

City Council

Agenda Cover Memorandum

Meeting Date: February 6, 2012

Item Title: First reading of an ordinance for a map amendment to change the zoning from the R-5 Multi-Family District to the B-1 Retail and Office District at 111 South Washington Avenue, Zoning Case Number MA-12-01

Action Requested:

- Approval
- For discussion
- Feedback requested
- For your information

Staff Contact: Cathy Doczekalski, CP&D Manager
Phone Number: 847/318-5296
E-mail Address: cdoczeka@parkridge.us

Background:

K&F Management, Inc., applicant, requests a map amendment to change the zoning of the property from the R-5 Multi-Family District to the B-1 Retail and Office District.

The applicant is requesting a map amendment to rezone the property to locate dental offices in the building. Currently, a medical/dental clinic is not permitted in the R-5 Zoning District, so the zoning map amendment would be required to allow the dental office in the building. The entire property contains one parcel and is 41,775 square feet. A two-story brick office building currently exists at the site. There are currently other tenants within the building occupying office space as well as a social club (fencing school) in the basement. There are currently 37 parking spaces on the property located behind the building. Street parking in front of the building is also available. Ingress and egress to the parking areas would be maintained at the north and south sides of the building. No changes to the building or parking lot are anticipated.

The property was rezoned in 2007 from office to residential as part of a multi-family residential planned development proposal that was ultimately not constructed.

The Planning and Zoning Commission held a public hearing on the matter at its January 24, 2012 meeting and recommended approval of the map amendment. The Commission approved the map amendment 7 to 0 with 2 members absent.

Recommendation:

Move approval of first reading of an ordinance for a map amendment to change the zoning from R-5 Multi-Family District to the B-1 Retail and Office District at 111 South Washington Avenue, Zoning Case Number MA-12-01.

Budget Implications:

Does Action Require an Expenditure of Funds: Yes No

If Yes, Total Cost:

If Yes, is this a Budgeted Item:

Yes

No

Attachments:

- Draft ordinance
- Application

The draft minutes from the January 24, 2012 Planning and Zoning Commission meeting are behind all three agenda items.

ORDINANCE
OF THE CITY COUNCIL OF THE CITY OF PARK RIDGE
REGARDING REZONING

WHEREAS, the Planning and Zoning Commission of the City of Park Ridge received an application for an amendment to the Zoning Map of the City of Park Ridge on property hereinafter described as 111 South Washington Avenue, Zoning Case No. MA-12-01; and

WHEREAS, in accordance with the Zoning Ordinance of the City of Park Ridge, the Planning and Zoning Commission held a public hearing regarding the proposed map amendment on January 24, 2012; and

WHEREAS, the Planning and Zoning Commission made findings of fact in support of granting the map amendment, which are incorporated herein and has recommended to the City Council that the map amendment be granted;

NOW THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of Park Ridge in accordance with the Zoning Ordinance of the City of Park Ridge, the findings of fact and recommendation of the Planning and Zoning Commission are hereby approved and adopted and the official Zoning Map of the City of Park Ridge is hereby amended to designate the following described property as the B-1 Retail and Office District:

Lot 3 in First Addition to Executive Plaza Subdivision, being a subdivision of the West 233.02 feet (as measured on the North line of the Northwest ¼) of the North 660.00 feet (as measured on the West line of the third Northwest ¼) of section 36, Township 41 North, Range 12, East of the Third Principal Meridian , in Cook County, Illinois

The property is commonly known as: 111 South Washington Avenue
Property Tax Index Number: 09-36-100-036-0000

BE IT FURTHER ORDAINED that the Community Preservation and Development Manager is hereby directed to amend the Zoning Map in accordance with this Ordinance.

BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

BE IT FURTHER ORDAINED that the City Clerk is hereby authorized and directed to publish said Ordinance in pamphlet form according to law.

Adopted by the City Council of the City of Park Ridge, Illinois, this ____ day of _____, A.D. 2012

VOTE: AYES _____
 NAYS _____

 ABSENT _____

Approved by me this ____ day of _____,
A.D. 2012

Attest:

City Clerk

Mayor



CITY OF PARK RIDGE

505 BUTLER PLACE
PARK RIDGE, IL 60068
TEL: 847/ 318-5291
FAX: 847/ 318-6411
TDD:847/ 318-5252
URL:<http://www.parkridge.us>

DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

Date: January 24, 2012
To: Planning and Zoning Commission
From: Cathy Doczekalski, CP&D Manager
Subject: Map Amendment from the R-5 District to the B-1 District,
111 South Washington Avenue
Zoning Case: MA-12-01

Introduction

K&F Management, Inc., applicant, requests a map amendment to change the zoning of the property from the R-5 Multi-Family District to the B-1 Retail and Office District, in accordance with Section 4.8 of the Zoning Ordinance.

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.

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	Multiple tenant office building	R-5	Multi-Family/Mixed Use
North	Multiple tenant office building	O	Multi-Family/Mixed Use
East	Multiple tenant office building parking area	R-5	Multi-Family/Mixed Use
South	Multiple tenant office building	O	Multi-Family/Mixed Use
West	Multiple tenant commercial and office buildings	B-4, Transitional	Commercial

Information Submitted by the Applicant

The applicant requests a map amendment to change the zoning of the property from the R-5 Multi-Family District to the B-1 Retail and Office District.

The applicant submitted a statement summarizing how the project would satisfy the required findings of fact for map amendments in Section 4.8.D, Table 1.

Staff Analysis

Executive Plaza Plan (A copy is attached)

The Executive Plaza Plan, approved in 2006, is an amendment to the City's 1996 Comprehensive Plan. The Executive Plaza Plan provides recommendations for the area known as Executive Plaza where the

property is located. In summary, the recommendations for this area primarily indicate that multi-family residential uses should be located in the area. However, existing and future office uses are also considered, as well as some mixed commercial components. Since the property was rezoned in conjunction with an alternate plan that was not constructed, and the operation is occupying existing tenant space, the proposed use at the property should not impact any current or future development considerations.

Map Amendment

The applicant is requesting a map amendment to rezone the property to locate dental offices in the building. Currently, a medical/dental clinic is not permitted in the R-5 Zoning District, so the zoning map amendment would be required to allow the dental office in the building. The entire property contains one parcel and is 41,775 square feet. A two-story brick office building is currently existing at the site. There are currently other tenants within the building occupying office space as well as a social club (fencing school) in the basement. There are currently 37 parking spaces on the property located behind the building. Street parking in front of the building is also available. Ingress and egress to the parking areas would be maintained at the north and south sides of the building. No changes to the building or parking lot are anticipated.

The property was rezoned in 2007 from office to residential as part of a multi-family residential planned development proposal that was ultimately not constructed.

B-1 Retail and Office District

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.

The applicant submitted a statement addressing the findings of fact for map amendments listed in Section 4.8.D, Table 1 of the Zoning Ordinance.

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.D, Table 1 (refer to Attachment A). 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 commercial district would be compatible with the surrounding area, and if the proposed amendment is consistent with the Comprehensive Plan/Executive Plaza Plan.

Commission Review and Action

The Commission should discuss the impact of the proposed map amendment in relation to the Executive Plaza Plan.

The Commission may then recommend City Council approval or denial of a map amendment to change the zoning of the property from the R-5 Multi-Family District to the B-1 Retail and Office District at 111 South Washington Avenue, Zoning Case Number MA-12-01. In taking action the Commission shall make findings of fact for map amendments, in accordance with Section 4.8.D, Table 1 of the Zoning Ordinance.

Attachments

Attachment A

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

September 5, 2006

Executive Plaza Plan

Executive Plaza encompasses the block bounded by Touhy Avenue, Washington Avenue and Northwest Highway. The rear yards of the single family residences on Berry Parkway form the eastern boundary of this area. It contains eight office buildings that were constructed in the late 1950s into the 1960s. The area serves as a transition from the Central Business District to single family residences to the north and east.

Improvement and Development Considerations

The following conditions and characteristics will influence opportunities for improvement and development within Executive Plaza.

- **Size and configuration.** Executive Plaza, which is trapezoidal in shape, contains approximately 16.7 acres (726,000 square feet). The site is flat. There is a storm water detention area in the east, central portion of the site.
- **Existing uses.** Executive Plaza has eight office buildings and associated surface parking areas. As noted above, there is a storm water detention area on the site. This area was developed in the late 1950s and early 1960s and at the time considered a high quality suburban office park. Prior to the present use, it was owned by the Catholic Church (Sisters of the Holy Family of Nazareth).
- **Surrounding uses.** Executive Plaza is located on the eastern edge of the Central Business District. It acts as a gateway into Park Ridge and is near the border with Chicago. Single family residences are located to the north and east of the area. F. M. Global and St. Paul of the Cross Church are located to the southwest. Small office uses are located west of the Executive Plaza along Washington Avenue.
- **Zoning.** This area is zoned O-1 Office District, which permits office uses. The office district allows a limited number of uses closely related to offices.
- **1996 Comprehensive Plan.** The 1996 Plan designates this as office. The Plan assumes that the current office uses will be maintained.
- **2002 Uptown Plan.** The Uptown Plan, approved as an amendment to the Comprehensive Plan, also shows this area as an in-town office park.
- **Traffic access and circulation.** Executive Plaza has excellent vehicular accessibility. It has frontage along Touhy Avenue and Northwest Highway, both arterial streets, and Washington Avenue, a collector street. Both Touhy and Northwest are state routes and carry large traffic volumes. Washington serves as a significant travel route into the residential area to the north.

