



# CITY OF PARK RIDGE

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

DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

**Date:** June 13, 2017  
**To:** Planning and Zoning Commission  
**From:** Jon Branham, Senior Planner  
**Subject:** Special Use to Allow the Operation of a Health / Fitness Center in the O - Office District  
444 North Northwest Highway, Suite 204  
Zoning Case Number: 17-12-SU

### **Introduction & Background**

The Perfect Workout, Inc., applicant, requests a special use to allow a health / fitness center in the O - Office District at 444 North Northwest Highway, Suite 204, in accordance with the special use provisions in Section 4.6 of the Zoning Ordinance.

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

<b>Location</b>	<b>Current Use</b>	<b>Zoning</b>	<b>Comprehensive Plan</b>
Subject Property	Office Building	O, Office	Office
North	Two-Family Residential	R-3, Two-Family	Multi-Family Residential (Moderate Density)
East	Office Building	O, Office	Office
South	Jewel Food Store	B-1, Comm	Retail & Office
West	Multi-Family Residential	R-4, Multi-Family	Multi-Family Residential (Moderate Density)

The applicant plans to operate a health / fitness center in the 910 square foot tenant space. The use will focus on private fitness appointments. The applicant has provided a statement outlining details of the business and proposed operations.

### **Staff Analysis**

Staff reviewed the proposal in accordance with the Comprehensive Plan and the Zoning Ordinance.

#### *Comprehensive Plan*

The 1996 Comprehensive Plan identifies this area as for Office use.

#### *O - Office District*

The proposed special use would satisfy all the bulk requirements of the O - Office District.

#### *Site Design Standards*

Only the interior of the tenant space will be affected for the proposed use.

### *Signs*

The applicant has not submitted specific sign plans with the application. Any signs must comply with Section 14 of the Zoning Ordinance.

### *Traffic Circulation*

Traffic is not expected to be impacted by the proposed use. The use would generate limited vehicular and pedestrian traffic.

### *Off-Street Parking*

Off-street parking required for a health / fitness center is identified as 4 per 1,000 square feet of public use area (§12.13, Table 9). Therefore, approximately 4 spaces would be required for the 910 square foot tenant space. The applicant intends for patrons and employees to utilize the designated parking areas associated with the 444 North Northwest Highway building (100+ surface spaces and underground parking).

### *Other Department Reviews*

There is no expected increased impact on utilities, stormwater, traffic or parking from this use, as it is similar to the other existing uses in the building. Further review will be required as part of the building permit process.

## **Review Standards for Special Use Recommendation and Approval**

Per §4.6.E. of the Zoning Ordinance the Planning and Zoning Commission shall not recommend a special use for approval unless it has made findings of fact—based upon evidence presented at the public hearing—to support each of the following conclusions:

1. The establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community.
2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.
3. The special use in the specific location proposed is consistent with the spirit and intent of the Zoning Ordinance and the Comprehensive Plan.

In making its findings of fact, the Planning and Zoning Commission” may inquire into the following evidentiary issues, as well as any others it determines to be appropriate:”

- Whether property values in the immediate vicinity of the special use will be diminished or impaired
- Ingress and egress to the subject property and its proposed structures, with particular attention to automotive and pedestrian safety and convenience, traffic flow and control, including access by emergency vehicles.
- Off-street parking and loading areas proposed for the special use, with particular attention to the location and adequacy of such facilities.
- The operational characteristics of the proposed special use and their effects on adjacent properties. Particular attention shall be given to hours of operation, noise, glare, odor, refuse storage and other relevant environmental factors.
- Utilities and storm drainage facilities as proposed, with reference to their location, availability, adequacy and compatibility.
- Screening, landscaping and buffering, with specific reference to the type proposed, the dimensions and character and the effectiveness in shielding adjacent properties.

- Signs and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties.
- The quantity and degree of deviation from the applicable requirements of the district in which the subject property is located, as balanced against the desirability of the special use.

### **Commission Review and Action**

The Commission may decide to recommend approval, approval with conditions, or recommend denial to the City Council to allow a special use for a health / fitness center in the O – Office District at 444 North Northwest Highway, Suite 204, Zoning Case Number 17-12-SU. The City Council is the final approving authority for the special use.

Prior to determining a recommendation for the proposed special use, the Planning and Zoning Commission should formulate and approve findings of fact based on the three criteria previously identified in this memo (and enumerated in §4.6.E.1 of the Zoning Ordinance). Staff has prepared potential findings of fact that the Commission may wish to consider, adopt or alter as the Commissioners deem appropriate. The suggested findings of fact are attached.

### **Other**

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

### **Attachments**

- Suggested Findings of Fact
- Special Use Application Form, dated April 26, 2017
- Special Use Letter and Submittal Package, dated May 19, 2017
- Aerial Map, prepared by staff
- Zoning Map, prepared by staff

**FINDINGS OF FACT**  
**On A Special Use Application Regarding Property at 444 North Northwest Highway, Suite 204**  
**Park Ridge, Illinois**

The Honorable Acting Mayor and City Council  
City of Park Ridge  
505 Butler Place  
Park Ridge, IL 60068-4182

June 13, 2017

Gentlepersons:

We transmit for your consideration a recommendation for **approval/denial** adopted by the Planning and Zoning Commission of the City of Park Ridge on the special use application of The Perfect Workout, Inc., for a health / fitness center in the O – Office District, at 444 North Northwest Highway, Suite 204.

