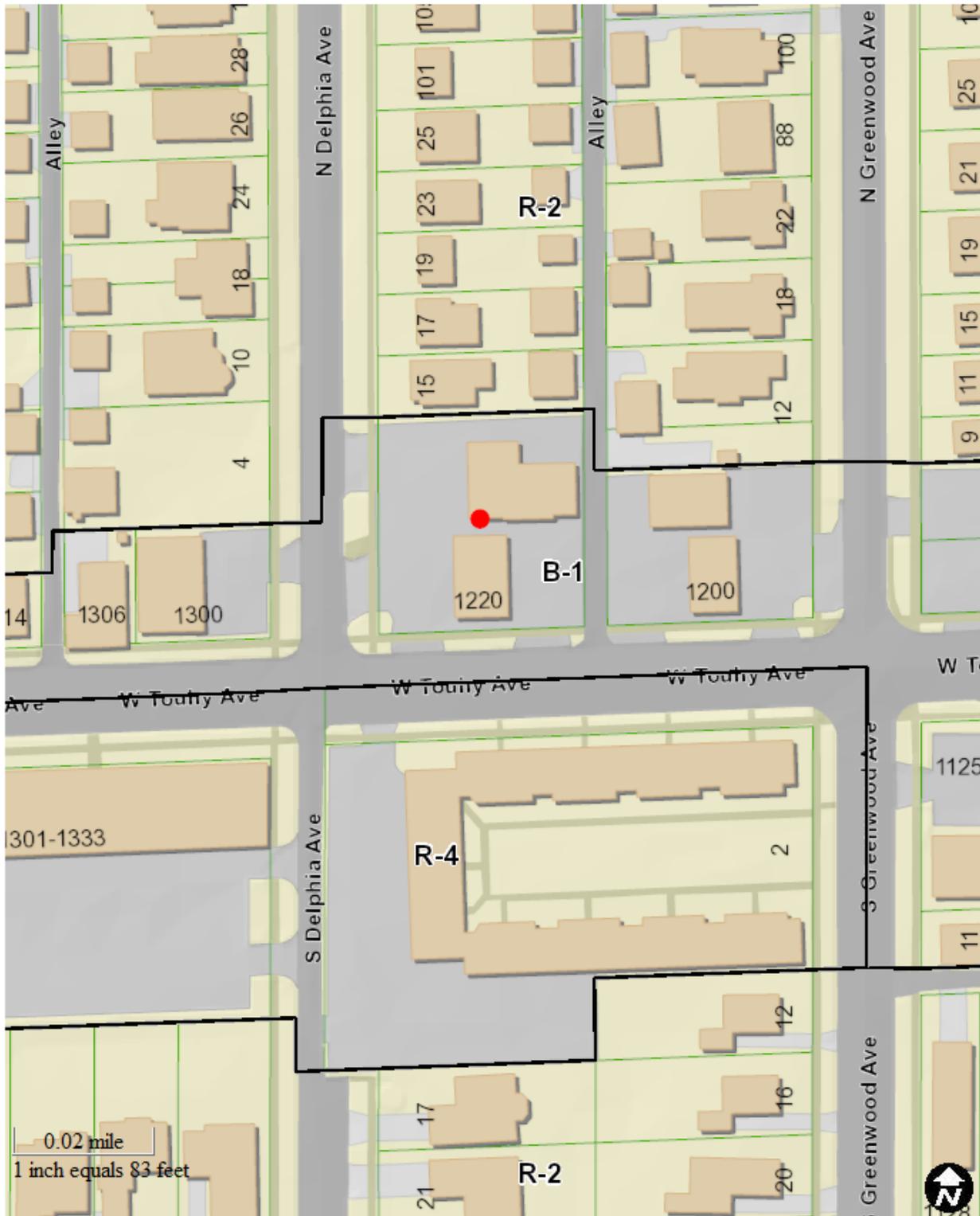
1 ZONING SITE PLAN
SCALE: 1" = 200'