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- Pedestrian facilities and amenities. Touhy Avenue is not a “pedestrian friendly” street and does not provide a linkage with Uptown and adjacent areas. Northwest Highway, is slightly more “pedestrian friendly” than Touhy Avenue and, provides an important link between the offices in this area and the commercial uses on the eastern part of the Central Business District. Washington Avenue, from a pedestrian viewpoint, provides access from the residential area to the north of Touhy and St. Paul of the Cross Church on the south side of Northwest Highway.
- Parking. Each of the office properties provides off-street parking. Some properties provide an adequate amount of parking and meet the requirements of the Zoning Ordinance. Other properties provide a minimal amount of parking and are considered existing non-conforming. The existing buildings were originally constructed using parking requirements that were less restrictive than those required under current zoning.
- Image and appearance. Executive Plaza serves as a gateway into Park Ridge from Chicago. Most of the existing buildings are relatively attractive while some appear quite dated. Most of the parking is provided behind the buildings, and away from street view. Generally, the buildings and properties are well maintained. Two properties along Touhy Avenue are vacant.
- Market potential. The office market in the O’Hare Area has a sizable vacancy rate. There is little demand to construct new office space in this area. With several of the existing buildings in Executive Plaza becoming functionally obsolete, other land uses for this area could be considered. Recent market studies indicate that the residential market in Park Ridge is strong, particularly for multi-family developments near the Uptown area. The retail market also remains strong.
- Current plans for improvement and development. While there are no formal proposals pending for Executive Plaza, staff has discussed several redevelopment scenarios recently.

Improvement and Development Recommendations

While existing uses may remain for the immediate future, it is recommended that Executive Plaza be redeveloped primarily for multiple family residential purposes, with the potential for some office and retail uses incorporated with the residential uses. This development scenario would also include a range of senior housing options.

Redevelopment of this area would probably happen in stages. Therefore, it is important that new buildings be compatible with existing structures in and around Executive Plaza.

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Land-Use

- Multi-family residential uses should be located throughout Executive Plaza. Both townhouses and condominiums would be appropriate in this area.
- Senior residential uses are most desirable. A wide-range of housing types should be provided from independent living to assisted living and nursing care, along with accessory uses to service the residents, such as doctors offices, pharmacy and service retail.
- Commercial uses, only as part of a mixed use project, should be located along Washington Avenue, which might include retail and service uses oriented to the residents of the immediate neighborhood. Office uses, including medical and professional offices, could also be located along Washington Avenue, Touhy Avenue and Northwest Highway.
- One story, “stand alone commercial uses” should be discouraged.
- Automobile oriented retail uses, such as those with drive-ins, should be restricted.

Existing Sites and Buildings

- As noted above, the redevelopment of the Executive Plaza is anticipated to occur in stages, with several of the existing buildings to remain as new construction is undertaken. These buildings and grounds should be maintained in good condition.
- The existing properties in Executive Plaza have many mature trees. These trees should be preserved.
- There are no buildings in Executive Plaza that are considered historic structures needing preservation.

Building Height

- New buildings along Touhy Avenue, Washington Avenue, Northwest Highway and the eastern border of Executive Plaza near the single family houses on Berry Parkway, should be two to three stories in height.
- Buildings on interior portions of the site could be up to four or five stories in height, provided there is a significant setback from all property lines and there is a significant community benefit/public amenity, including but not limited to open space or senior housing.
- One story buildings should not be allowed.

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Building and Site Design

- New buildings should be developed with consideration toward the scale and the character of the existing buildings in Executive Plaza.
- New buildings should be setback from surrounding streets and setbacks should be consistent along each block front. A setback along these streets of 25 feet is appropriate due to the more urban, transitional nature of this area.
- If retail uses are provided along Washington Avenue, a smaller building setback could be allowed.
- Residential densities should not exceed those permitted in the Zoning Ordinance.
- New buildings should be positioned at the front setback line and should generally occupy the full width of the building envelope in order to maintain a “building wall.”
- The existing 35 foot setback along the eastern edge of Executive Plaza, adjacent to the single family residences on Berry Parkway should be maintained.
- Masonry building materials should be encouraged.

Parking

- Parking for residential uses should be located below grade (or substantially below grade). Dedicated guest parking may be provided at grade so long as the parking is adequately screened.
- Parking should be located behind buildings and in the interior portions of the block. Parking in front and corner side yards should not be allowed.
- Parking and service loading areas should be screened from view along sidewalks, roadways and neighboring properties through the use of low masonry walls and evergreen landscaping.

Pedestrian Amenities

- The sidewalks along Touhy Avenue should be improved to make them more “pedestrian friendly.”
- The streets adjacent to Executive Plaza are heavily traveled and the uses from this site generate significant amounts of vehicular traffic. In redeveloping this area, careful consideration should be given to pedestrian safety.

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- Pedestrian connections should be improved along all streets to better link this area with the Uptown shopping area and surrounding residential areas.
- A pedestrian connection with Uptown Target Area 3 should be considered.
- Gateway design treatments are recommended for the intersections of Touhy and Washington Avenues, and Washington Avenue and Northwest Highway to announce entry into the Uptown Area. These areas should include seating areas and landscaping.

Circulation

- Access points to Executive Plaza should be minimized to avoid traffic conflicts with the heavily traveled Touhy Avenue and Northwest Highway.
- Consideration should be given to a vehicular connection with Target Area 3, to the west along Washington Avenue.

Open Space

- Landscaped open spaces should be maintained and enhanced along the eastern edge of the area to serve as a buffer.
- Pedestrian parks/open spaces are encouraged at the intersections in conjunction with the gateway features.
- Streetscape improvements along Touhy and Washington Avenues and Northwest Highway should be encouraged to beautify the area and link it with surrounding areas, particularly with Uptown. This would also make the streets more “pedestrian friendly.”

Illustrative Plans

- The existing land uses of both the Executive Plaza and the surrounding area is illustrated by the Existing Land Use Map. This is attached.
- A Development Framework Plan is attached. This illustrates the key development principals that should be taken into consideration when redeveloping Executive Plaza.
- Two illustrative plans for improving and developing Executive Plaza are attached and are consistent with the guidelines and recommendations presented above.
 - Illustrative Plan #1 shows how this area could be redeveloped in stages. The partial redevelopment includes the properties just east of Washington

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Avenue, while the total redevelopment includes all the properties in Executive Plaza.

- Illustrative Plan #2 shows a redevelopment that includes both the Executive Plaza and the block to the west, also known as Target Area 3 in the Uptown Plan.
- It should be emphasized that these plans are for illustrative purposes only, and are not intended to limit or constrain final design solutions for this area. The illustrative plans should also not be considered as development solutions for the redevelopment of Executive Plaza.

January 24, 2012

Exhibits

Zoning Case Numbers: MA-12-01
Map Amendment
111 South Washington Avenue
Park Ridge, Illinois 60068

<u>Number</u>	<u>Exhibit</u>
1.	Application for a Map Amendment
2.	Statement by the Applicant for a Map Amendment
3.	Plat of Survey, 111 South Washington, dated April 3, 2003
4.	Applicant Disclosure Statement (Municipal Code 2-24-1)
5.	Aerial Map
6.	General site plan provided by applicant
7.	Copy of the Executive Plaza Plan
8.	Area Map of the Subject and Surrounding Property
9.	Legal notice published in the Park Ridge Herald-Advocate on December 29, 2011
10.	Affidavit by the City Regarding Posting of Zoning Hearing Sign on January 6, 2012
11.	Affidavit by the City Regarding Mailed Notices, dated January 6, 2012
12.	Affidavit by the Applicant Regarding Mailing Notices, dated January 3, 2012
13.	Memorandum to the Planning and Zoning Commission from Cathy Doczekalski, dated January 24, 2012

January 11, 2012

To: City of Park Ridge
Planning and Zoning Commission

Re: Zoning Map Amendment Application #MA-12-01

Address of subject property: 111 S. Washington St, Park Ridge, IL

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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-12-01

Subject Property Information:

Address: 111 S. Washington St, Park Ridge, IL Zoning District: R-5

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

Applicant Information:

Name: K & F Management Inc.

Phone: 773-467-3000

Address: 6650 N. Northwest Hwy, Suite 300
Chicago, IL 60631

E-mail: d.soukoulis@yahoo.com
drnpanos@gmail.com

Owner Information:

Name: K & F Management Inc.

Phone: 773-467-3000

Address: 6650 N. Northwest Hwy, Suite 300, Chicago, IL 60631

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

Application is by K&F Management Inc for a map amendment to the Zoning
Ordinance of the City of Park Ridge to change the existing zoning from
the R-5 Multi family Residential District to the B-1 Business District,
in accordance with Section 4.8 of the Zoning Ordinance of the City of
Park Ridge.

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

D. Soukoulis for K&F Management
Signature of Applicant

01/09/2012
Date

Legal Description

MA-12-01

LOT 3 IN FIRST ADDITION TO EXECUTIVE PLAZA SUBDIVISION, BEING A SUBDIVISION OF THE WEST 233.02 FEET (AS MEASURED ON THE NORTH LINE OF THE NORTHWEST 1/4) OF THE NORTH 660.00 FEET (AS MEASURED ON THE WEST LINE OF THE NORTHWEST 1/4) OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

January 11, 2012

To: City of Park Ridge
Planning and Zoning Commission

Re: Zoning Map Amendment Application #MA-12-01

Address of subject property: 111 S. Washington St, Park Ridge, IL

May it please the Commission:

Statement and background regarding application for a Zoning Map Amendment:

The zoning for the subject property was amended in 2007 from Office to R-5 (see Park Ridge Ordinance 2007-82) as part of a multi-parcel proposed project for the redevelopment (“Redevelopment Project”) of 1 S. Washington, 111 S. Washington (subject property) and 225 West Touhy. At the time of the passage of the 2007-82 Ordinance, the proposed developer of the Redevelopment Project, 2004 Park Ridge LLC, was under contract (including options to purchase) with the owners of the aforementioned properties. The subject property also appears to be subject to a Special Use Permit (see Park Ridge Ordinance 2007-84 arising from Case Number PUD-06-02). The Redevelopment Project was ultimately abandoned by the developer (2004 Park Ridge LLC) in late 2009/early 2010 leaving in its wake a zoning classification on the affected properties which is not uniform with surrounding parcels, and which runs contrary to the logical potential uses of the buildings as they exist and also the proposed continued (non-redeveloped) uses of the subject property for the immediate and foreseeable future. Based on current economic conditions and lack of readily available capital sources for the redevelopment of the subject property, a continued R-5 zoning classification would not serve the public good or enhance the local economy and would only serve to prohibit the leasing of several vacant spaces in the subject property to qualified professionals and business owners who in turn would help serve the needs of the local community. The owners of 111 S. Washington respectfully request a map amendment of the subject property from R-5 to a B-1 classification which would permit all of current uses of the existing Building Tenants without the need for Special Use Applications, and which will in turn assist in revitalizing the immediate area that has been hard-hit since the abandonment of the Redevelopment Project.

