

Applicant: Thomas Durham
Address: 733 & 801 S. Prospect Avenue
Case Number: V-16-09 (Minor Variance)

<u>NUMBER</u>	<u>EXHIBIT</u>
1.	Completed Application
2.	Staff Report
3.	Application Statement
4.	Sidwell Map of Surrounding Properties
5.	Warranty Deed
6.	Applicant Disclosure Statement
7.	250' Buffer Area for 733 & 801 S. Prospect Avenue
8.	Existing Plat of Survey
9.	Proposed Plat of Survey
10.	Existing Photos of Subject Lot
11.	Copy of Abutter Letter & Newspaper Notice



Zoning Variance 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: V-16-09

Type of Variance: (Check one)

- Administrative
- Minor
- Major

Subject Property Information:

Address: 733 & 801 S Prospect Ave, Park Ridge, IL 60068

Zoning District: R-2

Legal Description (can attach separate sheet): attached

Applicant Information:

Name: Thomas Durham

Phone: 847-318-6474

Address: 733 S Prospect Ave, Park Ridge, IL 60068

E-mail: durham733@comcast.net

Owner Information:

Name: Thomas Durham

Phone: 847-318-6474

Address: 733 S Prospect Ave, Park Ridge, IL 60068

Summary of Requested Zoning Variance (refer to Section 4.4 of the Zoning Ordinance): Under 4.4 of the Zoning Ordinance the Variance requested is a minor variance for the requirement of lot width. The applicant is requesting a minor variance from Zoning Ordinance Section 7.3 - Table 3, minimum lot requirements, to allow for the ultimate subdivision on the one lot on record into 2 lots which would result in 2 deficient lots of record. The future subdivision would result in two lots with the following dimensions:

733 S. Prospect Ave: Parcel 1 (lot 17): 8,309.28 sq.ft.; 48.00 (width) X 173.11 (length)
801 S. Prospect Ave: Parcel 2 (lot 16): 8,308.32 sq.ft.; 48.00 (width) X 173.09 (length)

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

* Please see attached

Thomas C. Durham
Signature of Applicant

August 1, 2016
Date

Summary of Requested Zoning Variance continued:

*Per Section 15.5.A.1 – Lots of Record Held in Common Ownership (Any District), the two adjacent lots are currently considered one zoning parcel. In anticipation of separating ownership of the two nonconforming lots, the applicant needs to apply for two minor lot width variances so each lot can separately meet the municipal zoning requirements. A subdivision of a zoning parcel to create a nonconforming lot is otherwise prohibited.

PARCEL 1, LOT 17 IN SUBDIVISION OF THE EAST 1/3 OF THAT PART LYING SOUTH OF THE NORTH 20 ACRES OF THE NORTH 17.32 CHAINS OF THE WEST 19.50 CHAINS OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: LOT 16 IN SUBDIVISION OF THE EAST 1/3 OF THAT PART LYING SOUTH OF THE NORTH 20 ACRES OF THE NORTH 17.32 CHAINS OF THE WEST 19.50 CHAINS OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



CITY OF PARK RIDGE

505 BUTLER PLACE
PARK RIDGE, IL 60068
TEL: (847) 318-5291
FAX: (847) 318-6411
TDD: (847) 318-5252

DEPARTMENT OF COMMUNITY PRESERVATION AND DEVELOPMENT (CP&D)

URL:<http://www.parkridge.us>

Date: Thursday, September 22, 2016
To: Zoning Board of Appeals (ZBA)
From: Howard M. Coppari, City Planner / Zoning Coordinator
Subject: 733 & 801 S. Prospect Avenue / Case Number: V-16-09 (Minor Variance)

Introduction

Thomas Durham, the property owner, would like separate his single zoning parcel into two smaller non-conforming lots. He currently owns two lots of record with contiguous frontage, and he would like separate both lots, which are both deficient in lot width.

Durham wants to have better flexibility to retain either of his lots or to sell them off separately in the foreseeable future.

The property is located in an R-2 (Single-Family Residential District) zone. The subject lot is located in a predominantly low density, single-family neighborhood.

Notification requirements for this zoning application have been satisfied. A legal notice was published in the *Park Ridge Journal* and two zoning signs were posted on each physical lot of record. Neighboring residents were also notified by U.S. postal mail.

Staff Analysis

Per section 15.5.A.1, the two adjacent lots are currently considered one zoning parcel. In anticipation of separating ownership of the two nonconforming lots, the applicant needs to apply for two minor lot width variances so each lot can separately meet the municipal zoning requirements. A subdivision of a zoning parcel to create a nonconforming lot is otherwise prohibited.

In order to perform this task, the owner needs to apply for two minor zoning lot width variances for:

733 S. Prospect Avenue: Parcel 1 (lot 17) – 8,309.28 SF; **48' (Width)** by 173.11' (Length) (per Section 7.3, Table 3 – min. lot width)

801 S. Prospect Avenue: Parcel 2 (lot 16) – 8,308.32 SF; **48' (Width)** by 173.09' (Length) (per Section 7.3, Table 3 – min. lot width)

Board Action

If the Board decides to recommend approval of the requested variances, the proposed motion would be as follows:

Allow the creation of two substandard lots at 48' apiece for lot width, instead of 50', as required by Section 7.3, Table 3.

EXHIBIT 02

STATEMENT

1. Description of the Variance Request:

The property in question currently is one lot of record, with a single-family residence and detached garage. The overall goal is to subdivide the lot. Per Section 15.5.A.1 – Lots of Record Held in Common Ownership (Any District), the two adjacent lots are currently considered one zoning parcel. In anticipation of separating ownership of the two nonconforming lots, the applicant needs to apply for two minor lot width variances so each lot can separately meet the municipal zoning requirements. A subdivision of a zoning parcel to create a nonconforming lot is otherwise prohibited.

