



# Agenda Cover Memorandum

Meeting Date: February 6, 2017

Meeting Type:  COW (Committee of the Whole)  City Council  Budget Workshop

Item Title: Approve the first reading of An Ordinance Granting a Zoning Variance for an Encroachment into a Side Yard at 119 S. Greenwood Avenue (Case V-16-08)

Action Requested:  Approval  For discussion  
 Feedback requested  For your information

Staff Contact: Jim Brown, CP&D Director Phone: 847-318-5296  
Email: jbrown@parkridge.us

Background:

Mark and Elizabeth Kass, the homeowners of a residence at 119 S. Greenwood Avenue, seek a major variance from Section 7.3 of the Zoning Ordinance in order to build a house addition that would encroach 2.70 feet into the required side yard.

The ZBA conducted a public hearing on the matter at its meeting of December 1, 2016. Following testimony the ZBA voted 7-0 to recommend approval of the variance request. Findings of fact were approved by the ZBA at its meeting of January 26, 2017.

The staff report to the ZBA provides additional background and analysis. The report and its exhibits are attached.

Recommendation:

Approve the first reading of An Ordinance Granting a Zoning Variance for an Encroachment into a Side Yard at 119 S. Greenwood Avenue (Case V-16-08)

Budget Implications:

Does Action Require an Expenditure of Funds:  Yes  No

If Yes, Total Cost:

If Yes, is this a Budgeted Item:

Yes  No  Requires Budget Transfer

If Budgeted, Budget Code (Fund, Dept, Object)

Attachments:

- An Ordinance Granting a Zoning Variance for an Encroachment into a Side Yard at 119 S. Greenwood Avenue (Case V-16-08)
- Minutes of ZBA Meeting, Dec 1, 2016
- Staff memorandum to ZBA, with exhibits, dated December 1, 2016

**CITY OF PARK RIDGE**

**ORDINANCE NO. 2017 - \_\_\_\_\_**

**AN ORDINANCE GRANTING A ZONING VARIANCE FOR AN ENCROACHMENT  
INTO ASIDE YARD AT 119 S. GREENWOOD AVENUE  
(V-16-11)**

**WHEREAS**, the City of Park Ridge is an Illinois home rule municipality operating under the Constitution and Laws of the State of Illinois;

**WHEREAS**, Mark and Elizabeth Kass, (“**Applicants**”) desire to build a house addition that would encroach 2.70 feet into a required side yard at the property located at 119 S. Greenwood Avenue, Park Ridge, Illinois, and legally described on **Exhibit A** (“**Subject Property**”); and

**WHEREAS**, the Applicants have filed for a major variance (“**Variance Application**”) with the City seeking relief from Section 7.3 of the Park Ridge Zoning Ordinance in order to allow for a house addition to encroach 2.70 feet into a required side yard on the Subject Property; and

**WHEREAS**, the Zoning Board of Appeals convened a public hearing on December 1, 2016, regarding the Variance Application, pursuant to legal notice as required by law; and

**WHEREAS**, all persons attending the hearing were provided an opportunity to be heard, and upon closing the hearing the Zoning Board of Appeals voted 7-0 to approve Findings of Fact and recommend approval of the Variance Application; and

**WHEREAS**, the City Council has reviewed the Findings of Fact, minutes of the Zoning Board of Appeals public hearing and evidence submitted by the Applicants, and has concluded that the Variance Application will be beneficial to the City, will further the development of the Property, and will otherwise enhance and promote the general welfare of the City and the health, safety, and welfare of the residents of the City.

**BE IT ORDAINED** by the City Council of the City of Park Ridge, Cook County, Illinois, pursuant to its home rule authority provided under Article VII of the Illinois Constitution of 1970 as follows:

**SECTION 1: Recitals.** The recitals set forth above are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

**SECTION 2: Findings.** The City has duly considered the recommendations of the Zoning Board of Appeals and hereby adopts the findings proposed by the Zoning Board of Appeals at its meeting on January 26, 2017, attached as **Exhibit B**, as the findings of the City Council as though fully restated in this Ordinance.

**SECTION 3: Major Variance.** Pursuant to the authority granted by Section 4.6 of the Zoning Ordinance, and subject to compliance with the conditions described in Section 4, a Major Variance is hereby granted to allow a house addition to encroach 2.70 into a required side yard on the north side of the Subject Property.

**SECTION 4: Conditions of Approval.** The approval granted pursuant to Section 3 of this Ordinance shall be and is hereby expressly subject to the following terms, conditions, and restrictions:

- A. **No Authorization of Work.** This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind may be commenced on the Property pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance precedent to that work have been fulfilled and after all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with Laws.** The Zoning Code, the Subdivision Code, the Building Code and all other applicable City ordinances and regulations shall continue to apply to the Property, and the development and use of the Property must comply with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. **Conformance with Application Materials.** The house addition as described above in Section 3 shall be in conformance with plans submitted as part of the Variance Application and reviewed by the Zoning Board of Appeals and the City Council, and attached hereto as **Exhibit C**.

**SECTION 5: Superseding Effect.** The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the City to the extent of any conflicts.

**SECTION 6: Effective Date.** The Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

**SECTION 7: Publication.** The City Clerk is hereby authorized and directed to publish this Ordinance in pamphlet form according to law.

Adopted by the City Council of the City of Park Ridge, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2017.

VOTE:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Approved by me this  
\_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Acting Mayor Marty Maloney

Attest:

\_\_\_\_\_  
City Clerk

**Exhibit A to**  
**AN ORDINANCE GRANTING A ZONING VARIANCE FOR AN ENCROACHMENT**  
**INTO ASIDE YARD AT 119 S. GREENWOOD AVENUE**

**Legal Description of Property**

RESIDENTIAL LOT 10 IN BLOCK 4 IN UNION ADDITION TO PARK RIDGE BEING A SUBDIVISION OF THE NORTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

119 South Greenwood Avenue, Park Ridge, Illinois 60068

PIN No. 09-35-107-021-0000

**Exhibit B to  
AN ORDINANCE GRANTING A ZONING VARIANCE FOR AN ENCROACHMENT  
INTO ASIDE YARD AT 119 S. GREENWOOD AVENUE**

**FINDINGS OF FACT**

**On A Major Variance Application Regarding the Property at 119 S. Greenwood Avenue  
Park Ridge, Illinois**

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

February 6, 2017

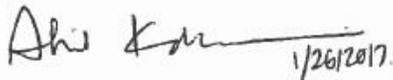
Gentlemen:

We transmit for your consideration a recommendation for ~~approval~~ denial adopted by the Zoning Board of Appeals (ZBA) of the City of Park Ridge on the application of Mark & Elizabeth Kass for a major variance "to allow the location of a new single-family, single-story, rear house addition to setback 2.3 feet from the interior north lot line." [V-16-11]

Following due notice, as required by the City of Park Ridge Zoning Ordinance, the Zoning Board of Appeals held a public hearing on December 1, 2016, 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 Zoning Board of Appeals deliberated and reached the following Findings of Fact:

1. That the strict adherence of the terms of the Zoning Ordinance will result in undue hardship because:
  - a. The existing house was built in the early part of the 20<sup>th</sup> century and does not meet the typical space and layout expectations of families today; and
  - b. The applicants wish to re-invest in their current house rather than going through the expense and time of finding a new house suitable to their needs and in their price range.
2. The plight of the owner is due to unique circumstances, because:
  - a. The house has gone through a number of physical changes, and the house no longer is situated in the middle of its buildable lot area; and
  - b. The interior layout of the house makes it impossible to add the desired space on the other side of the lot.
3. The variances, if granted, will not alter the essential character of the locality, because:
  - a. The neighborhood contains many houses that are very similar in a variety height, style, and shapes that have been altered over time; and
  - b. The existing house will not dramatically change in size or characteristics; and
4. The major variance, as proposed, is consistent with the spirit and intent of the Comprehensive Plan and the Zoning Ordinance.