NO.	REVISIONS	ISSUED FOR ZONING	DATE	BY
			03-31-16	MA
CORPORATE DESIGN + DEVELOPMENT GROUP, LLC 3075 PRATT AVE MILWAUKEE, WI 53212 WWW.CDDGROUP.COM TEL: 414.224.8888 FAX: 414.224.8999 LAPPROFESSIONALDESIGNFRMNO. 104-04513				
GRAHAM ENTERPRISES, INC. PROPOSED CHANGE OF ZONING 1220 W. TOUHY AVE, PARK RIDGE, IL 60068				
EXISTING SITE MAP ZONING AND USE				
DATE:	03-31-16			
SCALE:	AS SHOWN			
DRAWN:	MA			
CHECK:	CK			
JOB:	D16027			
SHEET	A001			



Map created on October 19, 2016.
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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 Ordinance 2008-83, 11/17/2008

⁵ Ordinance 2008-55, 8/18/2008

⁶ Ordinance 2009-50, 7/6/2009

⁷Ordinance 2010-33, 4/5/2010

⁸Ordinance 2010-84, 12/6/2010

⁹Ordinance 2012-57, 12/3/2012

¹⁰Ordinance 2015-37, 6/1/2015

¹¹Ordinance 2014-63, 11/17/2014

¹²Ordinance 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 S²				
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 HEIGHT¹	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 YARDS²				
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

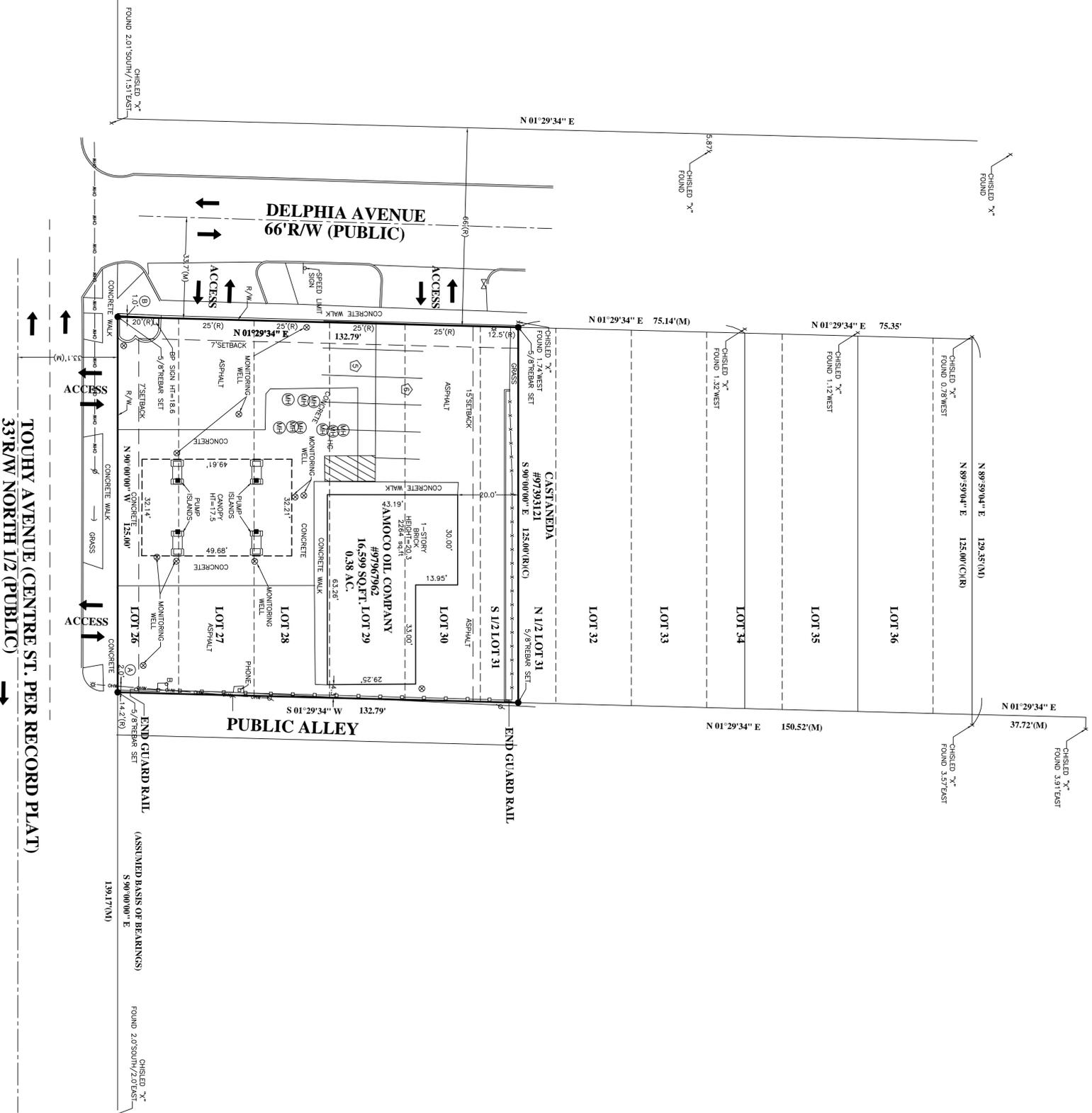
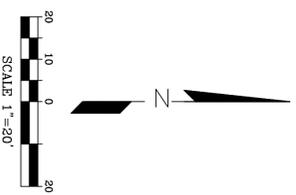
¹ All appurtenances must meet building height requirements.