2. Zoning Ordinance request that prevents the proposed use:

According to Section 7.3, the minimum lot width is 50 feet. The width of both lots when subdivided falls below the minimum requirements.

3. Characteristics of the subject property which prevents compliance with the requirements of the zoning ordinance:

The lot size of the property is 96' x 173.09' or 16,616.64 square feet. The proposed variance and future subdivision would result in two lots with the following dimensions:

733 S. Prospect Avenue: Parcel 1 (lot 17) – 8,309.28 SF; 48' (Width) by 173.11' (Length) (per Section 7.3, Table 3 – min. lot width)

801 S. Prospect Avenue: Parcel 2 (lot 16) – 8,308.32 SF; 48' (Width) by 173.09' (Length) (per Section 7.3, Table 3 – min. lot width)

4. In support of this Application, the Applicant states as follows:

(a) The strict application of the terms of this Zoning Ordinance will result in undue hardship.

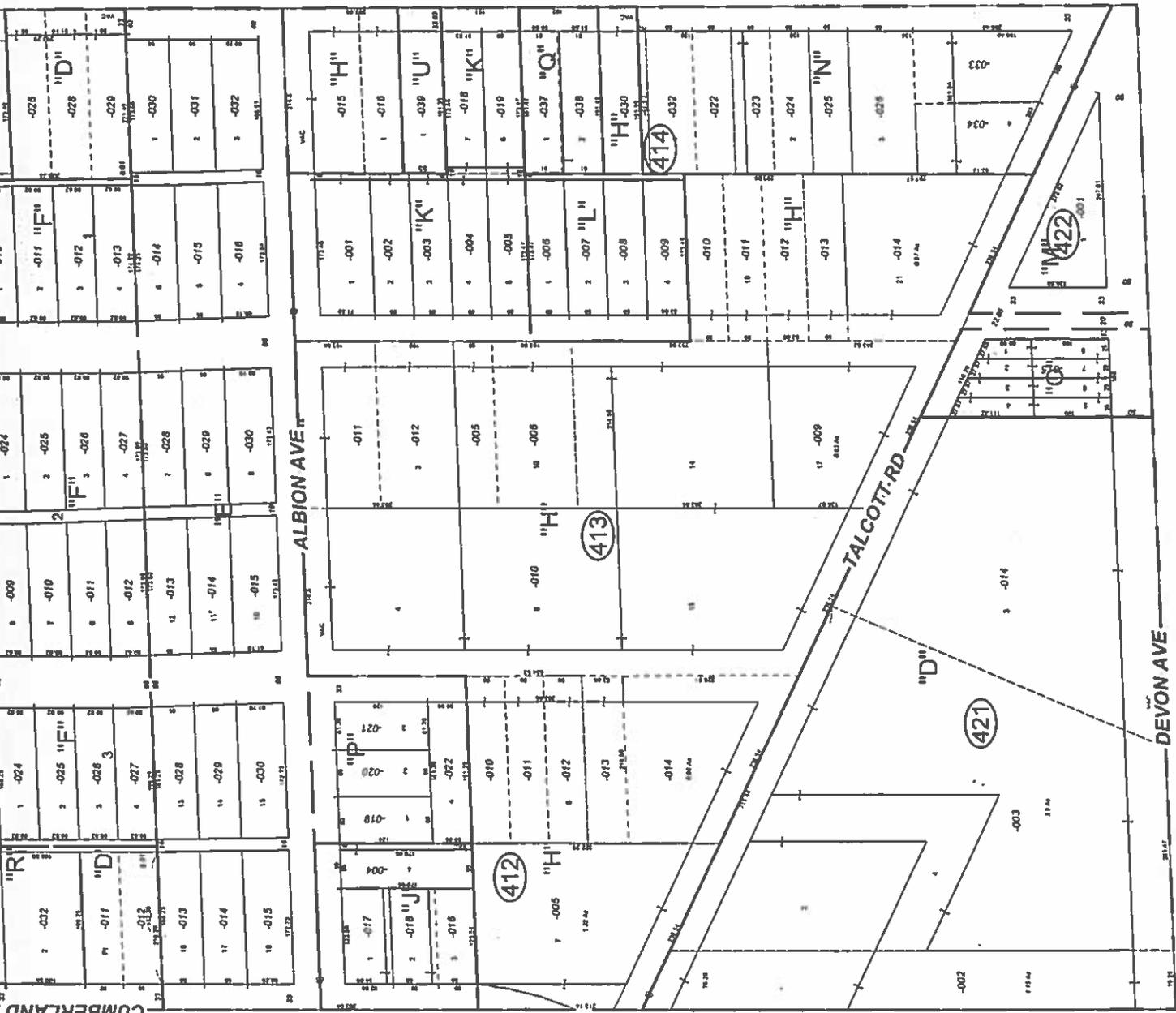
The property, if subdivided, will result in two non-conforming lots of record and such lots cannot be improved upon without the variance being granted. The existing lot of record is much larger than the surrounding lots. The attached sidwell shows that all surrounding lots are consistent with the plan herein proposed.

(b) The plight of the owner is due to unique circumstances.

The variance if granted, will not alter the essential character of the locality. In this case, a strict application of Section 7.3 (Yard and Bulk Regulations) would result in undue hardship of the owner, specifically the owner could not maximize the potential of the property. This is a unique situation in that the properties identified as 001, 004, 005, 006, 007, 008 and 009 on the attached sidwell map all deviate from the ordinance in the same respect as the requested variance.