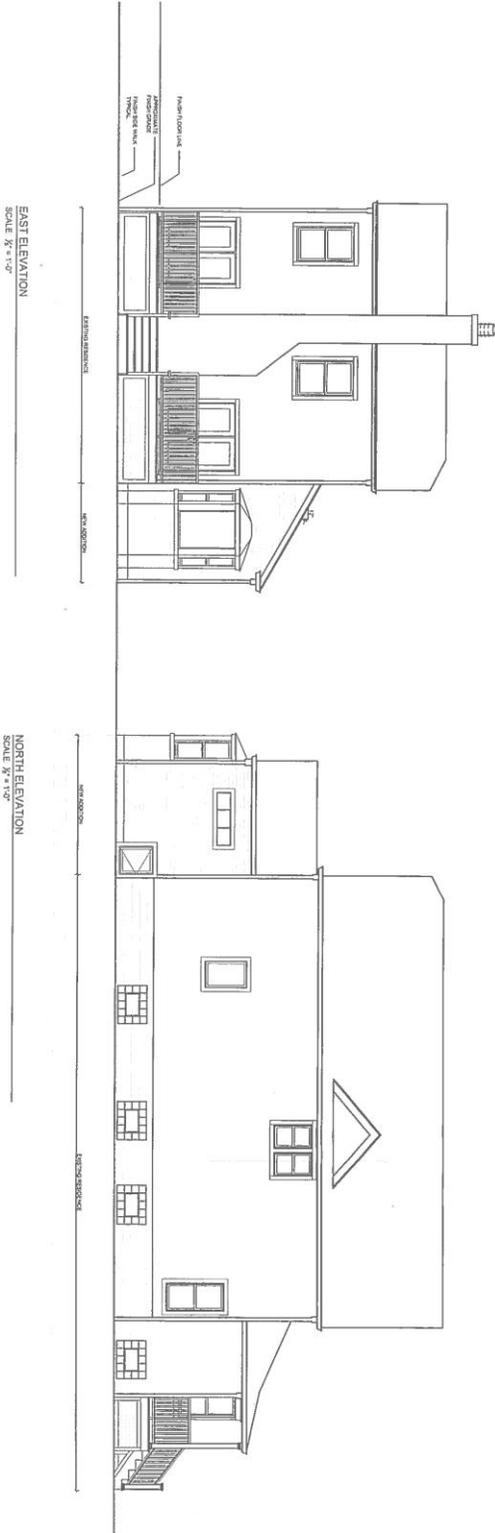
Respectfully,

 1/26/2017.

Atul Karkhanis  
Chairman, Zoning Board of Appeals (ZBA)  
City of Park Ridge



**Exhibit C to  
 AN ORDINANCE GRANTING A ZONING VARIANCE FOR AN ENCROACHMENT  
 INTO A SIDE YARD AT 119 S. GREENWOOD AVENUE  
 PAGE 2 OF 2**



**A P P L I C A T I O N F O R Z O N I N G V A R I A N C E**

Kass Residence  
 119 S. Greenwood Avenue  
 Park Ridge, IL 60068-3917  
 mkass119@cs.com 847-668-0478

Kay Ettington & Associates Architects  
 3016 St. Johns Avenue  
 Highland Park, IL 60035  
 kettington@gmail.com 847.432.4080

**ELEVATIONS**

160915

A201

PAGE 6 OF 7



**MINUTES**

**ZONING BOARD OF APPEALS**

**CITY COUNCIL CHAMBERS  
505 BUTLER PLACE  
PARK RIDGE, IL 60068**

**THURSDAY, DECEMBER 1, 2016 AT 7:30 PM**

Commissioner Karkhanis called the meeting to order at 7:30pm.

**I. Roll Call**

Present

Garrick Bunting  
Atul Karkhanis, Chairman  
Missy Langan  
Rebecca Leslie  
Steven Nadler  
Linda Nagle  
Steve Schilling

Staff

Jim Brown, Interim CP&D Director  
Howard Coppari, Zoning Coordinator  
Kerry Cwick, Administrative Assistant  
Brigid Madden, Senior Administrative Assistant

Others Present

7 audience members

City Council

Alderman John Moran

**II. Approval of Minutes – October 27, 2016**

Commissioner Nagle requested that on page 2, first paragraph, “in order to perform this task” be updated to “in order to divide the parcel into two substandard lots.”

She also requested adding “the” before “pergola on page 2, last paragraph, fourth line from the bottom. Lastly, the third line of the second to last paragraph on page 3 will be changed to read, “Avenue, when it was purchased by the applicant in 1997.”

On a motion by Commissioner Bunting, seconded by Commissioner Langan, the Board agreed to approve the minutes, subject to clarifications and corrections, from the October 27, 2016 meeting.

Vote on the motion as follows:

AYES	<u>7</u>	Chairman Karkhanis, Commissioners Bunting, Langan, Leslie, Nadler, Nagle and Schilling
NAYS	<u>0</u>	None
ABSTAIN	<u>0</u>	None
ABSENT	<u>0</u>	None

**III. Appeals**

**IV. Public Hearings**

**1. 119 S. Greenwood Avenue – Case Number: V-16-11 (Major Variance)**

To recommend approval of a major variation from §7.3 (table 3) of the City's Zoning Ordinance, and thus allow the location of a new, single-story, rear house addition to setback 2.3 feet from the interior north lot line.

The property owner, Mark Kass, and architect Kay Ettington, 3016 St. John's Avenue, Highland Park were present and sworn in by Chairman Karkhanis.

Mr. Kass explained that the variance request would "even out" the back of the house. The house is 120 years old and he has owned the property for the last 38 years.

Commissioner Leslie asked if the applicant had reached out to the neighbors, specifically those to the north. Mr. Kass stated that he did speak to the neighbors and they did not have any concerns. He referenced the photographs included in the application. He explained that the neighbors do not use the area north of his home because there is no gate to access the rear yard

Commissioner Bunting confirmed with Howard Coppari that all other bulk requirements were met.

Commissioner Langan asked if there was an addition to the property in the recent past. Mr. Kass explained that a rear addition was added in 1987.

Chairman Karkhanis indicated that he did not have any issues with the variance request. He added that during the rewrite of the Zoning Ordinance, there was a major discussion regarding ease of movement through side yards for Fire Department access, which should be considered during the permitting process.

Chairman Karkhanis explained to the Board members that the Zoning Coordinator would now be preparing the Findings of Fact prior to the public hearing. The Findings of Fact would then be approved at the same time as the variance itself. He stated that for this case, he would recommend the removal of number 2d to allow appropriate staff review and determine if there is adequate ingress and egress.

Mr. Kass explained that there is a walkway on the south side of the property to allow access to the back of the lot.

Pat Livensparger, 413 Courtland Avenue, was sworn in by Chairman Karkhanis. She asked if the variance was approved, would the two and a half foot setback would be allow for a new construct if the current home was demolished. Jim Brown explained that the variance only applies to the addition and would be void if the property were demolished and redeveloped. He stated that this language could be added to the ordinance.

Commissioner Langan asked the applicant to discuss his hardship. Mr. Kass explained that the current layout does not allow his entire family to dine in a single room. The addition would provide the necessary space to do so.

Ms. Ettington added that building an addition that complies with the setback requirement would be significantly more complex and expensive.

Commissioner Nadler confirmed that the addition would be a single story.

On a motion by Commissioner Bunting, seconded by Commissioner Langan, the Board agreed to close the public hearing.

Commissioner Nadler stated that he does understand the logic for the addition, but does not recognize a hardship.

Commissioner Leslie explained that the home is on a narrow lot, measuring 40 feet, and the addition would meet the existing line of the house. She added that the neighbors are in support of the request. Commissioner Leslie stated that she would support the variance request.

Commissioner Schilling agreed with Commissioner Leslie's comments.

Chairman Karkhanis stated that he agreed with Commissioner Leslie's comments, but also with Commissioner Nadler's point about not seeing the hardship. He asked if a condition was necessary to ensure the variance only applies to the existing conditions. Mr. Brown explained that the plans for the addition would be an attachment to the approved ordinance.