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, South of Railroad, of Section 26, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. Section 26, Township 41 North, Range 12, Cook County, Illinois.



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 Surveys, as promulgated 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-331480-116-CH2 dated July 17, 2008.

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

Dated August 19, 2008

Registration No. 2691



NOTES:

- PROPERTY IS LOCATED IN NON-PRINTED PANEL 17031(02)83 PER FEMA WEB SITE
- Per https://www.parkridge.us/assets/ZONING_2007BW_NV_Quadant.pdf PROPERTY IS ZONED B-1. The B-1 Retail and Office District is intended to create a neighborhood of medium density retail and office uses. The district is 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 Ord. 1996-02 OF 213) CURRENT USE AS A GAS STATION IS NOT ALLOWED IN THE B-1 DISTRICT.
- SETBACKS PER CITY OF PARK RIDGE ZONING OFFICE
 - FRONT 7'
 - CORNER SIDE 5' NONE OR 5' IF ADJUTING RESIDENTIAL
 - REAR = NONE OR 15' IF ADJUTING RESIDENTIAL
- MAX BUILDING HEIGHT = 40'
- PARKING: 2 per 1,000 sq ft of any accessory convenience retail and/or food service + 2 parking spaces per bay for any accessory automatic car wash. 11 spaces marked, none of which are handicapped.
- FIELD WORK PERFORMED AUGUST 12, 2008.
- ALL 8' REAR SET ARE 0.3' ABOVE GROUND UNLESS NOTED OTHERWISE.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. R.O.W. IS SHOWN PER CURRENT DEED AND TITLE INFORMATION.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.
- ACCESS IS PROVIDED BY TOUHY AVENUE AND DELPHIA AVENUE.

LEGEND:

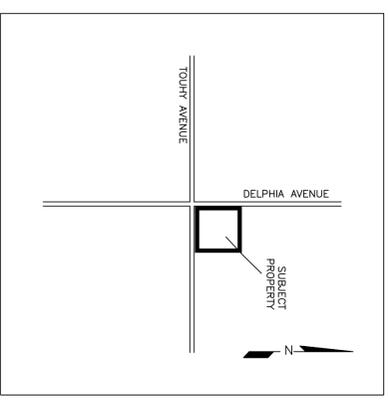
- A YARD LIGHT
- B FENCE
- C OVERHEAD WIRES
- D SIGNAL POLE
- E UTILITY POLE
- F GUY WIRE
- G CATCH BASIN
- H CURB INLET
- I ELECTRIC MH
- J MANHOLE
- K PHONE MH
- L SANITARY MH
- M SIGNAL MH
- N STORM MH
- O WATER MH
- P ELEC. METER
- Q CLEANOUT
- R GAS METER
- S GAS VALVE
- T WATER VALVE
- U FIRE HYDRANT
- V SPR. HOOKUP
- W SPRINKLER
- X FD. AER. DISK
- Y FD. COV. ON SPRIE
- Z FD. CHISELED X
- AA SET DRILL HOLE
- AB SET DRILL MON.
- AC SET HARRISON MON.
- AD FD. REBAR
- AE CHILD WATER LINE
- AF SIGN MON
- AG SET REBAR
- AH SET MAG. WALL
- AI SET NAIL
- AJ BOLLARD
- AK BORE HOLE
- AL GATE POST
- AM POLE LINE METER
- AN T-POST
- AO WOOD PILES
- AP RECORDS B&D
- AQ CALCULATED B&D
- AR (PH) ABOVE GROUND
- AS B.C. BELOW GROUND
- AT CONF. TREE
- AU DECID. TREE
- AV SHRUB
- AW PHONE RISER-BOX
- AX TV RISER-BOX
- AY ELEC. RISER-BOX
- AZ GAS RISER-BOX