Following due public notice as required by the City of Park Ridge Zoning Ordinance, the Planning and Zoning Commission held a public hearing on June 13, 2017, in the City Hall Council Chambers. Upon having reviewed materials submitted by the applicants and a staff memorandum with attachments prepared by the City's Community Preservation and Development Department, and having heard City staff comments and sworn testimony at the public hearing, the Planning and Zoning Commission deliberated and reached the following Findings of Fact:

1. That the establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community, because:
  - a. Traffic generated by the proposed use is anticipated to have minimal effect on the operations of the area roadway network; and
  - b. The building is also occupied by professional office uses, clinics, and other similar uses, and the nature of the proposed health / fitness center use will have no negative impact on the public health, safety or welfare of the community.
2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use, because:
  - a. An adequate number of off-street and on-street parking spaces are provided; and
  - b. The operational characteristics of the proposed special use and their effects on adjacent properties will be minimal and should increase the economic vitality of the area; and
3. The special use in the specific location proposed is consistent with the spirit and intent of the Zoning Ordinance and the Comprehensive Plan.

Respectfully,

Joseph A. Baldi  
Chairman, Planning and Zoning Commission  
City of Park Ridge

MELTZER, PURTILL & STELLE LLC

**MPS**LAW

ATTORNEYS AT LAW

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Direct Dial: (312) 461-4302  
E-mail: sbauer@mpslaw.com

May 19, 2017

Chairman Joseph A. Baldi and  
Members of the Planning & Zoning Commission  
City of Park Ridge  
505 Butler Place  
Park Ridge, IL 60068

***Re: The Perfect Workout Petition for Special Use***

Dear Chairman Baldi and Planning & Zoning Commissioners:

On behalf of The Perfect Workout, Inc. (“Applicant”), which is a foreign corporation incorporated and headquartered in the State of California and lessee of Suite 204 (“Suite”) at 444 North Northwest Highway (“Subject Property”), we are pleased to submit the enclosed application for special use approval of a “Health/Fitness Center” to allow Applicant to lawfully operate that use at the Suite. More specifically, Applicant seeks to lawfully operate a private fitness, personal slow-motion, strength training studio at the Suite as one of Applicant’s 72 established nationwide studio locations where Applicant’s clients receive one-on-one, machine-based, fitness training from certified personal trainers employed by Applicant. All such training is provided exclusively on an appointment basis.

Applicant does not seek or desire to make any modifications to the existing improvements at either the Subject Property or the Suite in connection with the requested special use. No such modifications are or will be necessary.

Unlike a traditional “Health/Fitness Center” or the definition thereof established by the City’s zoning ordinance, Applicant’s nationwide operations and studios do not include or offer running, jogging, aerobics, court sports, swimming, locker rooms, showers, massage rooms or saunas. In fact, Applicant’s operations are limited to machine-based weight training in a one-on-one environment whereby Applicant’s clients receive low-impact, low-intensity weight training from Applicant’s trainers using Applicant’s unique, slow-motion training regimen. That regimen only requires Applicant’s clients to visit Applicant’s studios twice per week for 20-minute training sessions.

*Chairman Joseph A. Baldi and  
Members of the Planning & Zoning Commission  
City of Park Ridge  
May 19, 2017  
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The attached photographs of both the Suite, as currently occupied by Applicant's requested special use, and some of Applicant's other nationwide studios reveal that Applicant's use looks and functions much like a physical therapy center. Also like a physical therapy center, Applicant's studios are operated by certified professionals with formal education in Applicant's industry. For that reason, Applicant believed its use to be permitted by right in the Suite and at the Subject Property in accordance with Table 4 of the City's zoning ordinance, which permits "Medical/Dental Clinics" in the O-Office District in which the Subject Property is located. In good faith, Applicant entered into a currently binding lease agreement accordingly.

The City's zoning ordinance defines a "Medical/Dental Clinic," in pertinent part, as

[a] facility operated by physicians, dentists, chiropractors or other licensed practitioners of the healing arts for the...treatment of persons solely on an outpatient basis. 'Medical Clinics' shall include alternative medicine clinics such as...physical therapy offices....

Like a physical therapy center, Applicant's operations largely cater to an older clientele. As Applicant's website states, its trainers have worked with persons of as much as 98 years of age.

Unlike a typical "Health/Fitness Center," Applicant's studios do not include free weights, treadmills or other types of gym equipment that can be noisy or disruptive. Applicant's studios are generally limited to nothing more than a total of nine Nautilus machines and a reception area. Additionally, the nature of Applicant's one-on-one personal training operations means that, unlike a typical "Health/Fitness Center," there is no loud music or extended hours of operation. Applicant's typical studio hours of operation are from 6:00 a.m. to 7:00 p.m. However, the period of time during which Applicant's studios are occupied by clients and in operation often amounts to only a few hours on any given day depending on the number of appointments scheduled on that day. All such appointments are scheduled for 30-minute periods. Yet, each appointment involves only 20 minutes of exercise.