Section 4.8(D) Table 1 Considerations:

The existing use and zoning of nearby property:

Subject Property:

111 S. Washington / Zoning R-5 / Current use remains primarily office

Current Use/Existing Tenants of the subject property include ComFor Care (home health care for seniors), Dr. Laskaris (Dentist), Dr. Vipp (Internal Medicine Doctor), Dr. Novick (Pediatrician), and the Chicago Fencing Club. Two separate Leases which are conditioned on the instant zoning amendment approval include Dr Anderson (Dentist) and Dr. Gadia (Dentist).

Nearby properties include:

101 S. Washington (North of Subject) / Zoning Office / Current use as office

Office building to the immediate north of subject property with Doctor and Dental Offices (currently zoned Office);

205 S. Northwest Hwy / Zoning Office / Current use is 100% vacant

Building to the immediate south of the subject property which is currently vacant and in a state of disrepair.

145 S. Northwest Hwy / Zoning B-4 / Current use is Architect's Office

A building directly across the street on the west side of Washington St.

22 S. Washington St / Zoning B-4 / Current use is Office

Across Washington Street and just north.

1 S. Washington St / Zoning R-5 / Current use is 100% vacant

Southeast corner of Touhy and Washington

303 S. Northwest Hwy / Zoning Office / Currently listed for Sale

Southeast of the subject property.

225 W. Touhy / Zoning R-5 / Current use is 100% vacant

Front of property faces Touhy however vacant lot attached to property is adjacent to the east part of the Subject property. Newspaper article mentioned that Whole Foods have submitted a “pre-application” to the City of Park Ridge to determine feasibility.

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

The current zoning classification of the subject property, R-5, contemplated the demolition of all the affected buildings and redevelopment of the subject property in conjunction with the adjacent lots and buildings affected by the most recent zoning re-classification of this subject property to R-5 zoning. As this Commission is fully aware, the developer who was planning this redevelopment (2004 Park Ridge LLC) abandoned their plans for the redevelopment contemplated by the most recent zoning reclassification. The existing zoning prevents the property, in its current state and configuration, from being utilized for its intended and highest and best use. Failure to provide relief in the form of approval of the instant zoning amendment application will prohibit the owners from leasing up the property, effectively forcing vacancies upon the building which can never be lawfully filled under R-5 zoning without the full redevelopment of the building. The resulting vacancies will adversely impact and diminish the property value of the property due to the reduced cash flow, inability to lease up vacant space for any use. Additionally, the corresponding decrease in property value relating to vacancies will also adversely impact the local economy due to decreased Real Estate Tax revenue and a decrease in the number of people travelling through Park Ridge to visit the business located in the subject property.

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

The proposed zoning amendment will permit uses that will promote the public health, safety, comfort, convenience and general welfare of the City of Park Ridge to wit:
Several of the existing Tenants in the building are doctors and dentists. Based on the current zoning classification of R-5, if one of those Tenants vacates their space, the Owner will not be able to replace the Tenant with another Doctor or Dentist. The Owner of the subject property has two tenants ready, willing and able to lease spaces in the subject property and whose leases are conditioned on the approval of the instant amendment application. The proposed uses for both of said new Tenant spaces will be Dental Offices. Said uses and the existing uses in the building clearly promote the public health safety, comfort and general welfare of the City. In addition, placement of said new Tenants in the subject property will also have an impact in decreasing local area vacancy levels. Building vacancies, especially prolonged periods of vacancy, have an obvious adverse impact on surrounding community and the local economy as a whole. Vacancies add nothing to the local economy while having the potential to detract from the local economy in the form of possible increased incidence of crime (vandalism/trespass), decrease in

Real Estate Tax Revenue (appeals filed based on vacancy). The effect of approving the instant zoning amendment would have an immediate positive impact on the surrounding community.

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

If the instant amendment were to be approved, the relative gain to the public would be in the form of a boost to the local economy which would result from a decrease in local vacancies and an increase in the number of local business and service providers. More people coming to Park Ridge to purchase goods or services will have a spill-over effect to other local retailers and businesses as well. If the instant Zoning amendment application were to be denied, the economic hardship imposed upon the applicant would be significant and catastrophic. The owners have already endured great hardship due to the prolonged vacancies which resulted from the failed redevelopment of Executive Plaza area by 2004 Park Ridge LLC. Effectively, without the requested zoning relief, the continued operation of the building under its current zoning classification would prohibit the leasing of the vacant spaces in the building thus making the operation of the building no longer financially viable.

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:

Based on the current state of the economy and the abandonment of the project that led to the reclassification of the zoning for the subject property to its current classification of R-5, it would not be financially feasible or prudent to develop the subject property in question for one or more of the uses permitted under the existing zoning classification. The Project that was initially proposed would have used economies of scale to make the project feasible/viable due to the size and scope of the project in conjunction with the adjacent parcels. Such a project or redevelopment of the subject parcel under today's market conditions would not be economically feasible or prudent due to the continued depressed real estate market conditions, overall state of the economy and the inability to secure sources of financing to pay for said redevelopment.

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:

Roughly 50% of the (above ground) available space in the building has been vacant for greater than 1 year. As previously noted, the prolonged vacancies in the building began as a direct result of the contemplated redevelopment of Executive Plaza area by 2004 Park Ridge LLC which was abandoned by the developer in late 2009/early 2010. Due to the prolonged downturn in the real estate market conditions, continued difficulty in obtaining sources of financing and the overall depressed level of the economy, substantial development of the area as contemplated by 2004 Park Ridge LLC's plans seems highly improbable. The only properties likely to be developed (or at minimum demolished) are those that are completely vacant and in a state of disrepair as a result of the failed development. A recent news article mentioned that Whole Foods is filing a

“pre-application” with the City of Park Ridge to determine feasibility of locating a store at 225 W. Touhy which is 100% vacant and in a state of disrepair (it is adjacent to the east portion of the subject property).

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

The subject property is situated just outside the central business district of Park Ridge and sits amidst office buildings and close proximity to retail businesses, municipal parking and transportation. Directly across Washington Street, the zoning classification is B-4. A logical inference can be drawn from the abandonment of the Project by 2004 Park Ridge LLC that the use contemplated by the existing zoning classification (R-5) is no longer a viable or feasible alternative for the immediate and foreseeable future. The fact that there are currently two dentists who are ready, willing and able to lease two of the vacant spaces in the subject property reflects a continued demand for uses available under B-1 zoning in the subject property. Demand for the space also implies that there is an inherent demand in the immediate area for the products or services being provided. The benefit to the community will be in the from the more choices for obtaining services and the convenience of obtaining those services locally.

The consistency of the proposed amendment with the Comprehensive Plan:

According to 1996 Comprehensive Plan – The area that the subject property located within is designated as Office.

According to 2002 Uptown Plan – “also shows this area (subject property) as an in-town office park”.

According to 2006 Executive Plaza Plan- Regarding the area that subject property is located within: “Area serves as a transition from the Central Business District to single family residences to the north and east.” “While existing uses may remain for the immediate future, it is recommended that Executive Plaza be redeveloped for multiple family residential purposes with potential for some office and retail uses incorporated with the residential uses.”

While it is abundantly clear from the a reading of the Comprehensive Plan, including the 2002 Uptown Plan and the 2006 Executive Plaza Plan, that land use regulations and community development are of the utmost importance to the Governing Body and residents of Park Ridge, it is likewise clear that the City of Park Ridge recognizes that there is an appropriate time and place for redevelopment. As this Commission is well aware, and as fate would have it, the timing of the proposed redevelopment of a portion of Executive Plaza by 2004 Park Ridge LLC under PUD-06-02 proved to be disastrous when it came up against a severe downturn in the real estate market, coupled with a recession of the economy as a whole and the inability to secure financing. Based on the continued depressed real estate market conditions, the inability to secure financing and current level of the economy as a whole, logic would dictate that it is likewise not a good

time to consider redevelopment of the subject property for the immediate and foreseeable future. The Comprehensive Plan, by way of the 2006 Executive Plaza Plan does not promote redevelopment of the subject property at any level of risk and cost, but rather it promotes redevelopment where it is appropriate coupled with when redevelopment is appropriate and financially feasible. The Comprehensive Plan also does not promote vacancies or non-use of existing properties. Until the real estate market conditions are right and the economy recovers, the owner of the subject property has no choice but to continue operating the building for the potential uses of the building in its existing form. As such, it is the applicants strong belief that the proposed amendment is wholly consistent with the Comprehensive Plan in that the subject property should be allowed to continue to operate at its highest and best potential use under the proposed B-1 zoning classification for the foreseeable and “immediate future”.

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 applicant is not requesting to increase the size of the building or otherwise create a “new condition” to exist on the property that will in any way adversely impact the residents of Park Ridge. If the instant amendment is approved, the only visible change area residents will notice regarding the subject property is that eventually the “For Lease” signs will come down off the property. The benefits of approving the proposed amendment would primarily be reaped by the residents of the City of Park Ridge in the form of introducing new businesses and service providers to the local economy, including the spill-over effect of increased visitors coming to and spending money in Park Ridge. The owners of the subject property have been and continue to be committed to leasing space to quality and qualified Tenants. Lastly, the resulting decrease in the vacancy rate for the building will have the added effect of increasing the Real Estate Tax revenues received from the subject property.