EASEMENT NOTES:

- PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NCS-331480-116-CH2 DATED JULY 17, 2008.
- Environmental Disclosure Document for Transfer of Real Property recorded December 24, 1997 as document number 97967965, afflicts parcel, blanked in nature, not shown.
- Illinois Environmental Protection Agency Environmental No Further Remediation Letter, recorded December 24, 1997 as document number 97967964, afflicts lots 26, 27, 28 and 29, blanked in nature, not shown.
- Terms, conditions and provisions of Ordinance No. 88-64 entitled An Ordinance Establishing a Gas Station Use District in the City of Park Ridge, Illinois, recorded June 20, 2000 as document 00455113, afflicts parcel, blanked in nature, not shown.

ENCROACHMENT NOTES:

- (A) OVERHEAD WIRES WITHOUT EASEMENT
- (B) WALL OVER LINE



"ALTA/ACSM LAND TITLE SURVEY"
 PREPARED FOR:
THE MATTHEWS COMPANY
 National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
 Tel: (714)-973-7181 Fax: (714)-644-2840
www.themattthewscompany.com

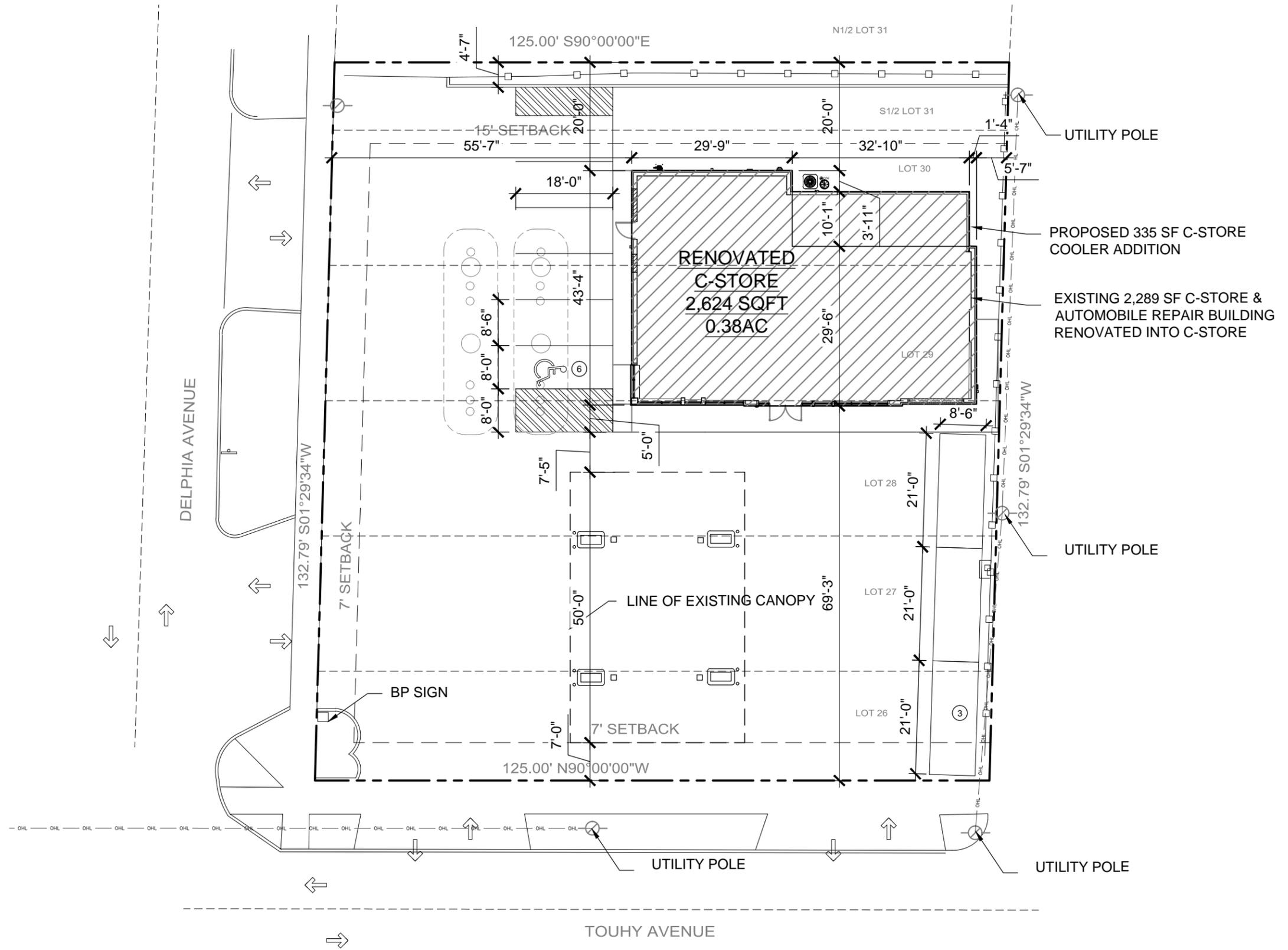
DATE	BY	REVISION
10-10-08	GSK	BBB
11-20-08	SFP	BBB
4-16-09	GSK	BBB
	BY	AP'VD