When Applicant and the Subject Property's owner entered into a lease agreement for Applicant's establishment and operation of Applicant's studio at the Suite, they understood Applicant's use to be permitted by right for the reasons described above. In fact, the Subject Property was (and still is) already home to long-time tenant Advanced Physical Therapy & Health Services, LLC ("APT"), which operates in Suite 202, adjacent to Applicant's studio at the Subject Property. As is apparent from APT's website, APT's space at the Subject Property is organized and equipped in much the same manner as Applicant's studios.

Subsequent to Applicant's establishment and operation at the Suite, City Community Preservation & Development Department staff advised Applicant that its use required special use approval. At City staff's direction, Applicant then temporarily ceased operating its studio

Chairman Joseph A. Baldi and  
Members of the Planning & Zoning Commission  
City of Park Ridge  
May 19, 2017  
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at the Subject Property until City staff issued a conditional Temporary Certificate of Occupancy, which requires Applicant to obtain special use approval to receive a Final Certificate of Occupancy.

As a testament to the appropriateness of the City granting Applicant's request for special use approval to lawfully operate a "Health/Fitness Center" in the Suite, it is important to note that the law provides that, by its very nature, a special use is tantamount to a legislative finding that such use is in harmony with the City's general zoning plan and other uses permitted in the same zoning district.<sup>1</sup> Accordingly, the law further provides that such use will neither adversely affect the neighborhood in which it is located nor be inconsistent with the public's health, safety, morals or general welfare.<sup>2</sup> This is demonstrated by the fact that Applicant's occupancy of the Suite has not been a repeated source of complaints. This comes as no surprise to Applicant, which operates many of its 71 other studios in a similar context to that which exists at the Subject Property. For example, each of Applicant's six other Chicago-area suburban locations operate in multi-tenant business parks, corporate centers and executive centers alongside professional office tenants also without issue.

We encourage you to visit Applicant's website at [www.theperfectworkout.com](http://www.theperfectworkout.com) where you may gain a deeper understanding of Applicant and its operations.

Attached, among other relevant documents, in support of Applicant's special use request are (i) a completed Special Use Application, (ii) a letter of consent to the requested special use from the Subject Property's owner, (iii) photographs of Applicant's studio at the Suite, (iv) photographs of some of Applicant's other studio locations and (v) a description of the personal fitness training technique Applicant utilizes at all of its studios.

We look forward to presenting Applicant's request to you in greater detail, and we thank you in advance for your time and consideration of this matter.

Sincerely,

**MELTZER, PURTILL & STELLE LLC**



Steven C. Bauer

Attachments

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<sup>1</sup> *City of Chicago Heights v. Living Word Outreach Full Gospel Church and Ministries, Inc.*, 196 Ill. 2d 1 (2001).

<sup>2</sup> *Id.*



The Perfect Workout, Inc. Petition for Special Use

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# Special Use 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: \_\_\_\_\_

### Subject Property Information:

Address: 444 N. Northwest Highway Zoning District: O-Office

Legal Description (can attach separate sheet): Please see Exhibit A attached hereto.

### Applicant Information:

Name: The Perfect Workout, Inc , Attn: Kyle Recchia, Chief Operating Officer

Address: 227 N. El Camino Real, Suite 201, Encinitas, CA 92024

E-mail: kyle.recchia@theprecworkout.com

Phone: (281) 455-0305

### Owner Information:

Name: Sterling Colonial LLC, Attn: Matt Friedman

Phone: (312) 617-1016

Address: 2701 W. Peterson Avenue, Chicago, Illinois 60659

**Summary of Proposed Special Use** (refer to Section 4.6 of the Zoning Ordinance): Applicant

requests approval of a special use for a "Health/Fitness Center" in Suite 204 at the subject

property to lawfully operate an approximately 910 square foot, private fitness, personal

slow motion, strength training studio as one of Applicant's 72 nationwide locations.

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

Signature of Applicant

4-26-17

Date

**Exhibit A to Special Use Application**  
(The Perfect Workout)

Legal Description

LOT 1 IN HEINZ'S COLONIAL PLAZA RESUBDIVISION, BEING A RESUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED MAY 27, 1981 AS LR3216816 AND RECORDED MAY 27, 1981 AS DOCUMENT 25884353, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 444 N. NORTHWEST HIGHWAY, PARK RIDGE, ILLINOIS



## **What is The Perfect Workout?**

The Perfect Workout provides one-on-one personal training at its 72 private fitness training studios in California, Connecticut, Florida, Illinois, Maryland, New Jersey, New York, Pennsylvania, Texas and Virginia. Each studio is equipped with state-of-the-art exercise machines and equipment.

The Perfect Workout's certified personal trainers specialize in a unique slow-motion method of strength training that helps people achieve maximum fitness benefits from just two 20-minute training sessions per week. This special exercise method involves performing the lifting phase of each weightlifting repetition in approximately 10 seconds, and performing the lowering phase of each such repetition in approximately 10 seconds. Once a person learns how to perform the movements effectively, enough resistance is used to achieve deep muscular fatigue within one to two minutes on each exercise. Slowing the lifting speed in this manner reduces momentum on each repetition, and loads the muscles more effectively.

Studies show that slow-motion strength training produces approximately 50% more improvement than regular weight training. And it takes just 20 minutes, twice a week to produce such fantastic results.



**Responses to Standards of Review for Special Use**  
(444 N. Northwest Highway, Suite 204)

The Perfect Workout, Inc. (“Applicant”) provides the following responses to the standards of review for special use approval of a “Health/Fitness Center” to allow Applicant to lawfully operate that use in Suite 204 (“Suite”) of the property commonly known as 444 N. Northwest Highway (“Subject Property”).

***1. The establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community.***

The special use will not endanger the public health, safety or general welfare of any portion of the community. In fact, the law provides that, by its very nature, a special use is tantamount to a legislative finding that such use is in harmony with the City’s general zoning plan and other uses permitted in the same zoning district.<sup>1</sup> Accordingly, the law further provides that such use will neither adversely affect the neighborhood in which it is located nor be inconsistent with the public’s health, safety, morals or general welfare.<sup>2</sup> This is demonstrated by the fact that Applicant’s occupancy of the Suite has not been a repeated source of complaints. This comes as no surprise to Applicant, which operates many of its 71 other studios in a similar context to that which exists at the Subject Property. Like Applicant’s Park Ridge studio location, each of Applicant’s six other Chicago-area suburban locations operate in multi-tenant business parks, corporate centers and executive centers alongside professional office tenants also without issue.

***2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.***

The special use is compatible with adjacent properties and other property within the immediate vicinity of the special use. In fact, the law provides that, by its very nature, a special use is tantamount to a legislative finding that such use is in harmony with the City’s general zoning plan and other uses permitted in the same zoning district.<sup>3</sup> Furthermore, the Suite in which the special use is requested consists of only 910 square feet or approximately 1.5% of the tenant space at the Subject Property. It is apparent from that percentage that the special use will have little to no impact of any kind on the Subject Property, and the special use will have absolutely no impact on adjacent properties.

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<sup>1</sup> *City of Chicago Heights v. Living Word Outreach Full Gospel Church and Ministries, Inc.*, 196 Ill. 2d 1 (2001).

<sup>2</sup> *Id.*

<sup>3</sup> *Id.*

**3. *The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Comprehensive Plan.***

The special use in the specific location proposed is consistent with the spirit and intent of the City's Zoning Ordinance in that the zoning ordinance specifically establishes the special use as an authorized special use in the O-Office district in which the Suite and Subject Property are located. In fact, the law provides that, by its very nature, a special use is tantamount to a legislative finding that such use is in harmony with the City's general zoning plan and other uses permitted in the same zoning district.<sup>4</sup>

The special use in the specific location proposed is also consistent with the spirit and intent of the City's Comprehensive Plan. In particular, the special use adheres to the Comprehensive Plan's goal to "[p]reserve and enhance Park Ridge's business district 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." (emphasis added). Applicant's personal training services are specifically designed to offer Applicant's clients the convenient benefit of a physical fitness regimen that requires only two 20-minute sessions per week.

In addition, the City's Comprehensive Plan states that the "Retail and Office" land use category and associated zoning classification "includes areas *intended for commercial uses appropriate* for the Central Business District and other retail business centers within the community. Retail shopping and *convenience* stores, offices and *business services are compatible with the purpose of this category.*" (emphasis added).

**4. *Whether property values in the immediate vicinity of the special use will be diminished or impaired.***

The special use will not diminish or impact property values in the immediate vicinity of the Subject Property because the special use is compatible with adjacent properties and other property within the immediate vicinity of the special use. In fact, the law provides that, by its very nature, a special use is tantamount to a legislative finding that such use is in harmony with the City's general zoning plan and other uses permitted in the same zoning district.<sup>5</sup> Accordingly, the law further provides that such use will neither adversely affect the neighborhood in which it is located nor be inconsistent with the public's health, safety, morals or general welfare.<sup>6</sup> Furthermore, the Suite in which the

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<sup>4</sup> *City of Chicago Heights v. Living Word Outreach Full Gospel Church and Ministries, Inc.*, 196 Ill. 2d 1 (2001).

<sup>5</sup> *Id.*

<sup>6</sup> *Id.*

special use is requested consists of only 910 square feet or approximately 1.5% percent of the tenant space at the Subject Property. It is apparent from that percentage that the special use will have little to no impact of any kind on the Subject Property, and the special use will have absolutely no impact on adjacent properties.

**5. *Ingress and egress to the subject property and its proposed structures, with particular attention to automotive and pedestrian safety and convenience, traffic flow and control, including access by emergency vehicles.***

Adequate ingress and egress to and from the Subject Property is already established. Applicant does not seek or desire to make any modifications to the existing automotive or pedestrian means of ingress and egress to and from the Subject Property. Furthermore, no such modifications are necessary in conjunction with the special use.

**6. *Off-street parking and loading areas proposed for the special use, with particular attention to the location and adequacy of such facilities.***

Adequate off-street parking and loading areas are already established at the Subject Property. Applicant does not seek or desire to make any modifications to those areas. Furthermore, no such modifications are necessary in conjunction with the special use.

**7. *The operational characteristics of the proposed special use and their effects on adjacent properties. Particular attention shall be given to the hours of operation, noise, glare, odor, refuse storage and other relevant environmental factors.***

The operational characteristics of the special use will have no effect on adjacent properties. The Suite for which the special use is requested consists of only 910 square feet or approximately 1.5% percent of the tenant space at the Subject Property. It is apparent from that percentage that the special use will have absolutely no impact on adjacent properties. Additionally, Applicant's typical studio hours of operation are from 6:00 a.m. to 7:00 p.m., during which time all activities associated with the special use (excluding parking and pedestrian access to and from the Suite) are conducted in the Suite. As a result, there is no noise, glare or odor associated with the special use outside (or inside) the Suite. Furthermore, the nature of the special use generates minimal refuse and no need for consideration of other environmental factors.

**8. *Utilities and storm drainage facilities as proposed, with reference to their location, availability, adequacy and compatibility.***

Adequate utilities and storm drainage facilities are already established at the Subject Property. Applicant does not seek or desire to make any modifications to those utilities or facilities. Furthermore, no such modifications are necessary in conjunction with the special use.

**9. *Screening, landscaping and buffering, with specific reference to the type proposed, the dimensions and character, and the effectiveness in shielding adjacent properties.***

All activities associated with the special use (excluding parking and pedestrian access to and from the Suite) are conducted in the Suite. As a result, there is no need for screening, landscaping or buffering of the special use.

**10. *Signs and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties.***

The special use does not involve any exterior signage or lighting.

**11. *The quantity and degree of deviation from the applicable requirements of the district in which the subject property is located, as balanced against the desirability of the special use.***

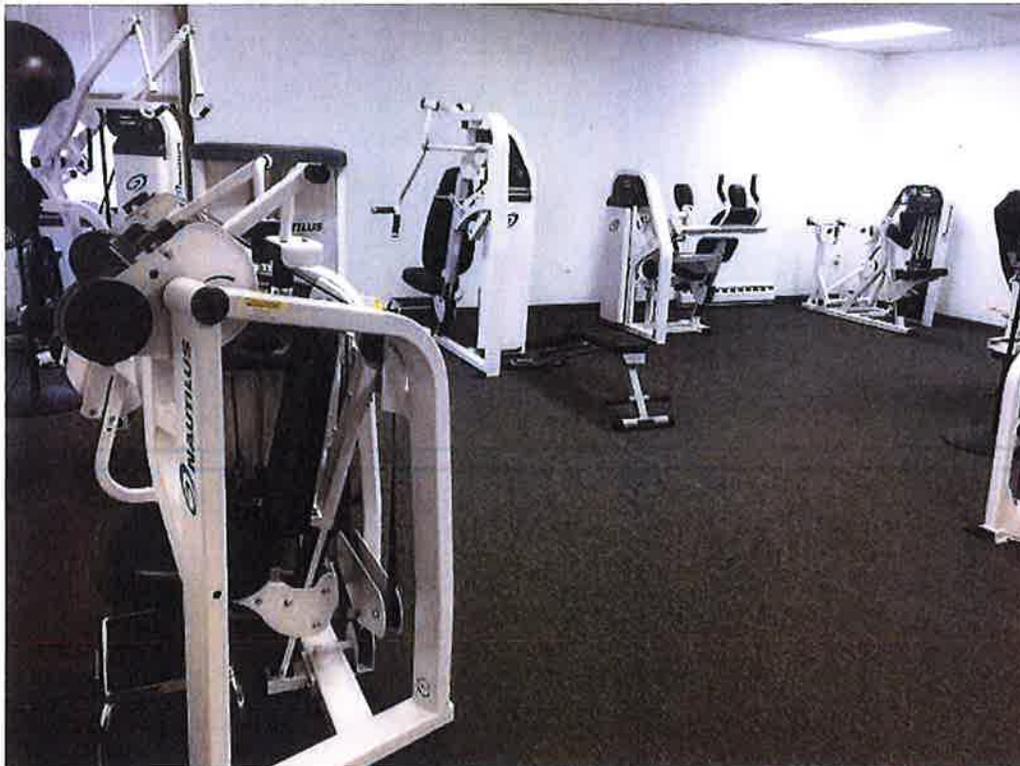
The special use does not involve any degree of deviation from the O-Office district. Pursuant to the City's Zoning Ordinance, the special use is a specifically contemplated use in the O-Office district.







**Photographs of The Perfect Work, Inc. Studio at  
444 N. Northwest Highway, Suite 204, Park Ridge, Illinois**



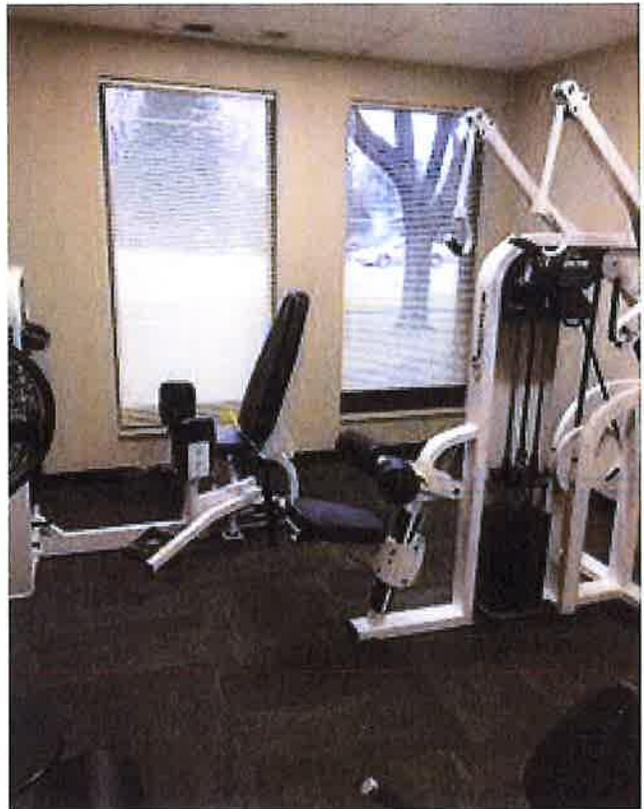
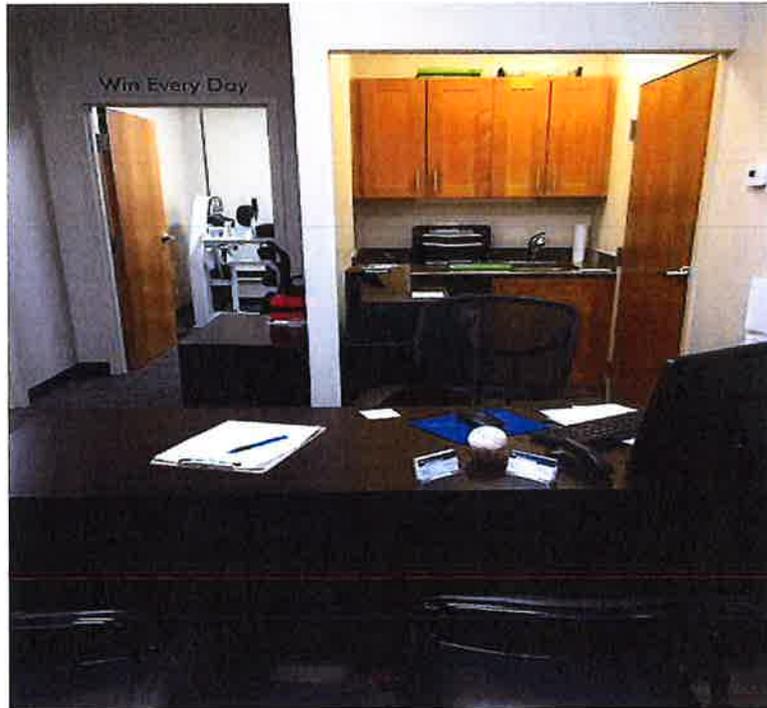


**Photographs of The Perfect Work, Inc. Studio at  
444 Skokie Boulevard, Suite 210, Wilmette, Illinois**





**Photographs of The Perfect Work, Inc. Studio at  
825 N. Cass Avenue, Suite 206, Westmont, Illinois**





April 27, 2017

City of Park Ridge  
Community Preservation and Development Department  
505 Butler Place  
Park Ridge, Illinois 60068

Re: Special Use Application (the "Special Use Application") for a Health/Fitness Center for The Perfect Workout, Inc., a California corporation ("The Perfect Workout") at Suite 204 in the building located at 444 North Northwest Highway, Park Ridge (the "Building")

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Gentlepersons:

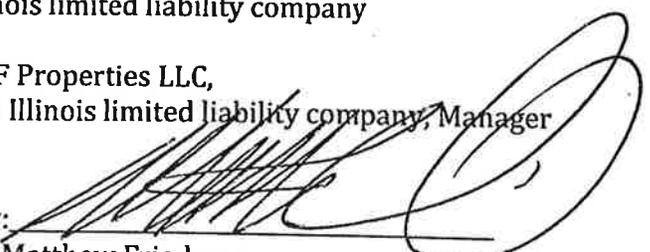
Sterling Colonial LLC, an Illinois limited liability company, confirms that it:

1. is the owner of fee simple title to the Building; and
2. consents to The Perfect Workout submitting the Special Use Application to the City of Park Ridge.

Sincerely,

Sterling Colonial LLC,  
an Illinois limited liability company

By: MF Properties LLC,  
an Illinois limited liability company, Manager

By:   
Matthew Friedman,  
Authorized Agent of Manager of MF Properties LLC





Doc#: 1428142074 Fee: \$44.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 10/08/2014 01:54 PM Pg: 1 of 4

444 N. Northwest Highway, Park Ridge, IL 60068  
 09-26-302-078-0000

**SPECIAL WARRANTY DEED**

(Illinois)

*8/26/14 2:50 PM*

THIS SPECIAL WARRANTY DEED, made this <sup>1st</sup> 25<sup>th</sup> day of September, 2014, between FCBT Holdings, LLC, Series FC PAD Holdings IV, an Illinois limited liability company ("Grantor"), having an address of 1145 N. Arlington Heights Road, Itasca, Illinois 60143, and Sterling Colonial LLC, an Illinois limited liability company ("Grantee"), having an address of 2701 West Peterson Avenue, Chicago, Illinois 60659.

WITNESSETH,

that the Grantor, for and in consideration of the sum of 10 dollars and 0/100 and other good and valuable consideration in hand by the Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the Grantee and to Grantee's successors and assigns, FOREVER, all the following described real estate situated in the County of Cook and State of Illinois known and described as follows (the "Property"):

Above space for Recorder's use only

LOT 1 IN HEINZ'S COLONIAL PLAZA RESUBDIVISION, BEING A RESUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 1981 AS DOCUMENT NUMBER 25884353 AND FILED MAY 27, 1981 AS LR3216816, IN COOK COUNTY, ILLINOIS.

*S 1*  
*P 4*  
*S 2*  
*CO 4*  
*INT*

Grantor does covenant, promise and agree, to and with the Grantee, that during the period of Grantor's ownership Grantor has not done or suffered to be done, anything whereby the Property hereby granted is or may be in any manner encumbered or changed, except as herein recited; and that Grantor WILL WARRANT AND DEFEND the Property against all persons lawfully claiming, by, through or under Grantor against Grantor's acts and none others subject to each of the exceptions listed on Exhibit A attached hereto.

Permanent Real Estate number(s): 09-26-302-078-0000

Address of real estate: 444 N. Northwest Highway, Park Ridge, IL 60068;



CITY OF PARK RIDGE  
 REAL ESTATE  
 TRANSFER STAMP

NO. 34950

[SIGNATURES ON THE FOLLOWING PAGE]

Box 400-CTCC



**Applicant Disclosure Statement (Section 2-24-1)**

Name of Applicant: The Perfect Workout, Inc.

Subject Property Information: 444 N. Northwest Highway, Suite 204  
Address: Park Ridge, IL 60068

P.I.N.: 09-26-302-078-0000

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

N/A to applicant. Applicant is lessee.

If there is a pending contract for the sale of the subject property, list the purchasing party's name:  
No.

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:

N/A to applicant. Applicant is lessee.

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

N/A to applicant. Applicant is lessee.

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:

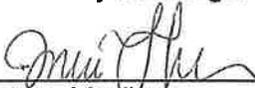
N/A to applicant. Applicant is lessee.

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:

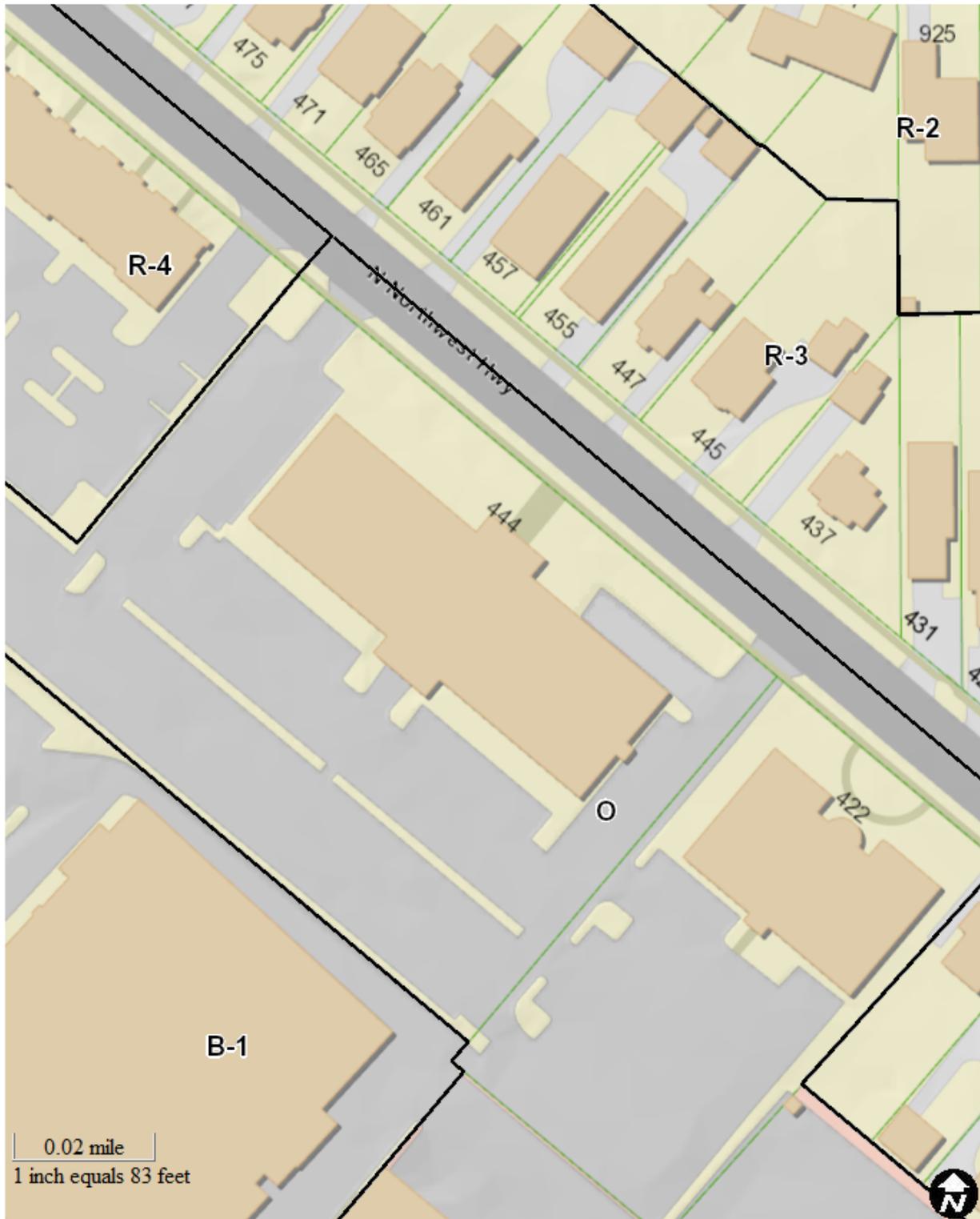
N/A to applicant. Applicant is lessee.

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.**

  
Signature of Applicant

4-26-17  
Date

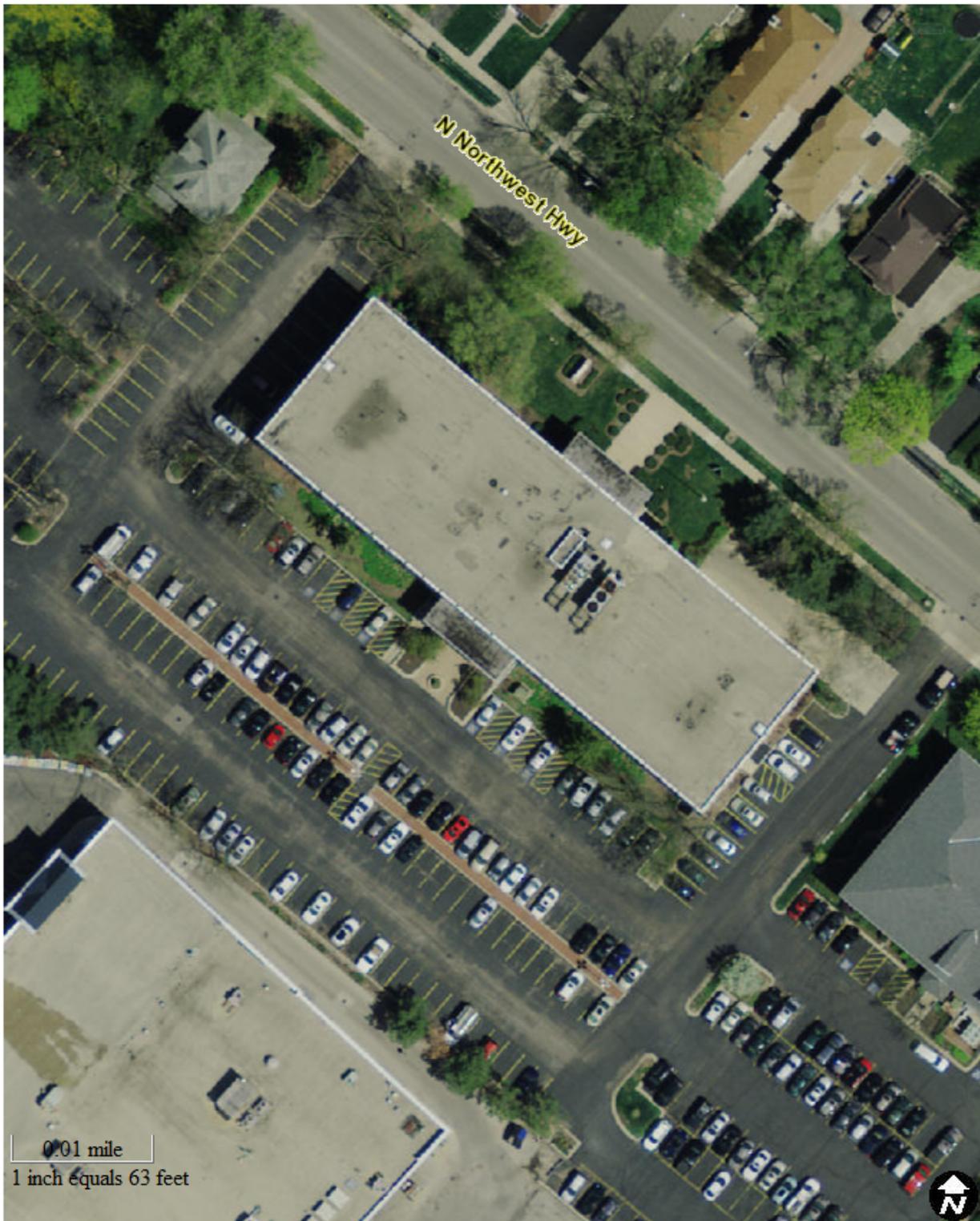


Map created on June 5, 2017.  
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Zoning Special Purpose

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



Map created on June 5, 2017.  
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