Commissioner Langan stated that financial consideration is not included in the Findings of Fact and it was a part of the applicant's statement.

Commissioner Nagle explained that while she understands the improved efficiency of having the Findings of Fact prepared prior to the meeting, the Zoning Ordinance states that the Findings of Fact are approved after hearing from the applicant. She requested amending the Findings to reflect the financial hardship. She added that presupposing that the Findings of Fact based on the staff review is not reflective of what may have occurred at the hearing.

Mr. Brown explained that Findings of Fact can and should be amended if the Board sees fit. He stated that the draft serves as a basis for discussion. The applicant's input and staff's experience are used to prepare the Findings of Fact.

Chairman Karkhanis agreed with the points made by Commissioner Nagle and explained that he is uncomfortable signing the document the same day as the meeting. He polled the Board members and there was a consensus to suggest changes to the Findings of Fact and approve them at the next meeting. Commissioner Schilling suggested adding the case number to the Findings of Fact.

On a motion by Commissioner Bunting, seconded by Commissioner Langan, the Board agreed to recommend approval of a major variation from §7.3 (table 3) of the City's Zoning Ordinance, and thus allow the location of a new, single-story, rear house addition to setback 2.3 feet from the interior north lot line at 119 S Greenwood Avenue, Case Number V-16-11.

Vote on the motion as follows:

AYES	<u>6</u>	Chairman Karkhanis, Commissioners Bunting, Leslie, Nadler, Nagle and Schilling
NAYS	<u>1</u>	Commissioner Langan
ABSTAIN	<u>0</u>	None
ABSENT	<u>0</u>	None

The Board members discussed how to move forward with approval of the Findings of Fact. Commissioner Langan explained that the language should be more consistent with the three criteria listed in the Zoning Ordinance.

On a motion by Commissioner Langan, seconded by Commissioner Bunting, the Board agreed to approve the Findings of Fact for Case Number: V-16-11 at 119 S Greenwood Avenue at the next regularly scheduled meeting.

Vote on the motion as follows:

AYES	<u>7</u>	Chairman Karkhanis, Commissioners Bunting, Langan, Leslie, Nadler, Nagle and Schilling
NAYS	<u>0</u>	None
ABSTAIN	<u>0</u>	None
ABSENT	<u>0</u>	None

Mr. Coppari explained that the case would not come before the City Council for final approval until after the minutes and Findings of Fact have been approval by the ZBA.

**2. 826 W. Touhy Avenue – Case Number: V-16-13 (Major Variance)**

To recommend approval of a major variation from §14.10.G.4 & §14.10.G.5 of the City's Zoning Ordinance, and thus allow four (4) wall signs to be erected at various locations and elevations that differs from the Zoning Ordinance's sign section.

Dave Madden of Sugar Felsenthal Grais & Hammer, LLP, 30 N LaSalle Street in Chicago, is the attorney for the applicant, Park Ridge Fitness, LLC. Also present were Gale Landers and Brian Singleton, 619 W Jackson Blvd in Chicago and Steve Long, 224 W Huron Street in Chicago. Chairman Karkhanis swore in the witnesses.

Mr. Madden explained that the applicant came before the Board on October 27<sup>th</sup> and the Board recommended approval for Case Number: V-16-10 to allow two new signs to be added to the north and east side of the building facing the railroad tracks. At that hearing, it was brought to the applicant's attention that the wall signs were above the height requirements permitted in the Zoning Ordinance. The application before the Board tonight addresses the height of the signs. Mr. Madden stated that the City Council suspended the approval of the previous variance request in order to consider the two requests together.

Mr. Madden provided background on Fitness Formula Club (FFC) and explained that the Park Ridge location was scheduled to open in a few weeks.

Mr. Madden stated that the Zoning Ordinance restricts the height and location of building wall signs. He explained that the applicant has applied for a major variance to permit placement of wall signs on the north, south, east and west facing facades of the building, at locations that vary from what is permitted through strict application of the Zoning Ordinance.

Mr. Madden discussed the Standards of Review submitted in the applicant's materials. First, he explained that that strict application of the Zoning Ordinance would result in undue hardship. The signage is essential to the commercial success of the fitness center; it is widely recognized and consistent to its nine other locations. Mr. Madden stated that if the applicant were to comply with the Ordinance, the signage would be at ground level, thus not readily visible from the railroad tracks, and less visible to vehicle and pedestrian traffic. He also addressed the aesthetic benefits of the proposed sign locations.

Mr. Madden explained the unique circumstances facing the applicant. He stated that the fitness center occupies the entire triangular lot at the corner of Touhy Avenue and Cumberland Avenue, which is adjacent to the Metra track. Unless raised, the signs would be too low to view from the trains and platform. He explained that the fitness center will be one of the largest single retailer establishments in the City. Mr. Madden added that the building itself has a unique design with different levels and sections, including covered parking. He explained that these characteristics present unique challenges to effective and aesthetically pleasing sign placement.

Mr. Madden stated that the property is zoned B2 for commercial use and the adjustments to sign placement will not alter the essential character of the locality. He concluded that the applicant satisfies the requirements for the variance and the variance will benefit both its business and the City of Park Ridge.

Mr. Madden addressed a timing issue facing the applicant. The Club is scheduled to open on December 17<sup>th</sup>. He requested that the application come before the City Council this month, if possible, to ensure the signs are in place at the time of its opening.

Gale Landers addressed the Board. He thanked the City and Administration and explained that the staff have been very responsive and "terrific to work with."

He explained the "hub and spoke" approach of FFC. Mr. Landers stated that 1,900 people use the Uptown train stop and it is a critical component to the sustainability of the Club. He explained that an audit of FFC prospects indicates that 42% considered the Club due to its signage.

Mr. Landers explained that 80% of the Club is elevated to provide adequate parking and meet the parking requirements, meaning that it would not make sense for the signage to be at ground level. He added that the signs are significantly under the allotted square footage allowed in the Zoning Ordinance.

Commissioner Bunting disclosed that he is a customer of Fitness Formula Clubs (FFC) and that this will not impact his decision on this matter.

Commissioner Nadler disclosed that he knows Gale Landers and that this will not impact his decision on this matter.

Commissioner Bunting stated that most of merits for the signs were discussed at the previous meeting. He explained that upon review of the Findings of Fact for this case, he finds that they are consistent with the criteria in the Zoning Ordinance. His only suggestion was to add the Case Number.

Chairman Karkhanis agreed that the Findings of Fact are more clear for this case. He explained that he did drive by the property and sees the reasoning for the proposed sign locations. He stated that the lot is a unique triangular shape and that his opinion is that the variance would not alter the character of the locality. Chairman Karkhanis confirmed that the applicant met all application and notice requirements.

Commissioner Nagle asked if meeting minutes were required for this case to come before the City Council later in the month. Mr. Brown stated that the Findings of Fact would suffice for approving the Ordinance.

Commissioner Langan explained that she understands the need for the applicant's request, but questioned if the Board wanted to approve the proposed 31 foot height. She stated that the building is 40 feet tall and few buildings in the area are equally as tall. She asked if the height of the signs was negotiable.

Chairman Karkhanis explained that he did not consider the 31-foot height, but rather looked at Exhibit 12, 13, 14 and 15, the sign plan, and found that height to be proportional with the building. He asked the applicant's architect to address Commissioner Langan's concern.

Steve Long described the signage. They are black metal signs and the letters are illuminated. He explained that there would be little impact at night. Mr. Long stated that the proportions are correct for the size of the building. On the north and east side of the building, it was important to determine the height based on the railroad tracks. He added that panels make up the exterior of the building and the signs needed to be carefully placed and centered on the panels.

Chairman Karkhanis requested additional information on the panels. Mr. Long explained that the panels are a standard size. Two types will be used on the building, one is a "stone-like" panel and the other is terracotta.

Commissioner Langan explained that the City not only rewrote the Zoning Ordinance but also organized the Sign Task Force to ensure consistency. She stated that signs placed at 35 feet on a 40-foot building is not consistent with the rest of the 40-foot buildings in the Uptown area.