BP PRODUCTS NORTH
AMERICA INC.

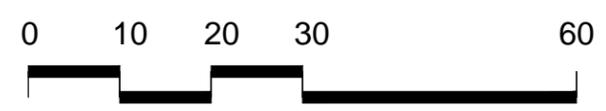
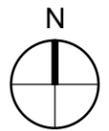
1220 West Touhy Avenue
 Park Ridge, IL

SCALE: 1" = 20'	CHKD. / AP'VD:
DATE: AUGUST 19, 2008	APPROVED:
DWN. BY: D.L.S.	SSF# 09689
CHKD. BY: M.J.J.	

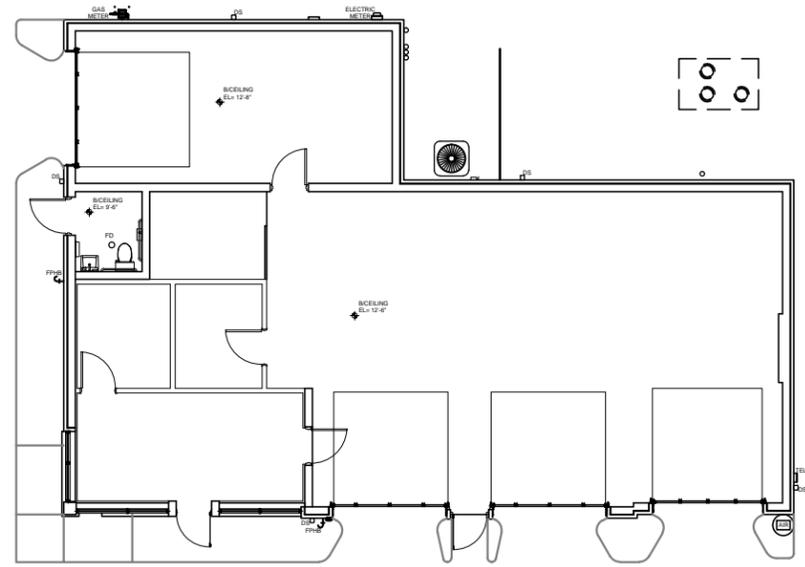
Bledsoe Riggert Guerretaz
 LAND SURVEYING
 1351 West Tapp Road
 Bloomington, Indiana 47403
 P. 812-336-8277
 F. 812-336-0817
 BRG Project No. 0496K