(c) The variance, if granted, will not alter the essential character of the locality.

The proposed would preserve consistency to the lot sizes, both in square footage and width.



- "O"
H. ROY BERRY CO'S PARK RIDGE TERRACE NO. 2, a sub of part of that part of the W 1/2 of the S.E. 1/4 of Sec. 35-41-12. Rec. Jul 29, 1925 Doc. T266226.
- "P"
LEE'S RESUBJ. of Lot 5 in the Sub of part of W. 1/2 S.E. 1/4 of Sec. 35-41-12 (See "H"). Rec. Jul 19, 1963 Doc. 18857897
- "Q"
TARA'S ADDITION TO PARK RIDGE, a Resub. of the N. 102 ft. of Lot 12 in Seifer's Sub. of part of the W. 1/2-S.E. 1/4-Sec. 35-41-12. Rec. May 27, 1977 Doc. 23945938.
- "R"
PAUL FRITZ SUB., a Resub. of. pt. of Lot 9 in Blk. 2 in Gillick's Second Villa Sub. (see "B"), & pt. of Lot 5 in Div. (see "D"). Rec. Jun 5, 1990 Doc. 90262020.
- "S"
STANCZAK AND WYPYCH'S SUB. of part of Lot 5 in Div. (See "D"). Rec. Sep 13, 1991 Doc. T3993597.
- "T"
Sarah's Resub of parts of Lots 5 and 8 and all of Lots 6 and 7 in Block 1 in Fred I Gillick's Sub (See "C") Rec. Nov 4, 2002 Doc. 0021213554.
- "U"
Alexander Christians' Resubdivision, Being a resubdivision of the South 55 feet of lot 1 in the Subdivision of part of the West 1/2 of the Southeast 1/4 (See "H") Rec. Mar 21, 2003 Doc. 0030389677.
- "V"
O'Flaherty's Resubdivision of Lot 18 and South 1/2 of Lot 19 in Gillick's Villa Subdivision (See "A") Rec. Aug 13, 2004 Doc. 0422631008.
- "W"
Naughton's Resubdivision of lot 9 except the north 23 ft. thereof in block 3 of Gillick's Second Villa Subdivision (see "B") Rec. Nov 16, 2005 Doc. 0532019054.
- "X"
KOZIEL'S RESUBDIVISION, of lot 16 and 17 <except the north 1/2 thereof> in Block 1 in Gillick's Second Villa Subdivision (See "B") Rec. Dec 31, 2007 Doc. 0736503016
- "Y"
CLADA RESUBDIVISION of The North 25 Feet Off Lot 11 AND The South 25 Feet Off Lot 12 in Block 3 In Gillick's Second Villa Sub. (See "B") Rec. Nov 1, 2011 Doc. 1130529032.

107-1710
LMG



WARRANTY DEED
Tenants by the Entirety

Doc#: 0733934043 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/05/2007 09:23 AM Pg: 1 of 3

GRANTOR(S):

ANDREW P. PLOCIENNICZAK and
ANNETTE E. PLOCIENNICZAK
Husband and wife

PRESENTLY RESIDING AT:
801 S. Prospect
Park Ridge, IL 60068

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S)
and WARRANT(S) to:

THOMAS C. DURHAM and MARTHA H. DURHAM, husband and wife



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 27738

not in tenancy in common nor in joint tenancy, but as TENANTS BY THE ENTIRETY, the following described Real
Estate situated in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A
PART HEREOF.

P.I.N.: 09-35-408-003-0000
PROPERTY ADDRESS: 801 S. PROSPECT PARK RIDGE, IL 60068

3

SUBJECT TO: (1) General real estate taxes for the year 2007 and subsequent years. (2) Covenants, conditions and
restrictions of record. (3) Private, public and utility easements. (4) Governmental taxes or assessments for
improvements not yet completed.

Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said real estate forever as TENANTS BY THE ENTIRETY.

DATED this 28 day of NOVEMBER, 2007.

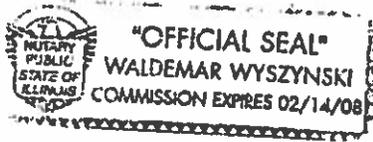
ANNETTE E. PLOCIENNICZAK

ANDREW P. PLOCIENNICZAK

EXHIBIT 05

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Annette E. Plocienniczak & Andrew P. Plocienniczak personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 28 day of NOVEMBER, 2007.



[Signature]
Notary Public

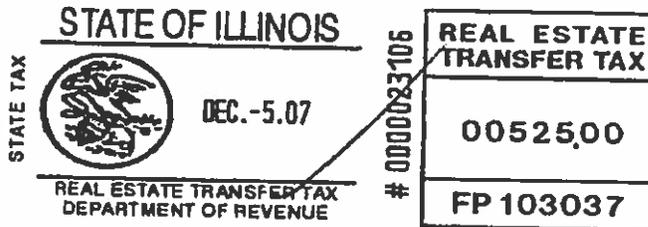
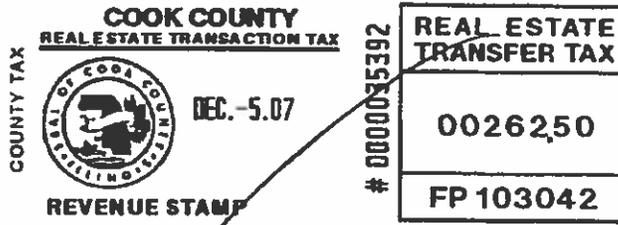
Prepared by: WALDEMAR WYSZYNSKI, Attorney at Law, 2500 E. Devon, Ste. 250, Des Plaines, IL 60018