Commissioner Nadler explained that the applicant has presented a good case for the proposed location of the signs in terms of the building itself. He suggested looking into whether the Zoning Ordinance is too restrictive for signage requirements.

On a motion by Commissioner Bunting, seconded by Commissioner Langan, the Board agreed to close the public hearing.

Chairman Karkhanis and Commissioner Bunting stated that are in favor of the variance request.

Commissioner Nagle stated that she was in favor of approving the Findings of Fact, with the addition of the Case Number.

Commissioner Schilling explained that he rode his bike in the neighborhood of the subject property to prepare for the meeting and noticed that Summit Assisted Living has signage above the second floor sill.

On a motion by Commissioner Bunting, seconded by Commissioner Langan, the Board agreed to recommend approval of a major variation from §14.10.G.4 & §14.10.G.5 of the City's Zoning Ordinance, and thus allow four (4) wall signs to be erected at various locations and elevations that differs from the Zoning Ordinance's sign section at 826 W. Touhy Avenue, Case Number V-16-13 and to approve the Findings of Fact with one alteration to include the Case Number on the document.

Vote on the motion as follows:

AYES	<u>6</u>	Chairman Karkhanis, Commissioners Bunting, Leslie, Nadler, Nagle and Schilling
NAYS	<u>1</u>	Commissioner Langan
ABSTAIN	<u>0</u>	None
ABSENT	<u>0</u>	None

#### V. Other Items for Discussion and Updates: Draft 2017 ZBA Meeting Schedule

Mr. Coppari explained that due to a staffing change, the recording secretary for the Board is now available at 7:00pm. There was a consensus to move the meeting time to 7:00pm. Mr. Coppari stated that he would update the 2017 ZBA Schedule and asked Brigid to update the City's website.

Commissioner Nagle stated that while she does appreciate the more detailed staff report, she is concerned that the analysis contains too much opinion and is almost a recommendation. Chairman Karkhanis agreed. Commissioner Nadler agreed and suggested that the report provide pros and cons while remaining factual. Commissioner Langan discussed possible ramifications if the Board were to deny a case that appeared to be recommended by City staff.

Mr. Brown explained that given his experience in preparing staff reports, the best reports are divided into two sections – facts and analysis. He explained the benefits of providing an analysis and stated that the report will contain more neutral language going forward.

#### VI. Citizens Wishing to be Heard on Non-Agenda Items

Pat Livensparger questioned why the FFC's signage problem was not caught sooner. She explained that the plans were approve by the Planning and Zoning Commission over two years ago, which indicated that the signs would met the requirements of the Zoning Ordinance. She would like the City to ensure this does not happen again.

#### VII. City Council Liaison Report

Commissioner Langan asked for the dates for the Budget Workshop. Alderman Moran explained the that tax levy was recently discussed, strategic planning was wrapping up and the City Council would begin the budget process early next year.

Chairman Karkhanis explained that the School District has expressed concern with the increasing number of students and available classroom space. He asked how the City would be addressing this. Alderman Moran explained that the Council is aware of the concern. He stated that he would like to see the demographic data from recent developments. Mr. Brown discussed possible steps his Department can take to address this issue.

**VIII. Adjournment**

On a motion by Commissioner Bunting, seconded by Commissioner Langan, the Board agreed to adjourn the meeting.

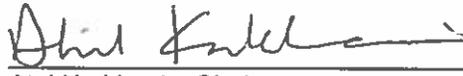
Vote on the motion as follows:

AYES	<u>7</u>	Chairman Karkhanis, Commissioners Bunting, Langan, Leslie, Nadler, Nagle and Schilling
NAYS	<u>0</u>	None
ABSTAIN	<u>0</u>	None
ABSENT	<u>0</u>	None

The meeting was adjourned at 8:53 PM.

These minutes are not a verbatim record of the meeting but a summary of the proceedings.

1/26/2017  
Date

  
\_\_\_\_\_  
Atul Karkhanis, Chairman

Applicant: Mark & Elizabeth Kass  
Address: 119 S. Greenwood Avenue  
Case Number: V-16-11 (Major Variance)

<b><u>NUMBER</u></b>	<b><u>EXHIBIT</u></b>
1.	Completed Application
2.	Staff Report
3.	Summary of Requested Variance
4.	Applicant Disclosure Statement
5.	Trustee's Deed
6.	11" by 17;" Site Plan Location Map
7.	11" by 17;" Plat of Survey
8.	11" by 17;" Plot Plan (A001; pg. 1)
9.	11" by 17;" Floor Plan; basement, 1 <sup>st</sup> floor, 2 <sup>nd</sup> floor, roof (A101; pgs. 2-5)
10.	11" by 17;" Elevation Plan; east, north, west, south (A201; pgs. 6-7)



# 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-16-11

Type of Variance: (Check one)

- Administrative
- Minor
- Major

**Subject Property Information:**

Address: 119 S Greenwood Avenue Zoning District: R-2

Legal Description (can attach separate sheet): Lot 10 in block 4 in Union Addition to Park Ridge in Section 33, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

**Applicant Information:**

Name: Mark Kass

Phone: 847-668-0478

Address: 119 S. Greenwood Avenue

E-mail: mkass119@cs.com

**Owner Information:**

Name: Mark & Elizabeth Kass

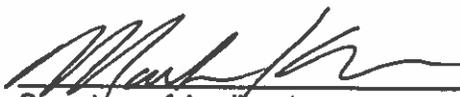
Phone: 847-832-5540

Address: 119 S. Greenwood Avenue, Park Ridge, IL 60068-3917

Summary of Requested Zoning Variance (refer to Section 4.4 of the Zoning Ordinance): \_\_\_\_\_

The request is for a variance of the applicable bulk regulations, specifically the side yard setback for a small addition on the north side of the existing residence. This does not affect the minimum yard areas, lot coverage requirements, or floor area ratio.

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

9/12/16  
Date



**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, December 1, 2016  
**To:** Zoning Board of Appeals (ZBA)  
**Thru:** Jim Brown, Interim Director of Community Preservation & Development (CP&D)  
**From:** Howard M. Coppari, City Planner/ Zoning Coordinator  
**Subject:** 119 S. Greenwood Avenue / Case Number: V-16-11 (Major Variance)

**Summary**

Mark & Elizabeth Kass, the homeowners of the property at 119 S. Greenwood Avenue, are seeking a major variance from §7.3 (table 3) of the City's Zoning Ordinance to encroach into an interior side yard setback area.

The following summary of information is provided:

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**Proposal Information**

**Case No.:** V-16-11 (Major Variance)  
**Requested Action:** Variation from interior side yard setback area.  
**Address:** 119 S. Greenwood Avenue, Park Ridge, IL 60068

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**Applicant Information**

**Applicant Name:** Kay Ettington & Associates Architects  
**Applicant Address:** 3016 St. Johns Avenue  
**Applicant Status:** Applicant is acting on behalf of the owners of the subject property

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**Subject Property Information**

**Existing Zoning:** R-2 Single-Family Residential  
**Existing Land Use:** Single-Family residential  
**Adjacent Zoning / Land Use:**  
    To the north: Residential, Single-Family / R-2  
    To the south: Residential, Single-Family / R-2  
    To the east: Residential, Single-Family / R-2  
    To the west: Residential, Single-Family / R-2  
**Size of Subject Property:** +/- 7,208 SF  
**Physical Characteristics:** Irregular slender lot; existing house encroaches into a side yard area.  
**Comprehensive Plan:** N/A  
**Zoning History:** 1894 house (built before zoning ordinance)

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**EXHIBIT 02**

## The Application

The homeowners would like to add a new, single-story, rear house addition to the existing house (figure 1). The new addition will have an area of approximately 101 square feet. A portion of this new house addition will encroach 2.70 feet into a 5 feet interior side yard setback area in the northern side of the lot (figure 3).