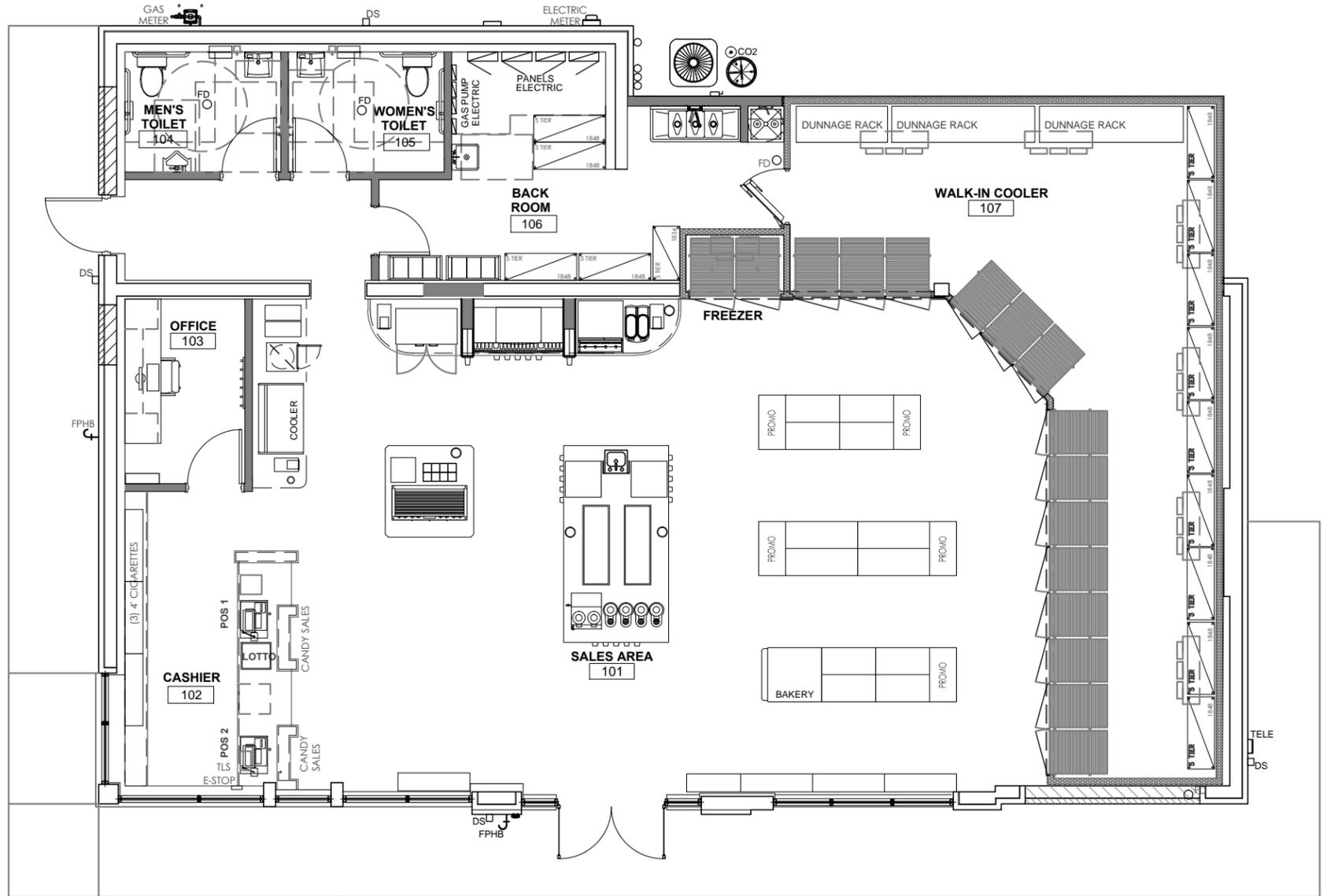
1 PROPOSED SITE PLAN
SCALE: 1" = 20'