Return to:

Mr. Tom Durham
733 S. Prospect
Park Ridge, IL 60068

Send Subsequent Tax Bills To:

Tom Durham
733 S. Prospect
Park Ridge, IL 60068



LOT 16 IN THE SUBDIVISION OF THE EAST 1/3 OF THAT PART LYING SOUTH OF THE NORTH 20 ACRES OF THE NORTH 17.32 CHAINS OF THE WEST 19.50 CHAINS OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number:

09-35-408-003-0000:

Property Address:

801 S Prospect
Park Ridge, IL 60068

Alliance Title Corporation
5523 N. Cumberland Ave., Ste. 1211
Chicago, IL 60656
(773) 556-2222

(A07-1710.PFD/A07-1710/21)

97771371

3475/0102 14 001 1997-10-17 11:06:23
Cook County Recorder 23.00

**WARRANTY DEED - ~~JOINT TENANCY~~
STATUTORY (ILLINOIS)**
(Individual to Individual)

MAIL TO:
Kathleen A. Widuch
208 Wisner Street
Park Ridge IL 60068

NAME & ADDRESS OF PREPARER:
ATTORNEY JOHN R. SULLIVAN
4610 W. 147TH ST. MIDLOTHIAN IL 60445

NAME & ADDRESS OF TAXPAYER:
Thomas C. Durham & Martha H. Durham
733 South Prospect, Park Ridge IL 60068

76 88079J 97059049 RW

THE GRANTOR, PATRICK MOLONEY, married to Teresa Moloney, of the City of Park Ridge, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to THOMAS C. DURHAM and MARTHA H. DURHAM, 1800 West Glenview, Park Ridge, Illinois, not in Tenancy in Common, ^{but} in JOINT TENANCY, the following described Real Estate in County of Cook in the State of Illinois, to wit:

Lot 17 in Subdivision of the East 1/3 of that part lying South of the North 20 Acres of the North 17.32 Chains of the West 19.50 Chains of the Southeast 1/4 of Section 35, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, ^{but} in joint tenancy forever.

Subject to general real estate taxes for 1997 and subsequent years; zoning and building laws or ordinances; building, building line and use or occupancy restrictions; conditions and covenants of record; and public utility and drainage easements of record.

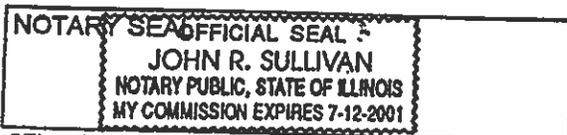
THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS TO PATRICK MOLONEY & TERESA MOLONEY.

Permanent Real Estate Index Number: 09-35-408-002-0000
Address of Real Estate: 733 South Prospect, Park Ridge IL 60068

DATED this 15 day of October, 1997.

Patrick Moloney
PATRICK MOLONEY

STATE OF ILLINOIS, COUNTY OF COOK SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT PATRICK MOLONEY, married to Teresa Moloney, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. GIVEN under my hand and official seal this 15 day of October, 1997.



87realest/mol-wd



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 13043

John R. Sullivan
NOTARY PUBLIC

BOX 333-671

97771

STATE OF ILLINOIS
 DEPT. OF REVENUE
 OCT 10 1997
 REVENUE 610.00

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE
 STAMP OCT 10 1997
 305.00

Page 2 of 2

7111111

Applicant Disclosure Statement (Section 2-24-1)

Name of Applicant: Thomas Durham

Subject Property Information: 733 & 801 S Prospect Ave, Park Ridge, IL 60068
Address: _____

P.I.N.: 09-35-408-002-0000 and 09-35-408-003-0000

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

Thomas and Martha Durham, 733 S Prospect Ave, Park Ridge, IL 60068

If there is a pending contract for the sale of the subject property, list the purchasing party's name:

N/A

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

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

N/A

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

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:

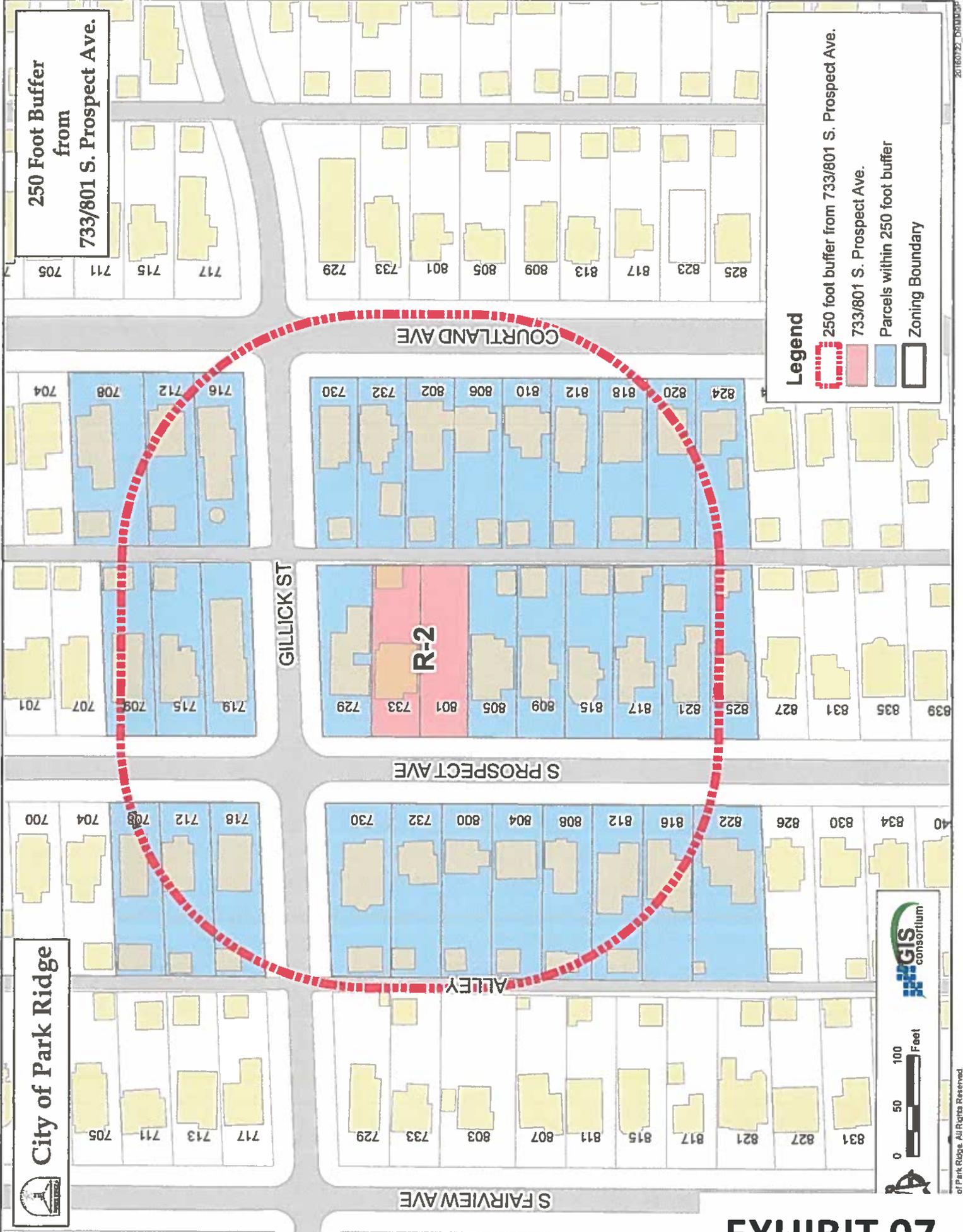
N/A

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.

Thomas P. Durham
Signature of Applicant

August 1, 2016
Date



250 Foot Buffer
from
733/801 S. Prospect Ave.

Legend

-  250 foot buffer from 733/801 S. Prospect Ave.
-  733/801 S. Prospect Ave.
-  Parcels within 250 foot buffer
-  Zoning Boundary