The subject property is zoned R-2 Single-Family Residential District. This zoning district is intended “to create a low density environment of single-family homes in areas clearly distinguishable as residential neighborhoods, located upon sites comparable in dimensions to the typical lot size for single-family housing within the community.” (§7.1.B, Zoning Ordinance)

The house is located in an existing slender rectangular building lot, which measures from 40.16 feet (width) by 179.48 feet (length) and is approximately 7,208 square feet in lot area. Under §7.3 (table 3), Mark & Elizabeth Kass would like to build a new, single-story, rear house addition in an area of the lot that goes into the interior side yard setback area by 2.70 feet (Figure 1). The homeowners would like to square off their long, semi-rectangular “L” house on the northern side of their property, while the southern side of the property conforms to the interior side yard setback area by 5.25 feet.

In other words, they would like to continue to build on the same building line that encroaches into the interior side yard setback area by another 2.70 feet in width by <sup>+/-</sup> 12.5 feet in length. The new rear addition would be broken into two separate sections: a square area of 10 feet (length) by 8.5 feet (width) and a bay-window area of 2.5 feet (length) by <sup>+/-</sup> 5 feet (width). In total, the new rear house addition would be approximately 101 square feet in lot area. This new house addition would only be one-story in height.

It was explained by Mark Kass to staff that his house was built in 1894, and the house is 122 years old. He and his wife would like to make their house more functional and add some additional space.

## Zoning Requirement

§7.3 (table 3) of the Park Ridge Zoning Ordinance states:

In an R-2 district, an interior side yard is 10 percent of lot width or 8 feet, whichever is less; but a minimum of 5 feet.

*The variance is for an encroachment of 2.70 feet into a 5 feet interior side yard setback area; the new rear house addition will be 2.3 feet away from the interior side property line. [Italics added]*

## Standards for Variations

§4.4.E.2 of the Park Ridge Zoning Ordinance states:

The Zoning Administrator, Zoning Board of Appeals, or City Council, in making its findings of fact, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

*a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.*

*b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question nor by any person in privity with the person having a proprietary interest.*

*c. The granting of the variance will not be detrimental to the public welfare in the neighborhood in which the property is located.*

*d. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.*

*e. The proposed variance is consistent with the spirit and intent of this Ordinance and the adopted Comprehensive Plan.*

*f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.*

### **Analysis**

Staff conducted a site inspection on Friday, November 4, 2016, and spoke with Elizabeth Kass during a site visit. Staff also took photos of the subject site.

Staff noticed that there are two (2) A/C units that would need to be moved; second, staff saw a basement stairwell that would need to be removed during the construction process; third, staff observed that the neighboring lot towards the north side property line has an existing deck (figure 4) that encroaches into the neighbor's side yard setback; and fourth, staff noticed that the rear wooden deck would most likely be revised during the construction process (figure 6).

The homeowner said that an egress escape window well would likely be installed in the area of the new house addition, and this new egress window would probably encroach further into the interior side yard setback area. However, Kay Ettington, the homeowners' architect, clarified that an escape window well will not be built, but "a window at grade with a sill height of 44" above the finished basement floor." This would be built within the wall of the house addition. (figure 6).

In evaluating this variance application, the ZBA should consider how the new rear house addition would impact the abutting neighbor's property value and the surrounding property values within the immediate area of the subject house. Basically, new rear house addition would make the house more functional and attractive for the current homeowners who have lived in their house for the last +/- 40 years.

Staff also noticed that most of the neighboring houses are older in nature, and they are grouped closer together than what is usually allowed per zoning. This area of the city contains an older housing stock.

Finally, the subject lot measures only 40.16' in lot width and a good portion of the existing house is situated 2.30' from the northern side property line. The subject lot is about 10' less than what is required for a conforming house lot width of 50' in an R-2 zone. Again, the existing house is a pre-existing and non-conforming structure that was built a very long time ago. As Mark Kass stated, the house was built in 1894, and the original bigger building lot was subdivided over the following decades, since the house was first constructed. Clearly, the single-family house was built before zoning came into effect in Park Ridge.

### **ZBA Action**

I suggest the motion for a vote on the application be as follows:

*“To recommend approval of a major variation from §7.3 (table 3) of the City’s Zoning Ordinance, and thus allow the location of a new, single-story, rear house addition to setback 2.3 feet from the interior north lot line.”*

### **Applicant’s Findings of Fact**

*“If allowed the variance, the addition to the residence will fit into an el shaped depression on the north side of the existing residence and will allow Mr. and Mrs. Kass to use the residence to accommodate their needs for their growing family. If they are denied the variance, they will incur considerable extra expense to reconfigure a portion of [the] existing construction in order to address their needs.*

*The Strict application of the terms of this Zoning Ordinance will cause undue hardship in the following manner:*

- 1) The structure itself will be more complicated, will need more engineering, and will take longer to build.*
- 2) The resulting space will not be as large and will accommodate the family.*
- 3) The additional expense might prevent the project altogether.*

*The plight of the owner is due to the unique circumstances of owning a 100 year old home. There have been a number of changes made to the residence over the years, but there was not a great deal of thought given to future requirements of the need for expansion. Of course, the original house does not conform to existing zoning ordinances and fortunately prior additions were not very thoughtful. The Kass family is very attached to the home and the area and would love to stay where they are if they can work out some requirements that they need to have met.*

*If the variance is granted, the essential character of the locality will not be altered at all. The addition to the residence will match the residence and carry the line of the house back toward the east. The neighbors have [expressed their] approval to the project.” [Summary of Requesting Zoning Variance]*

### **Other**

Public hearing notification requirements for this application have been fully satisfied: a legal notice was published in the *Park Ridge Journal*; one zoning sign was posted on the subject lot; occupants of all properties located within two-hundred and fifty feet (250’) of property lines of the subject property were sent a notice via *US Postal Service* regular mail.

**Staff Figure Page**



Figure 1: North side of property; variance area in rear.



Figure 2: South side of property; non-variance area.



Figure 3: Fence area; neighbor's deck in side area.



Figure 4: Rear existing deck and stairs.



Figure 5: South side; wider side yard setback area.



Figure 6: Variance area; existing A/C units, deck, rear, lower steps will be removed in new addition.

## FINDINGS OF FACT

### On A Major Variance Application Regarding the Property at 119 S. Greenwood Avenue Park Ridge, Illinois

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

December 1, 2016

Gentlemen:

We transmit for your consideration a recommendation for **approval / denial** adopted by the Zoning Board of Appeals (ZBA) of the City of Park Ridge on the application of Mark & Elizabeth Kass for a major variance “to allow the location of a new, single-story, rear house addition to setback 2.3 feet from the interior north lot line.”

Following due notice, as required by the City of Park Ridge Zoning Ordinance, the Zoning Board of Appeals (ZBA) held a public hearing on December 1, 2016, 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 Zoning Board of Appeals (ZBA) deliberated and reached the following Findings of Fact:

1. That the establishment, maintenance and operation of the major variance in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community, because:
  - a. The applicants’ new, single-story, rear house addition will have a minimal effect on the development and operations of the existing house; and
  - b. The anticipated residential uses of the site are similar to other uses within the general area.
2. The proposed major variance is compatible with adjacent properties and other properties within the immediate vicinity of the major variance, because:
  - a. The new rear house addition provides a reasonable encroachment into an interior side yard that a portion of the existing house already encroaches; and
  - b. The subject site is located in a residential neighborhood that contains many homes that have similar features and minor encroachments; and
  - c. The operational characteristics of the proposed major variance and their effects on adjacent properties will be minimal and mitigated by continuing the same established building line that already encroaches into an interior side yard setback; and
  - d. The site design accommodates adequate ingress and egress to the subject property; and
  - e. Concept architectural plans, as reviewed by the City’s staff, indicate that the rear house addition is clearly demonstrated in accuracy and site location.
3. The major variance in the specific location proposed is consistent with the spirit and intent of the Zoning Ordinance and the Comprehensive Plan.

