



## CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

**Date:** July 23, 2009  
**To:** Zoning Board of Appeals  
**From:** Thomas Hoff, Zoning Coordinator  
**Subject:** 733 South Prospect Avenue  
Case Number: V-09-14 (Major Variance)

### **Introduction**

Robert Milani, applicant from Chalet Landscaping, requests a variance to allow a pergola to exceed the maximum square foot area of 120 square feet, as required by Section 11.4.G.2.

The property is occupied by a single family residence and is zoned the R-2 Single Family Residential District. Single family residences are also located on adjacent properties.

Notification requirements for this application have been satisfied. A legal notice for the public hearing was published in the Park Ridge Herald, a sign was posted on the property and neighboring residents were notified about the public hearing.

### **Staff Analysis**

The variance would allow an existing pergola, which was constructed without a building permit, to be 384 square feet in area. Section 11.4.G.2 establishes a maximum size limit of 120 square feet. The existing pergola would be 264 square feet larger than what is permitted.

### **Board Action**

If the Board decides to act favorably on the variance, the proposed motion would be as follows:

Recommend City Council approval of a variance to allow a pergola at 384 square feet in area, instead of the maximum 120 square feet permitted by Section 11.4.G.2, at 733 South Prospect Avenue, Zoning Case Number V-09-14.