NO.	REVISIONS	DATE	BY
	ISSUED FOR ZONING	08-06-16	MA
CORPORATE DESIGN + DEVELOPMENT GROUP, LLC 3075 PRATT AVE MILWAUKEE, WI 53212 TEL: 262.283.8888 WWW.CDDGROUP.COM LAW OFFICES OF DAVIDSON PERINO, 184-04013			
GRAHAM ENTERPRISES, INC. PROPOSED CHANGE OF ZONING 1220 W. TOUHY AVE, PARK RIDGE, IL 60068			
PROPOSED SITE PLAN			
DATE:	03-31-16		
SCALE:	AS SHOWN		
DRAWN:	MA		
CHECK:	CK		
JOB:	D16027		
SHEET	A001		



1 EXISTING FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

CORPORATE DESIGN + DEVELOPMENT GROUP, LLC
3075 PRATT AVE. SUITE 11100 S. OREGON, IL 60068
TEL: 224.282.8998 FAX: 224.282.8998
WWW.CDDGROUP.COM
LAPPROFESSIONALDESIGNFRMNO. 184-040433



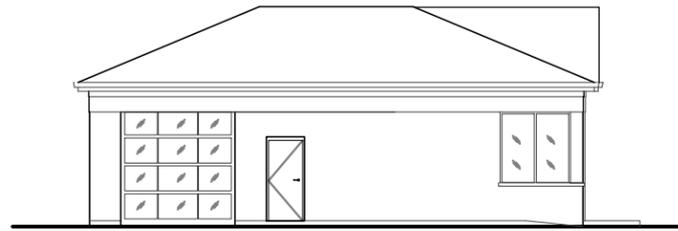
GRAHAM ENTERPRISES, INC.
PROPOSED CHANGE OF ZONING
1220 W. TOUHY AVE,
PARK RIDGE, IL 60068



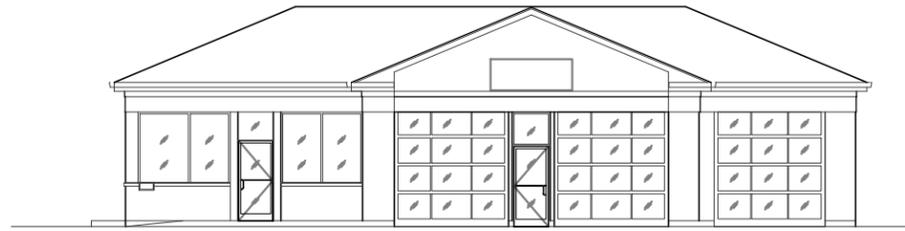
PROPOSED FLOOR PLAN

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

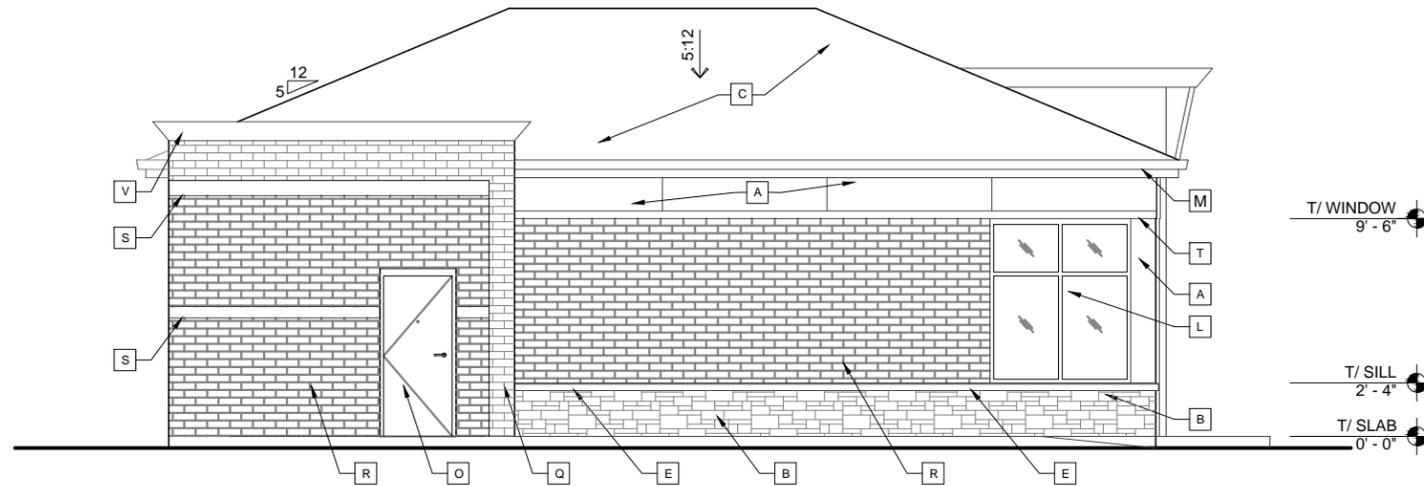
A100



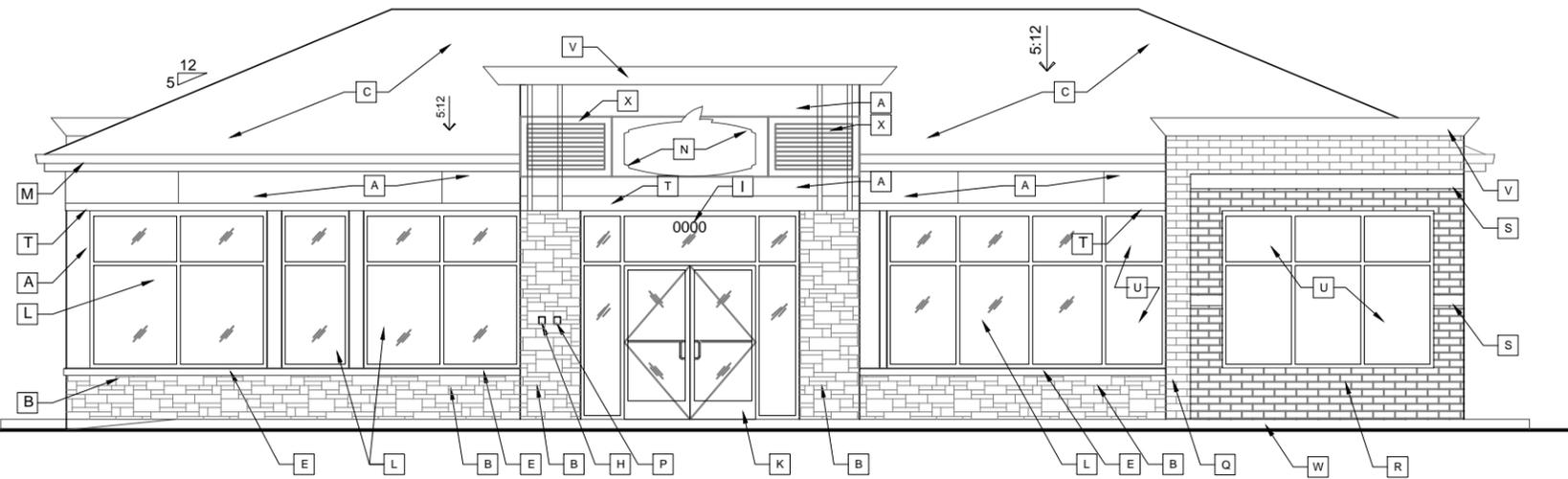
1 EXISTING WEST ELEVATION
SCALE: 1/16" = 1'-0"



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 3/4" 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

BY	MA
DATE	08-06-16
REVISIONS	ISSUED FOR ZONING
NO.	
CORPORATE DESIGN + DEVELOPMENT GROUP, LLC 3075 PRATIM AVE MARIETTA, GA 30067 WWW.CDDG.COM L PROFESSIONAL DESIGN #RM10-18-040513	
	
GRAHAM ENTERPRISES, INC. PROPOSED CHANGE OF ZONING 1220 W. TOUHY AVE, PARK RIDGE, IL 60068	
	
PROPOSED ELEVATIONS	
DATE:	03-31-16
SCALE:	AS SHOWN
DRAWN:	MA
CHECK:	CK
JOB:	D16027
SHEET	A200