Whether the proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive Plan:

Foundation for response:

Section 1.2 of the Zoning Ordinance of the City of Park Ridge sets forth the Intent of the Ordinance in relevant part as: “The intent of this document is to establish a comprehensive land use regulation code to serve the City of Park Ridge. The regulations enumerated are based upon the City’s Comprehensive Plan, and the overall City policies and objectives. These regulations are intended to serve the City as it deals with future growth.”

Section 4.8(A) of the Zoning Ordinance of the City of Park Ridge sets forth the purpose of the “Zoning Amendment” Ordinance (2009-81) as: “The regulations imposed and the districts created by this Ordinance may be amended from time to time in accordance with this Section. This process for amending the Zoning Ordinance text or the Zoning Map is intended to permit

modifications in response to changed conditions or changes in City policy. Amendments are not intended to relieve particular hardship or confer special privileges or rights upon any person or party.”

Objective #4 of the “Goals and Objectives” Section of the Comprehensive plan states as one of the Land Use objectives, “4. Preserve and enhance Park Ridge’s business districts and those commercial uses which provide convenient goods and services to the citizens as well as contribute to the fiscal and economic needs of the community.”

The drafters of the 2006 Executive Plaza Plan state, “While existing uses may remain for the immediate future, it is recommended that Executive Plaza be redeveloped for multiple family residential purposes.”

It is the belief of this applicant that the proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive plan to wit:

1. The existing zoning classification of R-5 for the subject property was enacted in response to a proposed large-scale multi-family redevelopment within the Executive Plaza Area which contemplated that the affected properties be demolished and replaced with different structures. Based on the fact that the redevelopment project was abandoned due to the change in the economy and market conditions, it is these very “changed conditions” which were contemplated within the Ordinance and which warrant relief under section 4.8 of the Zoning Ordinance.
2. The existing zoning classification of R-5 would prohibit the existing building vacancies to be leased up and would likewise prohibit leasing up a space that may hereafter become vacant which would go against Objective #4 of the Comprehensive Plan as stated above.
3. The 2006 Executive Plaza Plan clearly recognizes that redevelopment of the area may not readily occur in “the immediate future”. Until it is the right time and under the right economic circumstances to redevelop the area, approval of the instant zoning amendment application is the only way to permit the continued viability and operation of the subject property for the foreseeable and “immediate future”.

With respect to the “Purpose” of the Zoning Ordinance of the City of Park Ridge as set forth in Section 1.3 of said Ordinance, it is the firm belief of the applicant that the proposed amendment falls squarely within the intent of the stated purpose(s). Specifically, approval of the proposed amendment would serve to bring the subject property back into conformity with the surrounding uses and the Zoning Ordinance as a whole.

The extent to which the proposed amendment creates nonconformities. The trend of development, if any, in the general area of the property in question:

The proposed amendment will not created non-conformities in the area, it will correct the non-conformity that was created when the subject parcel (including the affected parcels) was reclassified as R-5 zoning. The surrounding uses of the property are B-4 directly across Washington Street, and Office classification to the immediate south and north of the subject property.

The only notable trend(s) of development in the general area of the property in questions are: It was noted in the newspaper and also in the Park Ridge Staff Comments for the 12/15/2011 meeting that there is a "Pre-application for Whole Food at 225 West Touhy Avenue". Additionally, it was reported in the newspaper that "The property owner of 225 W. Touhy applied for a permit to demolish the building".

Other than these 2 trend items, the surrounding properties on both sides of Washington all appear to be attempting to Lease-up their vacancies.

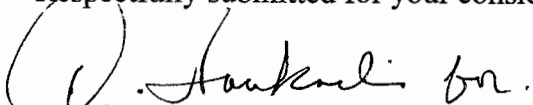
Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject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

If the instant amendment was approved, there would be no significant, if any, additional draw on public resources or need for additional public facilities. The impact to the surrounding residents and the community would basically go unnoticed due to the nature of the instant request and the fact that the proposed amendment would simply permit the subject property to continue to function for uses contemplated when it was built. The existing building, in its existing state and configuration, was designed for and has adequate water/serwer supply and parking for building Tenants, even at full occupancy.

The effect of the amendment would also serve to alleviate the additional resources that may be required due to the development of the property under the current R-5 zoning classification which would require additional water/sewer lines, police and fire protection due to the number of residential occupants, and the corresponding additional schools and parks that may be required due to high density residential uses.

For the reasons referenced herein and elsewhere in this application, we respectfully request that the proposed Zoning Map Amendment be approved to change the existing zoning of the subject property from R-5 Multi family Residential to the B-1 Business district.

Respectfully submitted for your consideration,



K & F Management Inc, owner/applicant
By: Demetrios Soukoulis

SPECIAL WARRANTY DEED



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/14/2003 11:02 AM Pg: 1 of 3

8101969 P256708 3

THE GRANTOR, Gallant Insurance Company, f/k/a Allied American Insurance Company, by and through its Liquidator, J. Anthony Clark, Director of Insurance of the State of Illinois, through his Special Deputy Liquidator, Cathleen Travis, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), in hand paid, CONVEYS and SPECIALLY WARRANTS to K & F Management, Inc., an Illinois corporation, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

See Legal Description attached hereto as Exhibit "A"

3

Permanent Real Estate Index Number(s): 09-36-100-036-0000

Address(es) of Real Estate: 111 South Washington, Park Ridge, Illinois



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 21509

Grantor will warrant and defend the aforementioned Real Estate against all persons lawfully claiming or to claim the same, by, through or under Grantor, but not otherwise, subject, however, to general real estate taxes for 2002 and subsequent years; public and utility easements; covenants, conditions and restrictions of record; zoning and building laws and ordinances; and acts done or suffered by Buyer.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents, this 8th day of May, 2003.

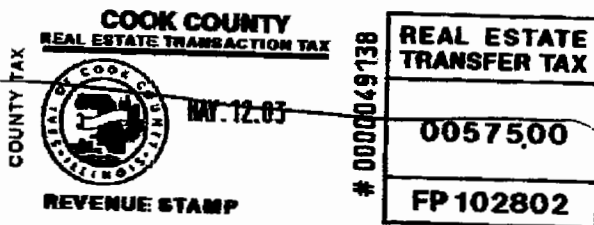
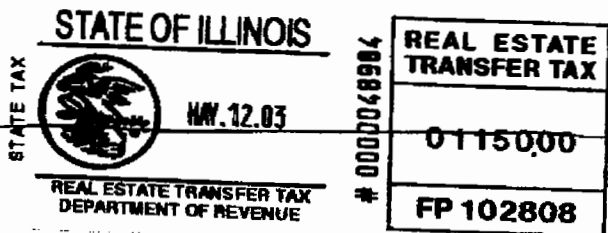
BOX 333-CTI

Gallant Insurance Company, f/k/a Allied American Insurance Company, by and through its Liquidator, J. Anthony Clark, Director of Insurance of the State of Illinois, through his Special Deputy Liquidator, Cathleen Travis

By: Cathleen Travis

Name: Cathleen Travis
Its: Special Deputy Liquidator

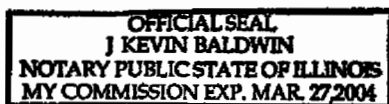
3(A)



STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

Before me, a Notary Public in and for said County and State, personally appeared Cathleen Travis, the Special Deputy Liquidator of J. Anthony Clark, Director of Insurance of the State of Illinois, the Liquidator of Gallant Insurance Company, f/k/a Allied American Insurance Company ("Company"), who acknowledged that she did sign the foregoing instrument for and on behalf of said corporation and that the same is her free act and deed individually and as such officer and the free act and deed of said Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seat at Cook County, IL, this 8th day of May, 2003.



[Signature]
 Notary Public

My commission expires: 3/27/04

This instrument was prepared by Ilyse D. Murman, FagelHaber LLC, 55 East Monroe Street, 40th Floor, Chicago, Illinois 60603.

MAIL TO:

Thomas A. Jaconetty, Esq.
 Attorney at Law
 33 North LaSalle Street
 Suite 2500
 Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

K & F MANAGEMENT, INC.
 (NAME)
610 FREDRICK A. CHAPELIS, Esq.
11 So. LaSalle St. - Suite 1020
 (ADDRESS)

CHICAGO ILLINOIS 60603
 (CITY, STATE and ZIP)

3(8)

EXHIBIT "A"

Legal Description

LOT 3 IN FIRST ADDITION TO EXECUTIVE PLAZA SUBDIVISION, BEING A SUBDIVISION OF THE WEST 233.02 FEET (AS MEASURED ON THE NORTH LINE OF THE NORTHWEST 1/4) OF THE NORTH 660.00 FEET (AS MEASURED ON THE WEST LINE OF THE NORTHWEST 1/4) OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Applicant Disclosure Statement (Section 2-24-1)

Name of Applicant: K & F MANAGEMENT INC.

Subject Property Information:
Address: 111 S. Washington St, Park Ridge, IL

P.I.N.: 09-36-100-036-0000

Name and business address of any and all current holders of legal or beneficial title to the subject property (attach additional sheets if necessary):
Nicholas E. Panomitros & Demetrios Soukoulis
6650 N. Northwest Hwy, Chicago, IL 60631

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:
K & F MANAGEMENT INC.