Respectfully,

Atul Karkhanis  
Chairman, Zoning Board of Appeals (ZBA)  
City of Park Ridge

**Zoning Variance application**  
City of Park Ridge

**Minimum Filing Requirements**

Long time Park Ridge residents Mr. & Mrs. Mark Kass are requesting a variance of the bulk regulations in the following area of the Zoning Ordinance:

Zoning Section 7- Residential Districts

7.3 Yard and Bulk Regulations

R-2 Interior Side Yard

10% of lot width or 8 ft, whichever is less; but a minimum of 5 ft

The variance is specifically to decrease the side yard setback on the north side of a new addition to their residence from the required 5 ft. to match up to the existing setback of their home to 2.30 ft.

If allowed the variance, the addition to the residence will fit into an el shaped depression on the north side of the existing residence and will allow Mr. and Mrs. Kass to use the residence to accommodate their needs for their growing family. If they are denied the variance they will incur considerable extra expense to reconfigure a portion of existing construction in order to address their needs.

The strict application of the terms of this Zoning Ordinance will cause undue hardship in the following manner:

- The structure itself will be more complicated ,will need more engineering, and will take longer to build
- The resulting space will not be as large and will not accommodate the family.
- The additional expense might prevent the project altogether.

The plight of the owner is due to the unique circumstances of owning a 100 year old home. There have been a number of changes made to the residence over the years, but there was not a great deal of thought given to future requirements or the need for expansion. Of course the original house does not conform to existing zoning ordinances and unfortunately prior additions were not very thoughtful. The Kass family is very attached to the home and the area and would love to stay where they are if they can work out some requirements that they need to have met.

If the variance is granted the essential character of the locality will not be altered at all. The addition to the residence will match the residence and carry the line of the house back toward the east. The neighbors have given their approval to the project.

Applicant Disclosure Statement (Section 2-24-1)

Name of Applicant: MARK KASS

Subject Property Information:  
Address: \_\_\_\_\_

119 So. Greenwood Ave

P.I.N.: 09-35-107-021-0000

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

MARK KASS, M. Elizabeth KASS

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

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.

  
Signature of Applicant

9/12/16  
Date

66-10-499

TRUSTEE'S DEED  
(JOINT TENANTS)

24 382 053  
(The Above Space For Recorder's Use Only)

GRANTOR, First State Bank & Trust Company of Park Ridge, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain deed or deeds in trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 21st day of January, 1978 and known as Trust Number 592, for and in consideration of the sum of

Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto Mark L. Kass and M. Elizabeth Kass, his wife

of 1137 Maple in the city of Evanston, Cook County, State of Illinois, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

Lot 10 in Block 4 in Union Addition to Park Ridge being a subdivision of the North East Quarter of the North West Quarter of Section 35, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

10.00

TO HAVE AND TO HOLD the abovescribed property forever as joint tenants. This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded and the provisions of said Trust Agreement above mentioned, and of every other power and authority (successive enabling, subject, however, to the terms of all trust deeds and/or mortgages upon said real estate, if any, of record in and priority of record general taxes and special assessments and other laws and claims of any kind) pending litigation, if any, arising from the said real estate including liens, building, lease and other encumbrances of record, if any; party work, party well claims and party well claims of parties hereto.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its (President) (Assistant Vice-President) (Trust Officer) and attested by its (Secretary) (Assistant Vice-President) (Trust Officer) on this 17th day of February, 1978.



First State Bank & Trust Company of Park Ridge as Trustee, do hereby certify, and I, Carol J. Bartman, as Trust Officer, do hereby certify, and I, Cheryl L. Washburn, as Assistant Trust Officer, do hereby certify, that the above named (Secretary) (Assistant Vice-President) (Trust Officer) and (Secretary) (Assistant Vice-President) (Trust Officer) are duly qualified officers of said corporation and are duly authorized to execute and deliver the above instrument and the same is the true and voluntary act and deed of said corporation for the uses and purposes therein set forth and the said (Secretary) (Assistant Vice-President) (Trust Officer) and (Secretary) (Assistant Vice-President) (Trust Officer) are duly qualified officers of said corporation and are duly authorized to execute and deliver the above instrument and the same is the true and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day of February, 1978. My Commission Expires: [Signature]

601424

COOK CO. NO. 816 50756

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE 0000

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE 0000

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE 0000

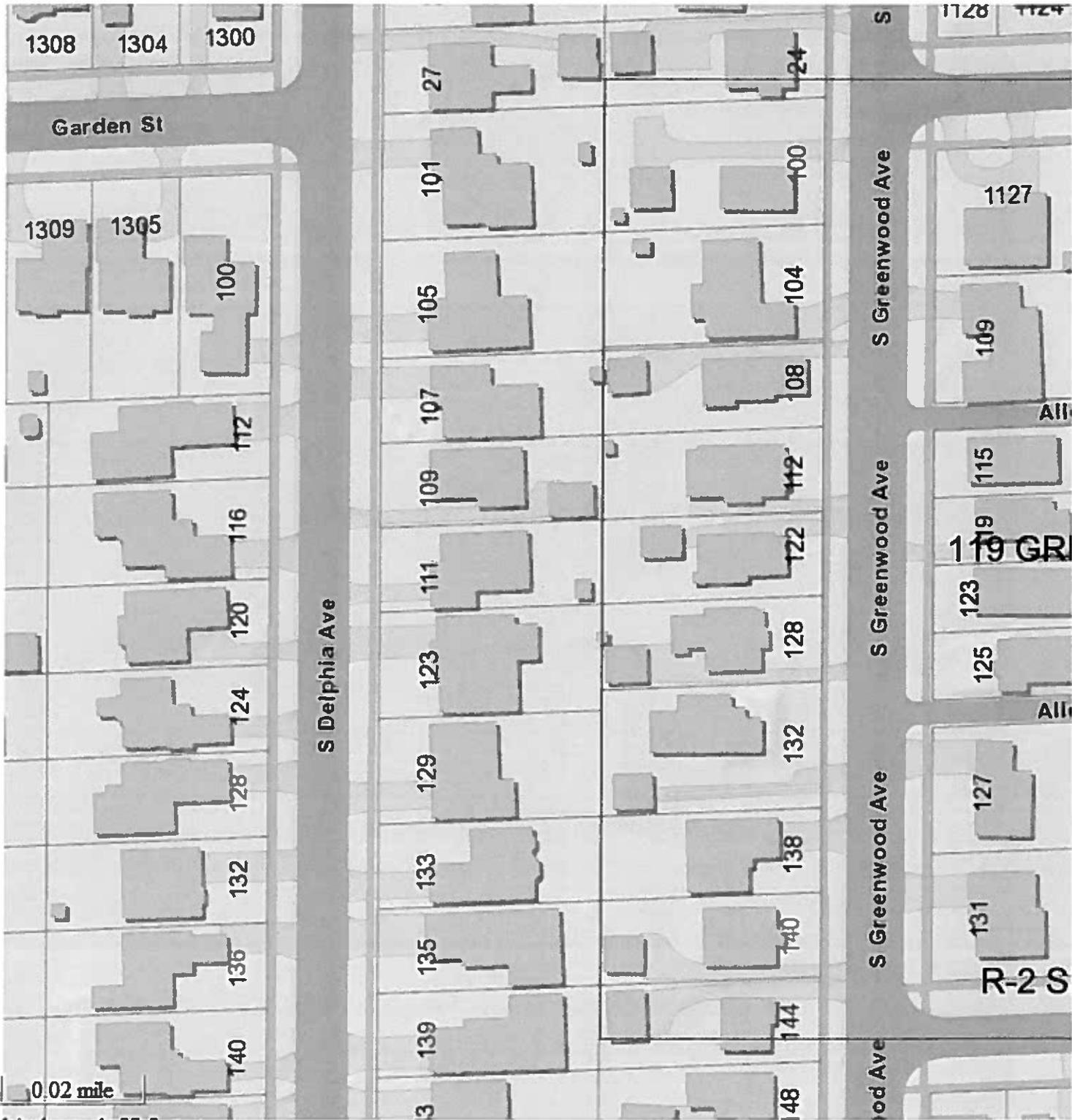
MAIL TO: [Signature] (Name) 1 E. Washburn (Address) [Signature] (City, State and Zip)

DOCUMENT PREPARED BY: Carol J. Bartman, Vice President 507 Dixon Avenue, Park Ridge, IL SEND SUBSEQUENT TAX BILLS TO: [Signature] (Address)

OR RECORDER'S OFFICE BOX NO. BOX 533

ADDRESS OF PROPERTY: 119 S. Greenwood Park Ridge, IL 60068 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

24 382 053 DOCUMENT NUMBER



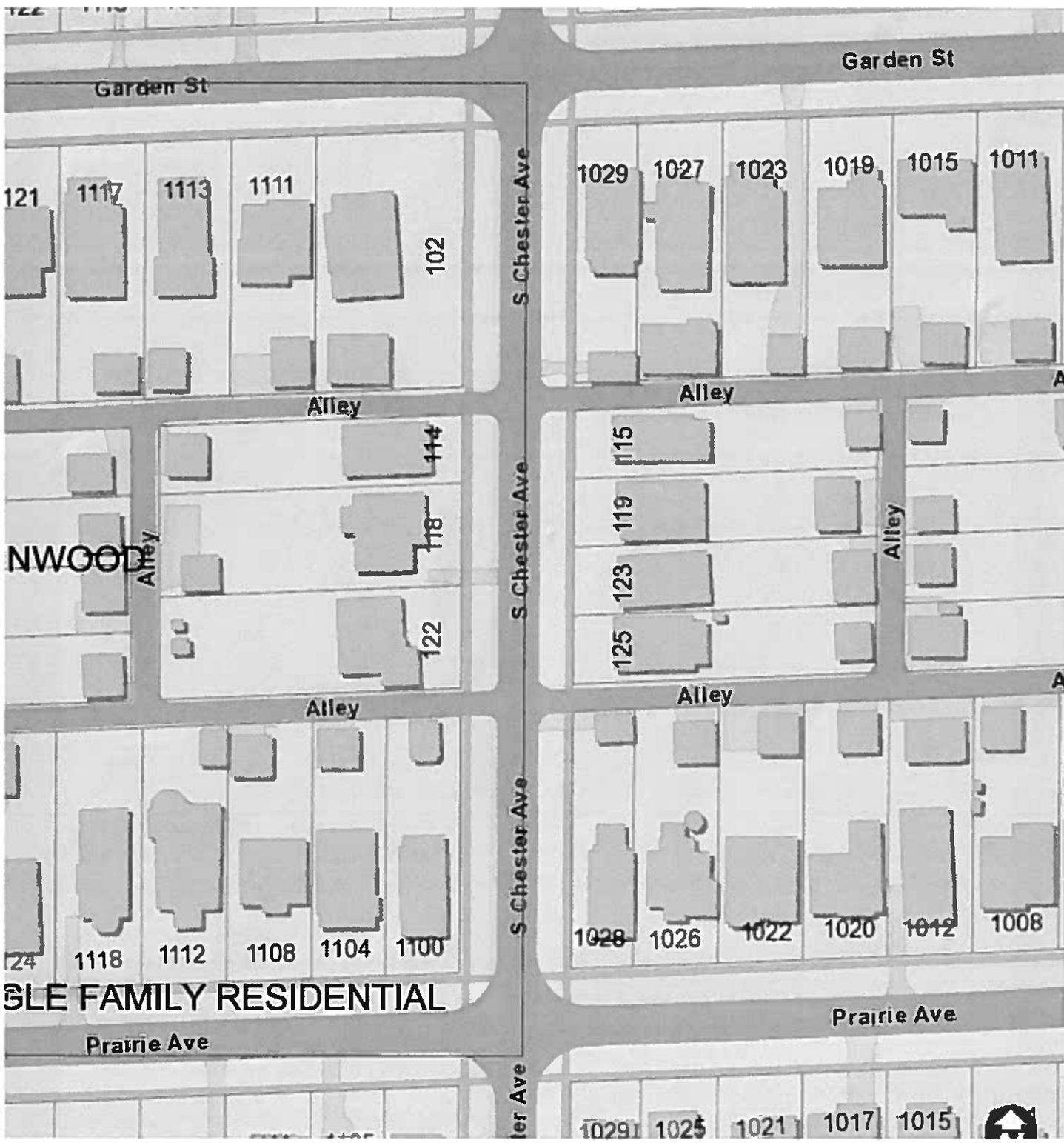
1 inch equals 87 feet

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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

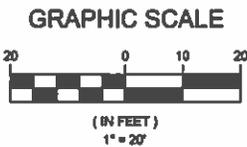
Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accurate ground.

## SITE LOCATION MAP

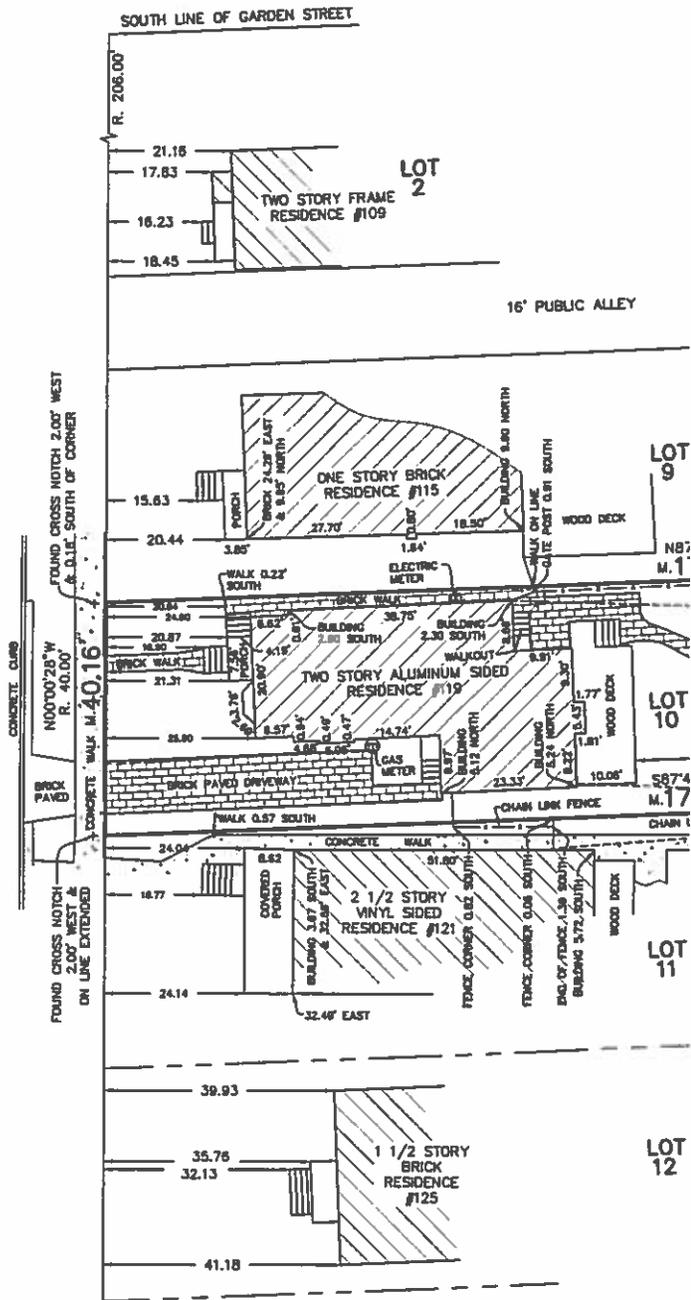


This map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the

# EXHIBIT 06



**GREENWOOD AVENUE**  
(RECORD 66 FT. PUBLIC R.O.W.)



ADDITIONAL DIMENSIONS ADDED JUNE 13, 2016

ORDERED BY: EAY EYENHORN ASSOCIATES	CHECKED: DRINK
ADDRESS: 89 GREENWOOD AVENUE	BLANK
<b>GREMLEY &amp; BIEDERMANN</b>	
P.L.C. COMPANIES	
Licensed in IL-041222	
Professional Land Surveyors	
1546 North Eastern Avenue, Chicago, IL 60630	
Telephone: (773) 665-4300 Fax: (773) 536-4300 Email: INFO@GBC-SURVEY.COM	
ORDER NO. <b>2016-22507-001</b>	DATE MAY 23, 2016
SCALE 1 inch = 20 Feet	PAGE NO. <b>1 of 1</b>

**SURVEY NOTES:**

Note R. & M. denotes Record and Measured distances resp

Distances are marked in feet and decimal parts thereof. Can building by same and at once report any differences BEFORE

For easements, building lines and other restrictions not show your abstract, deed, contract, title policy and local building &

NO dimensions shall be assumed by scale measurement up

Unless otherwise noted hereon the Bearing Basis, Elevation Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2016 "All

# GREMLEY & BIEDERMANN

A DIVISION OF  
**PLCS Corporation**

License No. 04-00132

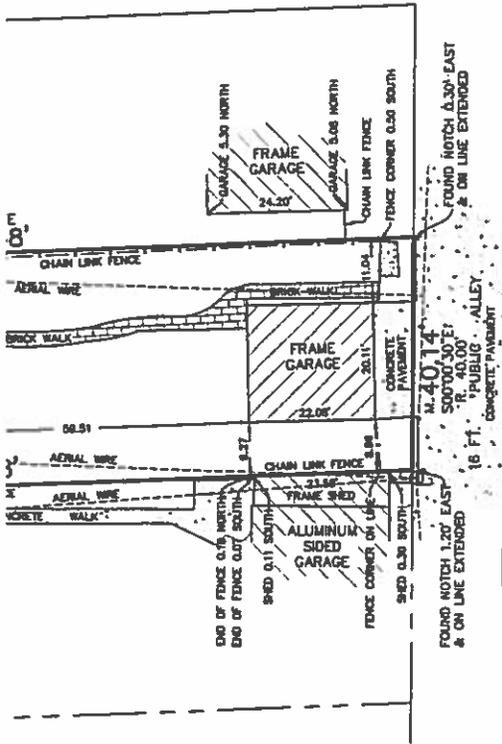
PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
 TELEPHONE: (773) 645-8822 FAX: (773) 250-4184 EMAIL: INFO@PLCS-SURVEY.COM

## PLAT OF SURVEY

LOT 10 IN BLOCK 4 IN UNION ADDITION TO PARK RIDGE IN SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY AREA= 7,200 SQ.FT. OR 0.16 ACRES



State of Illinois)  
 County of Cook)ss

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

Field measurements completed on MAY 25, 2016.

Signed on June 13, 2016

By: [Signature]



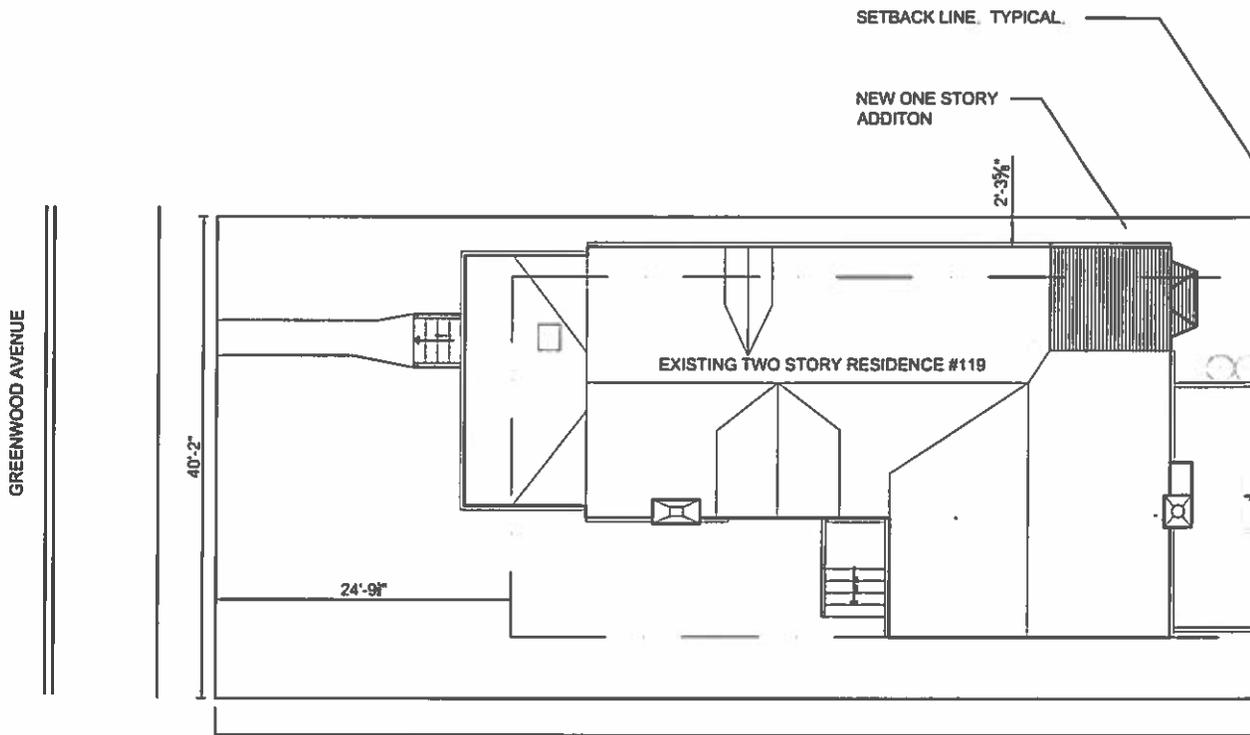
Professional Illinois Land Surveyor No. 3168

My license expires November 30, 2016

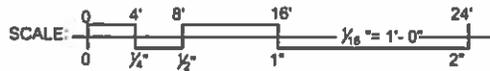
This professional service conforms to the current Illinois minimum:

# EXHIBIT 07

points BEFORE  
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 every plat refer to  
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### PLOT PLAN

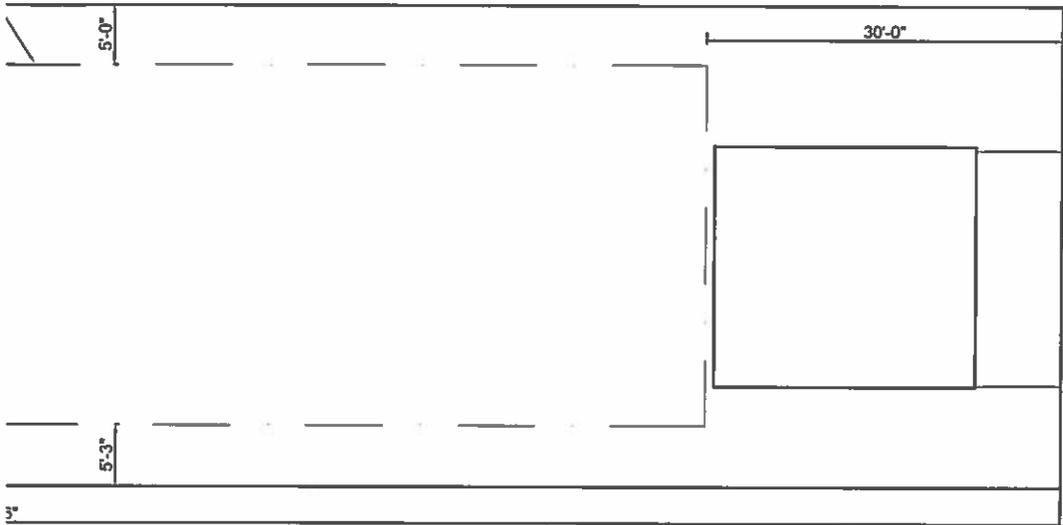


COPIED FROM PLAT OF SURVEY PREPARED BY GREMLEY & BIEDERMANN, A DIVISION OF PLCS CORPORATION PROFESSIONAL LAND SURVEYORS, CHICAGO, ILLINOIS. DATED JUNE 13, 2016.

# A P P L I C A T I O N F O R

Kass Residence  
 119 S. