



## CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

**Date:** April 18, 2008  
**To:** Zoning Board of Appeals  
**From:** Thomas Hoff, Zoning Coordinator  
**Subject:** 1100 South Aldine Avenue  
Case Number: V-08-05 (Minor Variance)

### **Introduction**

Gerald McManus from Lineworks Ltd. and applicants and owners, Daniel and Bronagh O'Brien, request a variance to allow a second floor addition and a two-story addition to encroach .15 feet into the minimum interior side yard setback of five feet, as required by Section 7.3, Table 3.

The property is currently occupied by a single family residence and is zoned R-2 Single Family Residential. The property is located on South Aldine Avenue between Arthur Avenue to the north and Devon Avenue to the south. Single family residences are located adjacent to the property.

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 and neighboring property occupants were notified about the public hearing.

### **Staff Analysis**

The variance would allow a second floor addition above the garage and a two-story addition to be built behind the garage, both with a setback of 4.85 feet. The encroachment would extend .15 feet into the minimum interior side yard of five feet. The purpose of the encroachment is to allow the additions to line up with the side walls of the existing house.

The Board should note that under the 1975 Zoning Ordinance, such encroachments were permitted, as long as the non-conformity was not enlarged or extended. The provisions under the current Zoning Ordinance do not allow additional encroachments, even if such a condition already exists. In this case, the owner chose to apply for a variance rather than to comply with the setback.

### **Board Action**

If the Board decides to approve of the proposed variance, the variance would be as follows:

To allow a second floor addition and a two-story addition to encroach .15 feet into the minimum five feet, as required by an Section 7.3, Table 3.