City of Park Ridge



GIS consortium



0 50 100 Feet

City of Park Ridge All Rights Reserved 20180127 DR000007

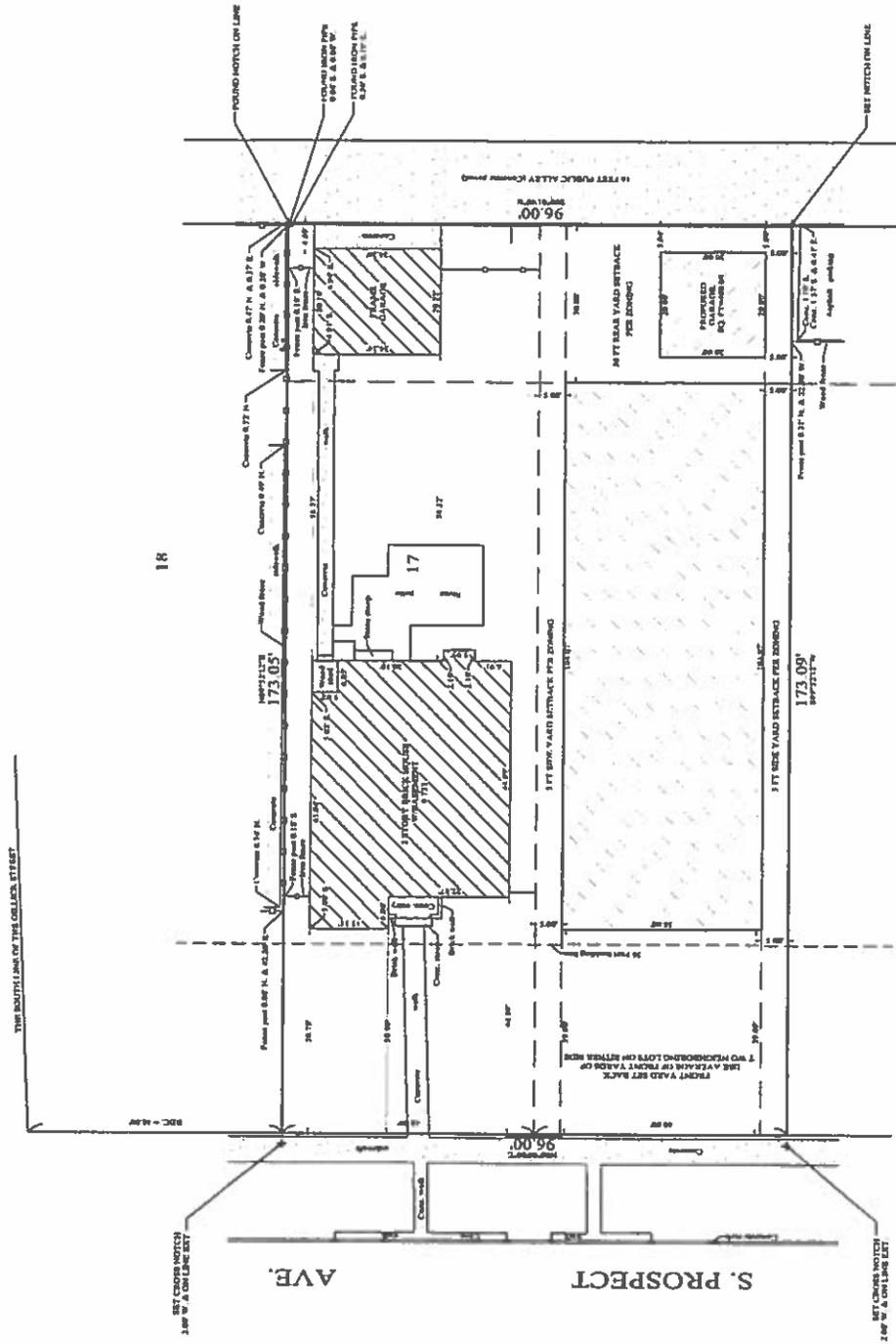
EXHIBIT 07

Proposed

A. P. SURVEYING COMPANY, PC.
PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION
PLAT OF SURVEY

1121 BARRAGE COURT
 WILMINGTON, ALABAMA 36097
 TEL: (205) 833-3344
 FAX: (205) 833-3344
 E-MAIL: ap@ap-surveying.com

LOTS 14 AND 17 IN THE SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/4 OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD MERIDIAN, DEKALB COUNTY, GEORGIA, COMMONLY KNOWN AS 723 & 861 SOUTH PROSPECT AVENUE, FARM RIDGE, ILLINOIS.



UNLESS OTHERWISE NOTED HEREON, THE BEARING, BENCH, ELEVATION DATUM AND SCALE OF THIS SURVEY ARE AS SHOWN ON THE RECORD FOR BLADES, ENCUMBRANCES, EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND REASONABLE INVESTIGATION OF THE RECORDS OF THE PUBLIC RECORDS HAS REVEALED. THIS TITLE CONTRACT WAS NOT SUBMITTED FOR THIS SURVEY. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 16-0018
 Scale: 1 inch = 16 feet
 Date: JULY 31, 2018
 Created by: KOLPAK - LERNER & GIBCO ATTORNEYS AT LAW

EXHIBIT 09

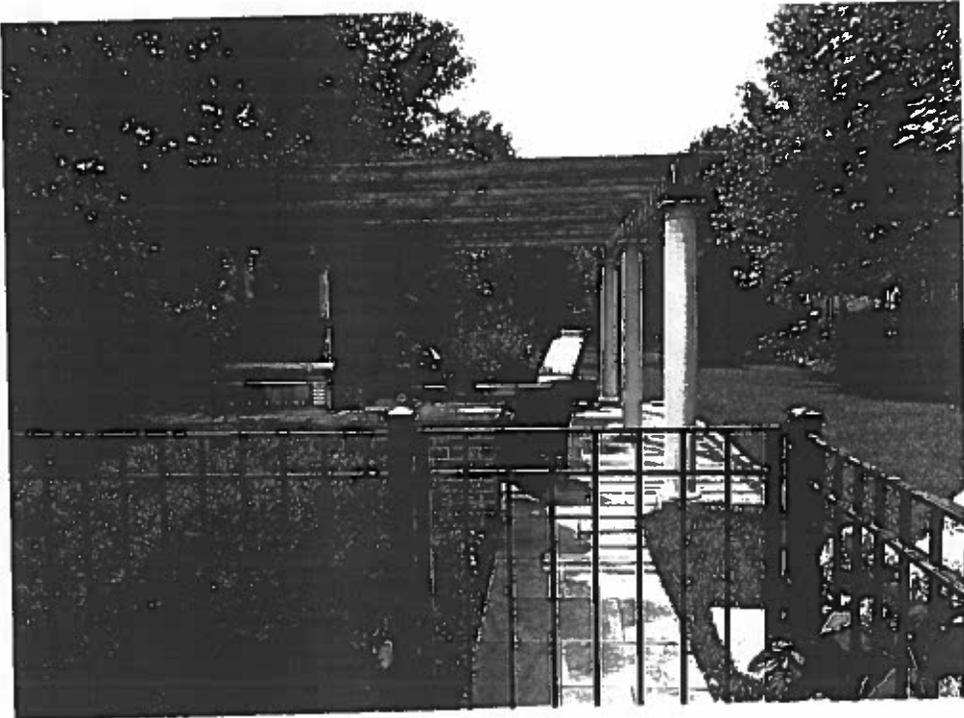
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT STANDARD PRACTICES AND PROCEDURES FOR A BOUNDARY SURVEY. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHEN YOU ORDER A SURVEY OF THE MASS, OTHERWISE REFER TO A TOPIC REPORT ANY INTERFERENCE.

State of Illinois
 County of Cook
 No. A. P. SURVEYING COMPANY, PC. do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat herein drawn is an accurate representation of said survey.