For each entity listed above that, list every director, officer and manager of the entity:
Nicholas E. Panomitros & Demetrios Soukoulis

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:
NONE

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:
NONE

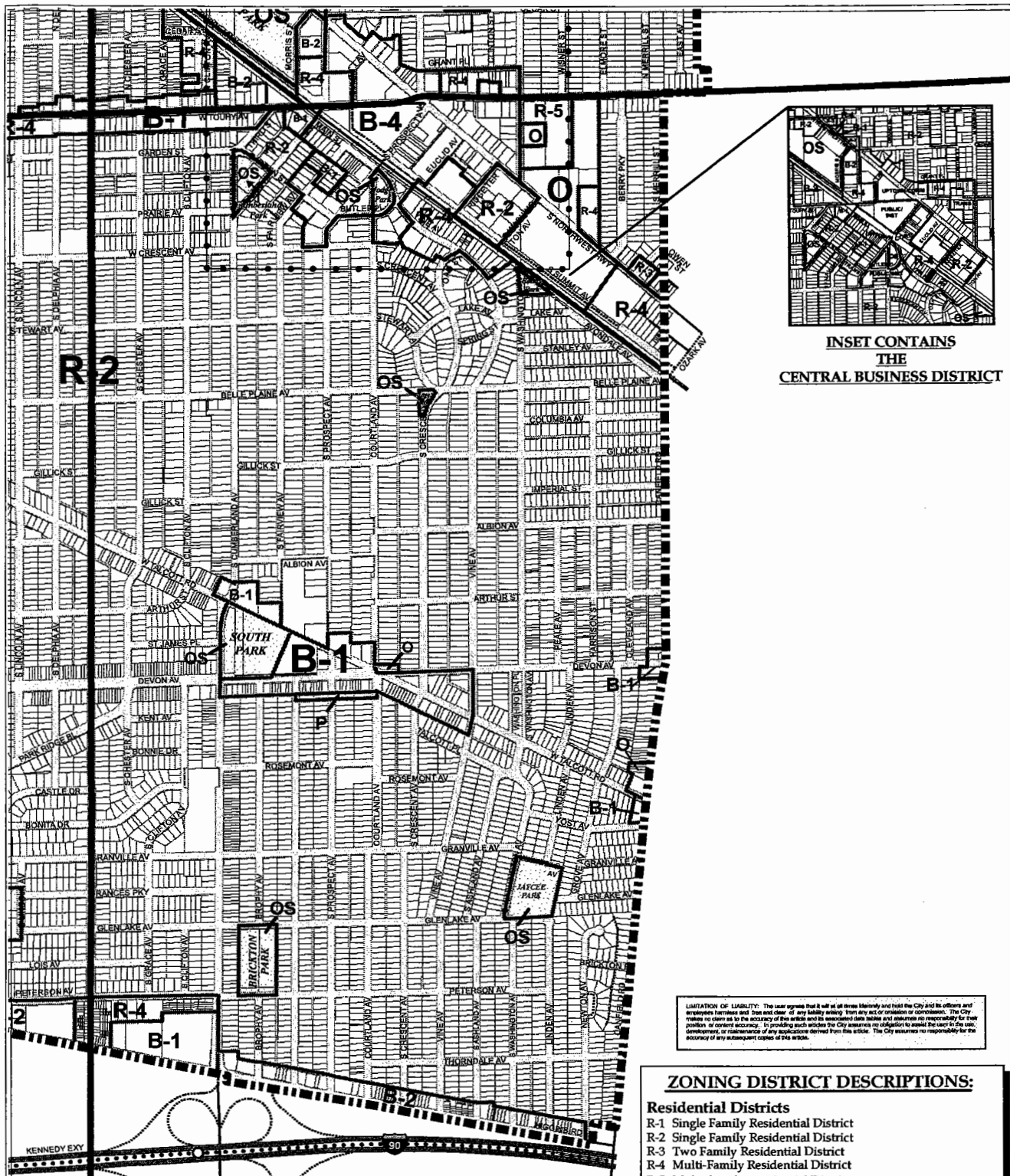
I acknowledge that I have read and understand the requirements of Article 2, Chapter 24 of the Park Ridge Municipal Code ("Code"). I understand that as the applicant, I am required to keep all of the information on this form current and updated until the City Council takes final action on my request.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

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

K & F Management by
[Signature]
Signature of Applicant

01/09/2012
Date

SE



**INSET CONTAINS
THE
CENTRAL BUSINESS DISTRICT**

LIMITATION OF LIABILITY: The user agrees that it will at all times indemnify and hold the City and its officers and employees harmless and free and clear of any liability arising from any act or omission or commission. The City makes no claim as to the accuracy of this article and its associated data tables and assumes no responsibility for their position of content accuracy. In providing such articles the City assumes no obligation to assist the user in the use, development or maintenance of any applications derived from this article. The City assumes no responsibility for the accuracy of any subsequent copies of this article.

ZONING DISTRICT DESCRIPTIONS:

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

Adopted: May 9, 2007

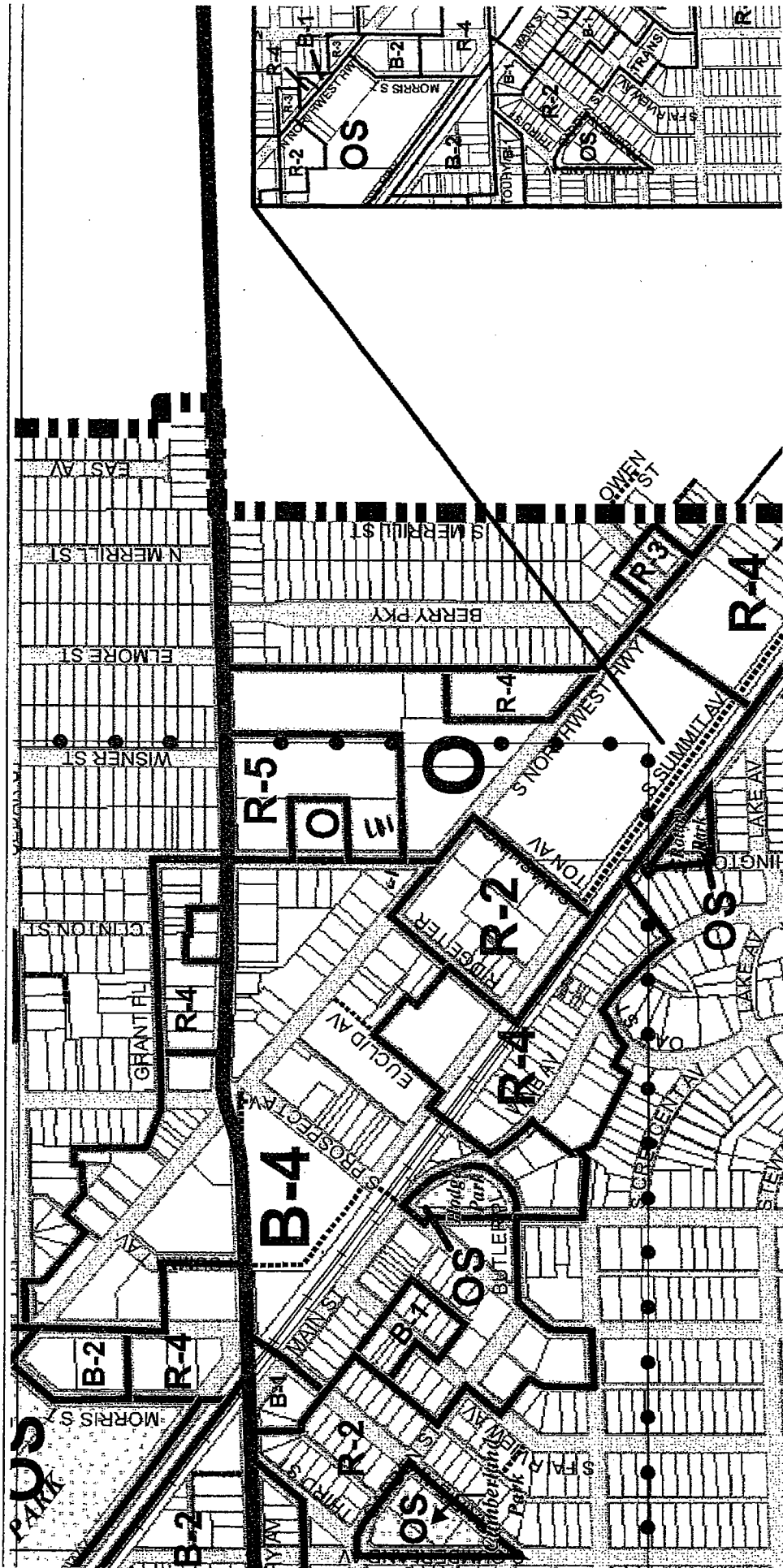


City of Park Ridge

Zoning Districts
& Ordinance Map



5A



41-12-36C
 9-36

W 1/2 NW 1/4 SEC 36-41-12
 MAINE

"A"
 SUB. of part of the N.W.1/4 of Sec. 36-41-12. Rec. Sep 2, 1881 Doc. 7386314.

"B"
 PARK RIDGE HIGHLANDS, a sub. of part of the W.1/2 of the N.W.1/4 of Sec. 36-41-12. Rec. Sep 21, 1923 Doc. 8112311.

"C"
 STOLTZNER'S SUB. of part of the W.1/2 of the N.W.1/4 of Sec. 36-41-12. Rec. Sep 15, 1924 Doc. 8589509.

"D"
 WEINHORBEIS' SUB., 10.08 acs. of Lot 25 in J. T. James' Add. to Park Ridge. Book 29, Page 16. Rec. Apr 11, 1888 Doc. 941969.

"E"
 J. T. JAMES' ADD. TO PARK RIDGE in the Town of Canfield, in Sec. 36-41-12. Rec. Mar 24, 1876 Doc. 78023.

"F"
 SUB. of Blk 3 in the Town of Canfield. Book 29, Page 90. Rec. Jun 18, 1890 Doc. 1288979.

"G"
 EDISON PARK in the Town of Maine in Sec. 36-41-12. Rec. May 17, 1890 Doc. 1271044.

"H"
 ROOTS SUB. of part of Blk. 1 of Outer's Sub. and part of Lot 25 of J. T. James' Add. to Park Ridge (see "E"). Rec. Dec 4, 1894 Doc. 2142075.

"J"
 EXECUTIVE PLAZA SUB., A Sub. in the W.1/2 N.W.1/4 Sec. 36-41-12. Rec. Feb 5, 1959 Doc. 17450044.

"K"
 1ST ADDITION TO EXECUTIVE PLAZA SUB., being a sub. of the W. 233.02 ft. (as measured on the N. Line of N.W.1/4) of the N. 660 ft. (as measured on the W. Line of N.W.1/4) of the N.W.1/4 of Sec. 36-41-12. Rec. Aug 5, 1959 Doc. 17620924.

"L"
 2ND ADDITION TO EXECUTIVE PLAZA SUB., a resub. of Lot 2 of Executive Plaza Sub. and also a sub. in N.W.1/4 N.W.1/4 Sec. 36-41-12. Rec. Sep 3, 1959 Doc. 17648560.

"M"
 SEBASTIAN RESUB. of Lots 54, 55, & the W. 25 ft. of Lot 56 in Sub. of Blk. 3 etc. (see "F"). Rec. Dec 28, 1988 Doc. 88595877.

"N"
 WATERFORD PLACE, a Resub. of pt. of Lot 25 in J. T. James' Add. to Park Ridge (see "E"). Rec. Jul 13, 1994 Doc. 94611895.

"O"
 Lake Avenue Resubdivision of the East 10 feet of Lot 5 and all of Lot 6 in the Subdivision Of Block 3 in the Town Of Canfield (See "A") Rec. Mar 24, 2003 Doc. 0030397430.

"P"
 LAZAR & WITOLD RESUB of Lot 24 and 1/2 Vae Alley adj Lot 24 in J. T. James Add To Park Ridge (See "E"). Rec. Aug 6, 2008 Doc. 0821945133.

"Q"
 DONOVAN RESUBDIVISION of Lot 57 & the East 25 ft of Lot 56 in Blk 3 in The Sub. of Blk 3 in the Town of Canfield (See "F"). Rec. May 14, 2004 Doc. 0413527144.

CONDOMINIUM: 09-36-100-045
 GATEWAY ESTATES ROW HOUSE CONDO
 Rec. 10/28/2009 Doc. 0930119014

Unit	Unit
307-1 = 1001	307-4 = 1004
307-2 = 1002	307-5 = 1005
307-3 = 1003	

CONDOMINIUM: 09-36-111-034
 FRIENDLY VILLAGE NO. 1 CONDOMINIUM
 Rec. 7/8/1966 Doc. 19879601

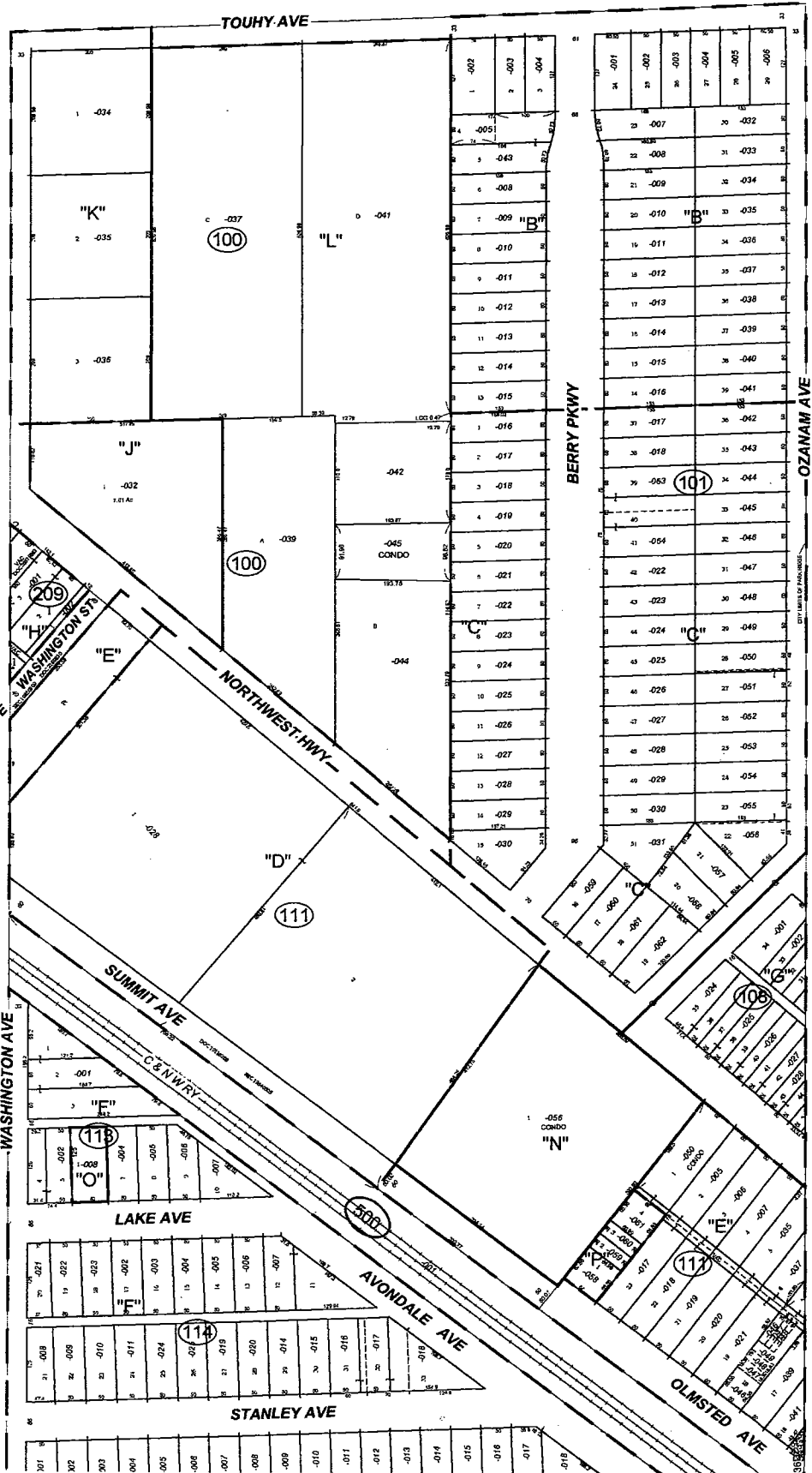
Unit	Unit	Unit
1-A = 1001	2-A = 1007	3-A = 1013
1-B = 1002	2-B = 1008	3-B = 1014
1-C = 1003	2-C = 1009	3-C = 1015
1-D = 1004	2-D = 1010	3-D = 1016
1-E = 1005	2-E = 1011	3-E = 1017
1-F = 1006	2-F = 1012	3-F = 1018

CONDOMINIUM: 09-36-111-050
 RIDGEVIEW CONDOMINIUM
 Rec. 3/6/1973 Doc. 22240365

Unit	Unit	Unit	Unit
1 = 1001	3 = 1003	5 = 1005	
2 = 1002	4 = 1004		

CONDOMINIUM: 09-36-111-052
 6853-55 N. OLMSTED CONDO.
 Rec. 4/22/1980 Doc. 25432732
 Rec. 5/16/1980 Doc. 25459329
 Rec. 6/19/1989 Doc. 89278218
 Rec. 6/28/1989 Doc. 89294749

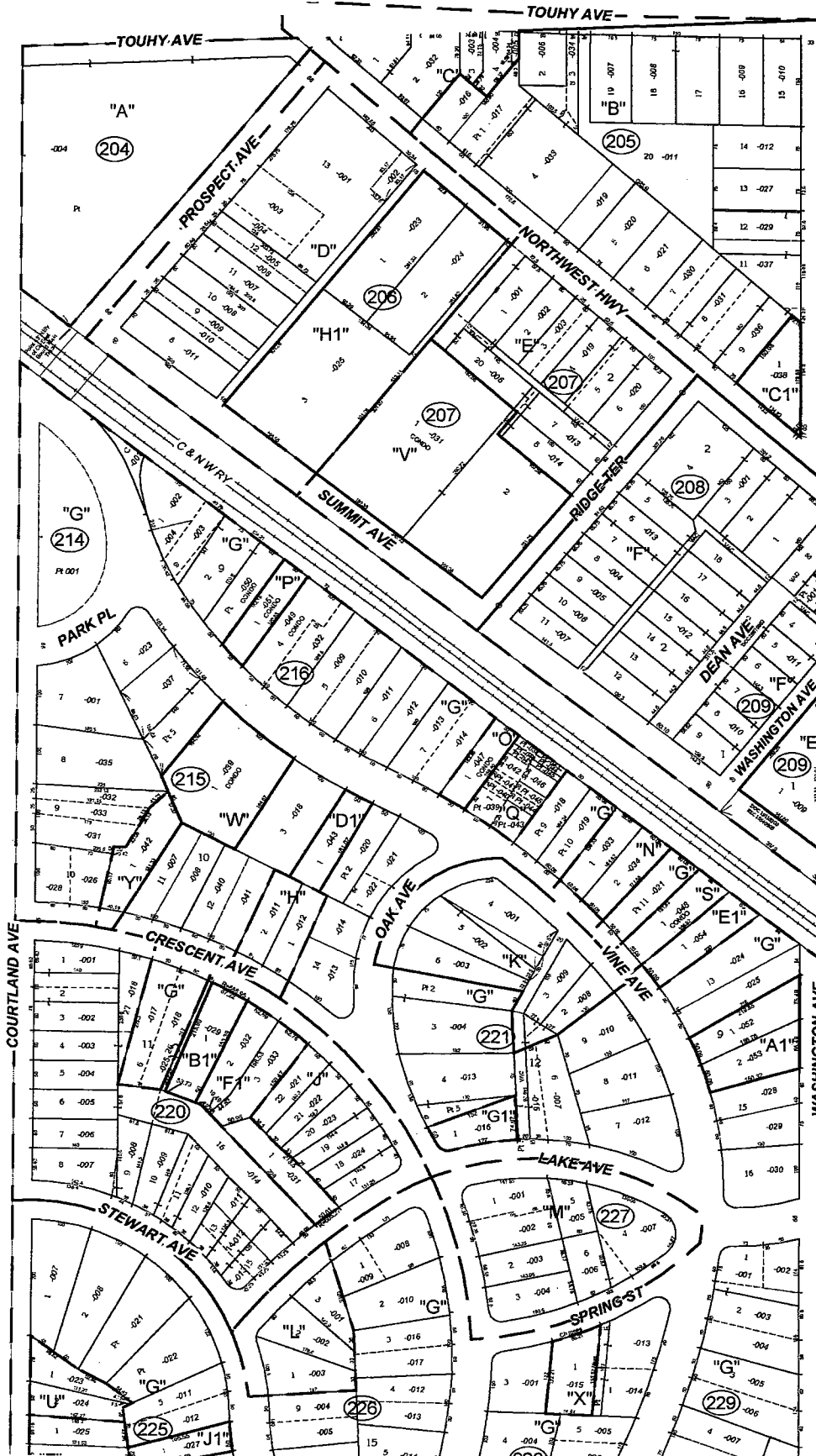
Unit	Unit	Unit
2 = 1002	5 = 1005	9 = 1009
3 = 1003	6 = 1006	1A = 1010
4A = 1004	7A = 1007	8 = 1011



5C

E 1/2 NE 1/4 SEC 35-41-12 MAINE

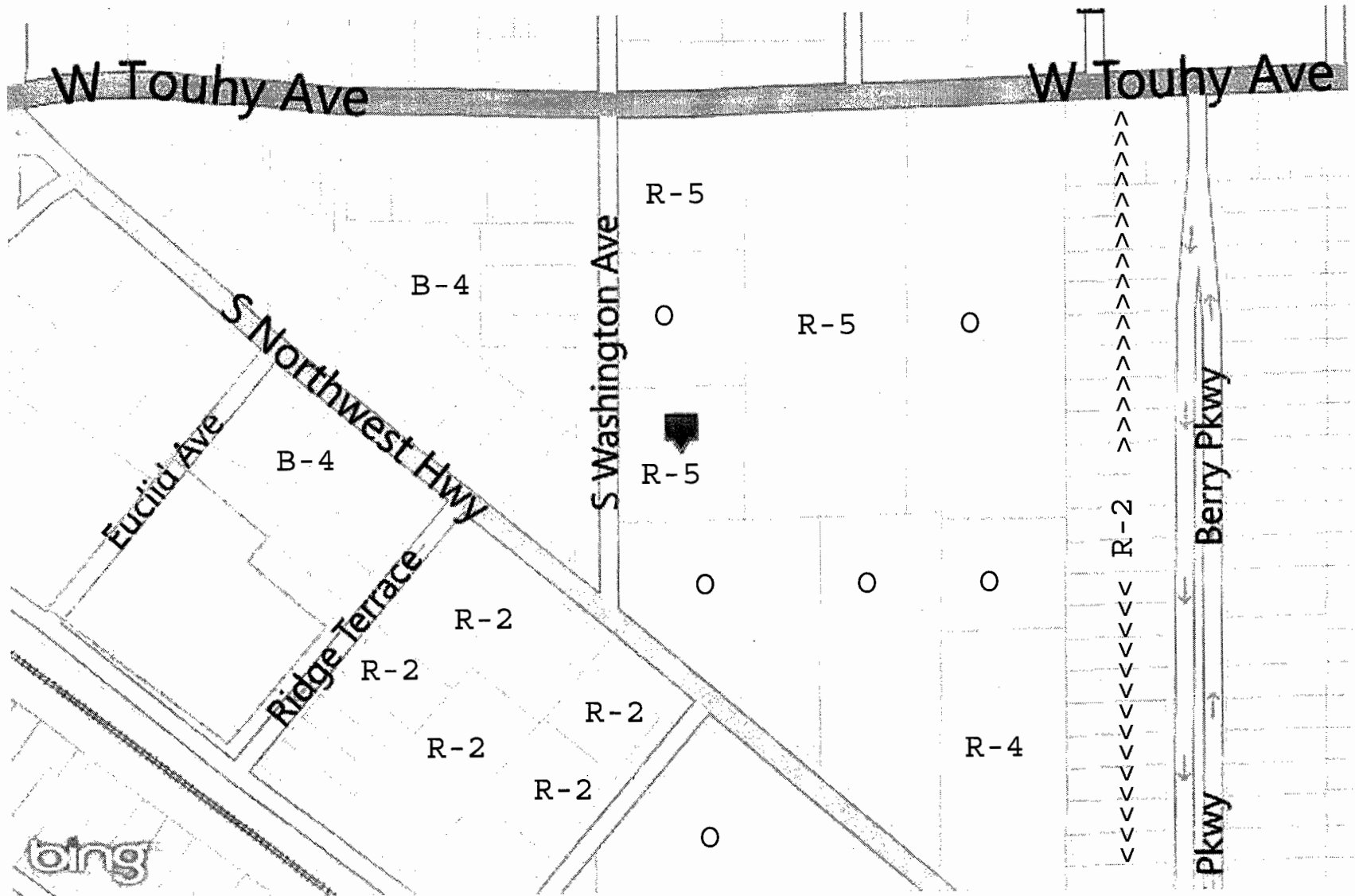
41-12-35B
 9-35



- "A"
ASSESSOR'S DIV. of that part N. of the R.R. in the N.E. 1/4 of Sec. 35-41-12.
- "B"
CHITTENDEN'S ADD. TO PARK RIDGE in Sec. 35-41-12. Rec. Apr 1, 1873 Doc. 92649.
- "C"
GEORGIANA WAUBENWETCH'S RESUB. of part of Lot 1 in Chittenden's Sub. (see "B"). Rec. Jun 17, 1922 Doc. 7544158.
- "D"
BUTLER & STEBBING'S SUB. of part of the N.E. 1/4 in Assessor's Div. (see "A"). Book 58, Page 45. Rec. Jan 10, 1894 Doc. 1979835.
- "E"
OUTHET'S SUB. of part of the N.E. 1/4 of Sec. 35-41-12. Book 58, Page 45. Rec. Jan 10, 1894 Doc. 1973834.
- "F"
ROOT'S SUB. of part of Blk. 1 of Outhet's Sub. (see "E") and part of Lot 25 of J. J. Jane's Add. to Park Ridge. Book 61, Page 35. Rec. Dec 4, 1894 Doc. 2142075.
- "G"
L. HODGE'S ADD. TO PARK RIDGE in Sec. 35-41-12. Rec. Jun 21, 1873 Doc. 110357.
- "H"
G. H. FRICKE'S RESUB. of Lot 13 of Blk. 10 of L. Hodge's Add. to Park Ridge (see "G"). Rec. Apr 5, 1895 Doc. 2197248.
- "J"
A. J. LIEBMAN'S SUB. of Blk. 11 (except Lot 6) in L. Hodge's Add. to Park Ridge (see "G"). Rec. Apr 21, 1906 Doc. 139377.
- "K"
A. J. LIEBMAN'S SUB. of Blk. 11 (except Lot 6) in L. Hodge's Add. to Park Ridge (see "G"). cont. Rec. Jul 15, 1909 Doc. 121234.
- "L"
A. J. LIEBMAN'S SUB. of Blk. 11 (except Lot 6) in L. Hodge's Add. to Park Ridge (see "G"). Rec. Mar 27, 1906 Doc. 13841.
- "M"
J. D. BROXHAMS SUB. of Lots 1, 10, & 2 (except a strip of land of Lot 2, 50 ft. wide in front, measured from the N.W. corner of Lot 3 and running back to the alley 40 ft. from the N.E. corner of Lot 3 measured along the alley), also that part of Lot 6 from a point at the corner of Lots 9 & 10 in a W. line drawn to a point that will, extended, intersect the corner of Lots 3 & 4 in the E. line, all in Blk. 10 in L. Hodge's Add. to Park Ridge (see "G"). Rec. Apr 26, 1905 Doc. 3685894.
- "N"
C. O. J. PETERSEN'S SUB. of Lots 10, 11, & 12 in Blk. 15 of L. Hodge's Add. to Park Ridge (see "G"). Rec. Aug 28, 1916 Doc. 5938667.
- "O"
IRWIN'S SUB. of Blk. "D" in L. Hodge's Add. to Park Ridge (see "G"). Rec. Jan 24, 1908 Doc. 4152690.
- "P"
TANK'S RESUB. of the S.E. 1/4 of Lot 10 and the N.W. 1/4 of Lot 11 in L. Hodge's Add. to Park Ridge (see "G"). Rec. Feb 19, 1938 Doc. 17137806.
- "Q"
SPEER'S RESUB. of N.W. 1/4 of Lot 8 in Block 9 in L. Hodge's Add. to Park Ridge, a sub. in the N.E. 1/4 of Sec. 35-41-12. Rec. Aug 29, 1938 Doc. 17303931.
- "R"
KOPLIN'S RESUB. of S. 1/2 of Lot 3 in Block 9 of L. Hodge's Add. to Park Ridge, a sub. in the N.E. 1/4 of Sec. 35-41-12. Rec. Mar 9, 1939 Doc. 17474439.
- "S"
KEN PLENCHER'S RESUB. of S.E. 1/4 of Lot 8 & the N.W. 1/4 of Lot 9 in L. Hodge's Add. to Park Ridge (see "G"). Rec. Apr 20, 1961 Doc. 18140725.
- "T"
Remb. of Pt. of Lot 8 in Block 16 in L. Hodge's Add. to Park Ridge. (See "G"). Rec. Sep 14, 1962 Doc. 18590497.
- "U"
COLT DEVELOPMENT CO'S RESUB. of N.W. 1/4 of Lot 12 in Block 9 in L. Hodge's Add. to Park Ridge (see "G"). Rec. May 24, 1963 Doc. 18806192.
- "V"
BAUMANN'S RESUB. of Lot 6 in Blk. 15 in L. Hodge's Add. to Park Ridge. (see "G"). Rec. Feb 28, 1964 Doc. 19059333.
- "W"
B.C.T. RESUB. of Lot 12, and part of Lot 3 & 4 in Block 16 in L. Hodge's Add. to Park Ridge (see "G"). Rec. Sep 20, 1965 Doc. 19591713.
- "X"
THE SUMMIT, a Resub. of Sublots 1 to 7 in Butler & Stebbing's Sub. (see "D"), & Lots 9 to 19 in Blk. 2 in Outhet's Sub. with pt. of vac. alley within (see "E"), also pt. of vac. Euclid Ave. within both Subs. Rec. Mar 23, 1984 Doc. 27017048.
- "Y"
JON FORD APARTMENT SUB., a Resub. of Lot 4 & pt. of Lot 5 in Blk. 10 in L. Hodge's Add. to Park Ridge (see "G"). Rec. May 10, 1988 Doc. 88199072.
- "Z"
ABBAY ROAD RESUB. of Lot 2 (except the E. 15 ft. in Blk. 14 in L. Hodge's Add. to Park Ridge (see "G"). Rec. Jul 1, 1991 Doc. 91322161.
- "AA"
PETERSON'S RESUB. of pt. Lots 9 & 10 in Blk. 10 in L. Hodge's Add. to Park Ridge (see "G"). Rec. Jul 25, 1994 Doc. 94648873.
- "AB"
WITOLD LUTOSLAWSKI RESUB. of Lot 11 in Blk. 16 in L. Hodge's Add. to Park Ridge (see "G"). Rec. Apr 3, 1997 Doc. 97231646.

SD

Realist Map for Property Located At
111 S Washington Ave
Park Ridge, IL 60068-4203
Maine - Cook County



PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM REGISTRATION NO. 0011129148

Property - Alta - Topo - Condo - Mortgage Surveys

7100 N. Tripp Ave., Lincolnwood, Illinois 60712

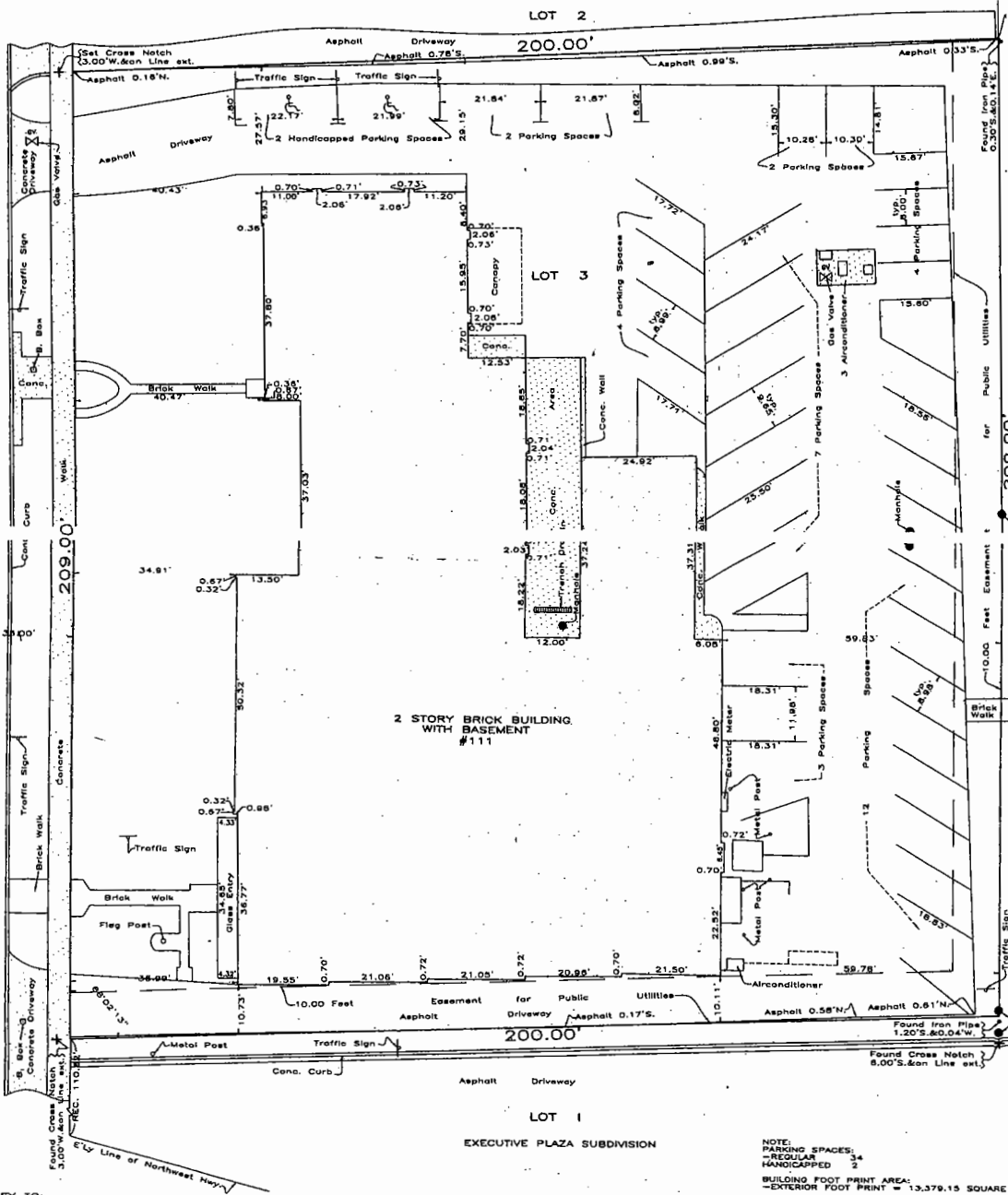
Tel. (847) 675-3000 Fax (847) 675-2167

ALTA/ACSM LAND TITLE SURVEY

OF



LOT 3 IN FIRST ADDITION TO EXECUTIVE PLAZA SUBDIVISION BEING A SUBDIVISION OF THE WEST 233.02 FEET (AS MEASURED ON THE NORTH LINE OF THE NORTHWEST 1/4) OF THE NORTH 880.00 FEET (AS MEASURED ON THE WEST LINE OF THE NORTHWEST 1/4) OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
TOTAL NET AREA: 41,775.10 SQUARE FEET.
COMMONLY KNOWN AS: 111 SOUTH WASHINGTON AVENUE, PARK RIDGE, ILLINOIS.



NOTE:
-PARKING SPACES:
-REGULAR 34
-HANDICAPPED 2
-BUILDING FOOT PRINT AREA:
-EXTERIOR FOOT PRINT = 13,379.15 SQUARE FT

CERTIFY TO:
-K & F, Inc.
-CHICAGO TITLE INSURANCE COMPANY

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

ORDER NO.: 03-63306

SCALE: 1 INCH = 15 FEET

DATE: April 14, 2003.

ORDERED BY: FAGEL AND HABER
Attorneys at Law

FLOOD CERTIFICATE:
ACCORDING TO FLOOD INSURANCE RATE MAP OF
CITY OF CHICAGO, ILLINOIS DATED NOVEMBER 6,
2000, THIS PROPERTY IS IN A MINIMUM FLOOD
AREA AND IS DESIGNATED AS ZONE "X"
COMMUNITY PANEL NUMBER 17031C0208 F,
PANEL NOT PRINTED, NO SPECIAL FLOOD HAZARD
AREAS.



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED W
ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND T
SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1989, AND
PROFESSIONALS ASSOCIATED SURVEY, INC. AS ADOPTED BY ALTA, NSPS AND ACSM IN 1998, AND
LAND CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE
ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SI
STATE OF ILLINOIS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.
APRIL 14, 2003.
(SIGNED) *W. Douglas*
ILLINOIS PROFESSIONAL LAND SURVEYOR - LICENSE, EXPIRATION DATE: NOVEMBER

MAILED NOTICE

January 3, 2012

Dear Property Owner:

Re: Zoning Case # MA-12-01
111 S. Washington St, Park Ridge, IL

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Planning and Zoning Commission on Tuesday January 24, 2012 at 7:00 p.m. in the City Council Chambers of Park Ridge City Hall, 505 Butler Place, Park Ridge, Illinois, when the following matter will be considered:

Zoning Case number: MA-12-01:

Application is by K & F Management Inc. for a map amendment to the Zoning Map of the Zoning Ordinance of the City of Park Ridge to change existing zoning from the R5 Multi family Residential District to the B1 Business District, in accordance with Section 4.8 of the Zoning Ordinance of the City of Park Ridge, for the following property:

Lot 3 in First Addition to Executive Plaza Subdivision, being a subdivision of the West 233.02 feet (as measured on the North line of the Northwest $\frac{1}{4}$) of the North 660.00 feet (as measured on the West line of the Northwest $\frac{1}{4}$) of section 36, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

The property is commonly known as: 111 S Washington Street, Park Ridge, Illinois.

If you have any questions regarding this matter, please contact our attorney, Nicholas L. Atsaves at (773)262-2555.

NEWSPAPER PUBLICATION

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Planning and Zoning Commission on Tuesday January 24, 2012 at 7:00 p.m. in the City Council Chambers of Park Ridge City Hall, 505 Butler Place, Park Ridge, Illinois, when the following matter will be considered: Zoning Case number: MA-12-01: Application is by K & F Management Inc for a map amendment to the Zoning Map of the Zoning Ordinance of the City of Park Ridge to change existing zoning from the R5 Multi family Residential District to the B1 Business District, in accordance with Section 4.8 of the Zoning Ordinance of the City of Park Ridge, for the following property: Lot 3 in First Addition to Executive Plaza Subdivision, being a subdivision of the West 233.02 feet (as measured on the North line of the Northwest 1/4) of the North 660.00 feet (as measured on the West line of the Northwest 1/4) of section 36, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. The property is commonly known as : 111 S Washington Street, Park Ridge, Illinois.

All persons interested in the above described matter are invited to attend and will be heard. The case file for the matter is available for review in the Department of Community Preservation and Development at City Hall.

Alfredo Marr, Chairman
Planning and Zoning
Commission
Pub:12-29-11 206706