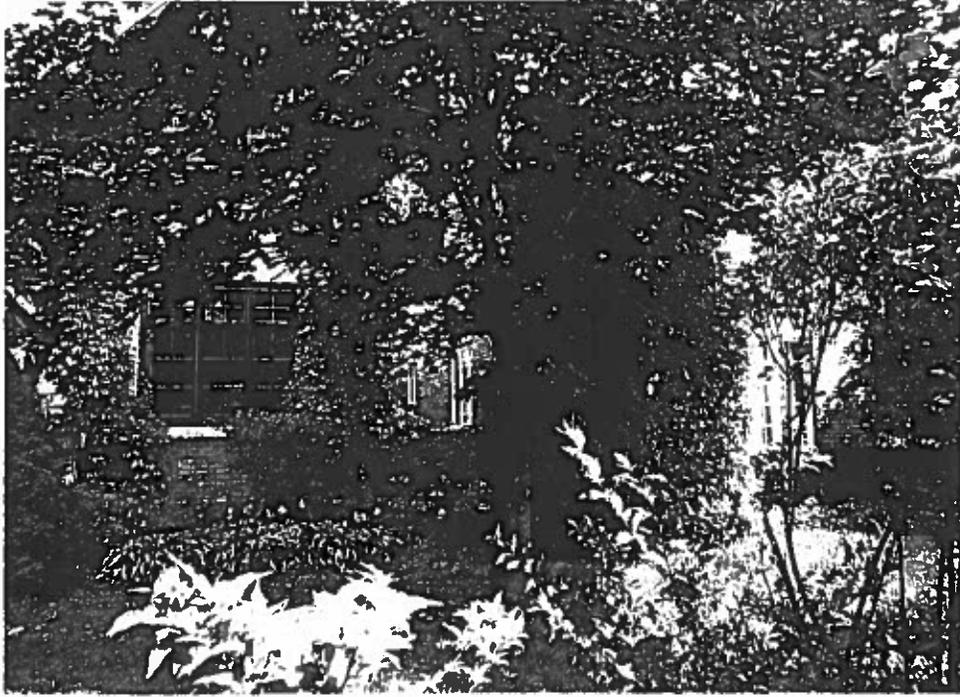
PEOPLE LAND SURVEYOR No. 118
 License Expiration: November 30, 2018



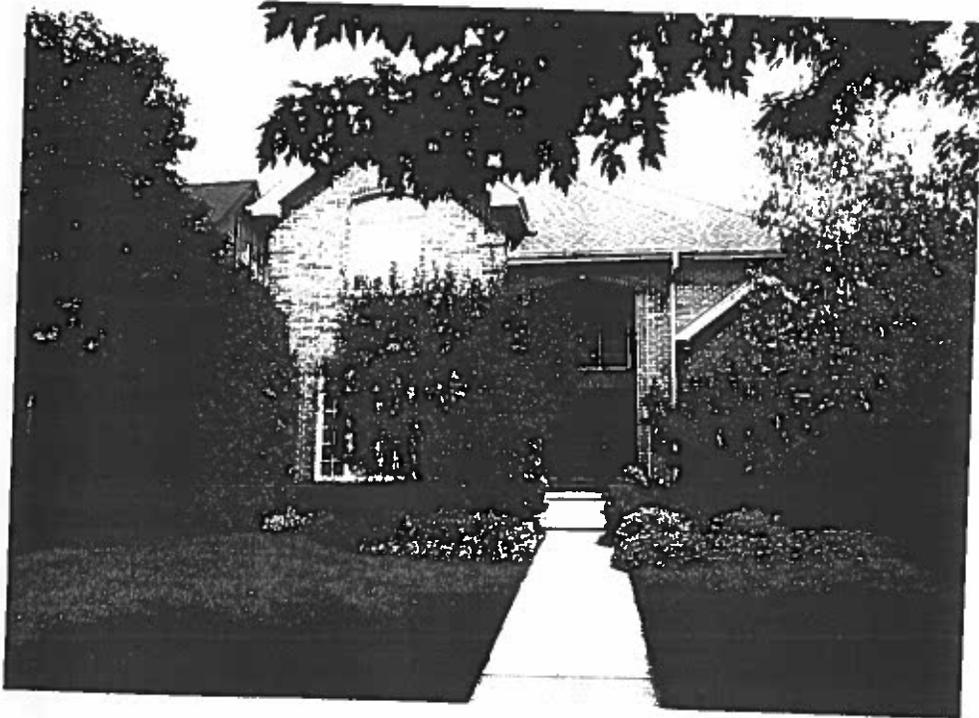
801
Front



801
Back



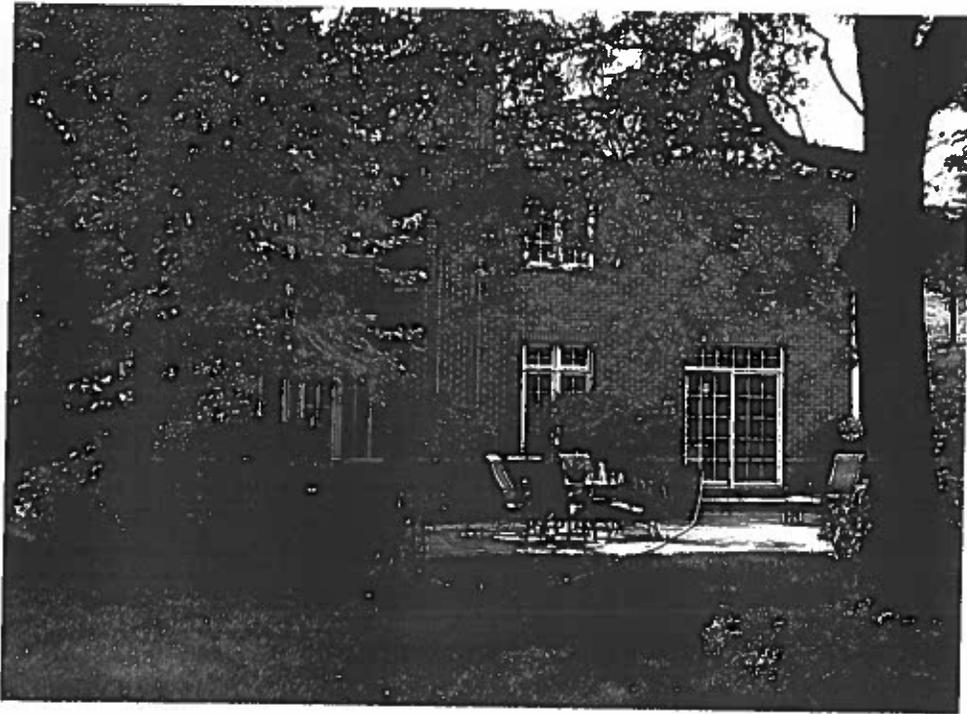
733
North
Side



733
Front



733
South
Side



733
Back

KOLPAK, LERNER & GRCIC
A PARTNERSHIP INCLUDING A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

SUITE 202

6767 NORTH MILWAUKEE AVENUE

NILES, ILLINOIS 60714

TELEPHONE
(847) 647 - 0336
FACSIMILE
(847) 647 - 8107

August 31, 2016

Dear Property Owner:

Please be advised that our client, Mr. Thomas Durham has filed an application for a zoning variance with the City of Park Ridge. A legal notice advertising the public hearing on this matter will appear on the date noted below. A copy of the legal notice is attached for your information.

Zoning Case Number: V-16-09
Subject Property Address: 733 & 801 S Prospect Ave, Park Ridge, IL 60068
Date of Legal Notice: August 31, 2016
Public Hearing Date & Time: September 22, 2016 @ 7:30 PM
Public Hearing Location: Park Ridge City Hall, Council Chambers
505 Butler Place, Park Ridge, IL 60068

The applicant is requesting a minor variance from City of Park Ridge Zoning Ordinance Section 7.3-Table 3, minimum lot requirements, to allow for the ultimate subdivision on the one lot on record into 2 lots which would result in 2 deficient lots of record because of the width of the lots. Per Section 15.5.A.1 - *Lots of Record Held in Common Ownership* (Any District), the two adjacent lots are currently considered one zoning parcel. In anticipation of separating ownership of the two nonconforming lots, the applicant needs to apply for two minor lot width variances so each lot can separately meet the municipal zoning requirements. A subdivision of a zoning parcel to create a nonconforming lot is otherwise prohibited. The future subdivision would result in two lots with the following dimensions:

733 S. Prospect Avenue: Parcel 1 (lot 17): 8,309.28 square feet; 48' (Width) x 173.11' (Length) (per Section 7.3, Table 3 - min. lot width)

801 S. Prospect Avenue: Parcel 2 (lot 16): 8,308.32 square feet; 48' (Width) x 173.09' (Length) (per Section 7.3, Table 3 - min. lot width)

The property included in this application is in your neighborhood and it is located near your property. The City of Park Ridge requires that you be advised of this variance request and the hearing date should you wish to appear at the hearing.

You may feel free, before the public hearing, to review the application at City Hall at your discretion and leisurely time. If you have any questions or concerns, please feel free to contact Howard Coppari, the Zoning Coordinator, at (847) 318-5465. Howard Coppari works at City Hall, and you may also schedule an appointment to observe the materials submitted for this application at the Zoning Coordinator's office.

Regards,


D. Danielle Grcic

COPY

EXHIBIT 11

Notice is hereby given that a public hearing will be held on Thursday, September 22, 2016 at 7:30 PM in the city council chambers at the Park Ridge City Hall 505 Butler Place, Park Ridge, Illinois, 60068 when the following matter will be considered:

ZONING CASE NUMBER: V-16-09

Application for a minor Variance from City of Park Ridge Zoning Ordinance Section 7.3-Table 3, minimum lot requirements, to allow for the ultimate subdivision on the one lot on record into 2 lots which would result in 2 deficient lots of record. Per Section 15.5.A.1 – *Lots of Record Held in Common Ownership* (Any District), the two adjacent lots are currently considered one zoning parcel. In anticipation of separating ownership of the two nonconforming lots, the applicant needs to apply for two minor lot width variances so each lot can separately meet the municipal zoning requirements. A subdivision of a zoning parcel to create a nonconforming lot is otherwise prohibited. The deficient lots fall under the R-2 district, on the proposed lots that fall below the standard minimum lot width of 50' with respect to the following property:

PARCEL 1, LOT 17 IN SUBDIVISION OF THE EAST 1/3 OF THAT PART LYING SOUTH OF THE NORTH 20 ACRES OF THE NORTH 17.32 CHAINS OF THE WEST 19.50 CHAINS OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: LOT 16 IN SUBDIVISION OF THE EAST 1/3 OF THAT PART LYING SOUTH OF THE NORTH 20 ACRES OF THE NORTH 17.32 CHAINS OF THE WEST 19.50 CHAINS OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The property is otherwise known as 733 & 801 S Prospect Avenue, Park Ridge, Illinois, 60068

The future subdivision would result in two lots with the following dimensions:

733 S. Prospect Avenue: Parcel 1 (lot 17): 8,309.28 square feet; 48.00'(Width) x 173.11'(Length) (per Section 7.3, Table 3 – min. lot width)

801 S. Prospect Avenue: Parcel 2 (lot 16): 8,308.32 square feet; 48.00'(Width) x 173.09'(Length) (per Section 7.3, Table 3 – min. lot width)

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

Atul Karkhanis, Chair Person
Zoning Board of Appeals (ZBA)

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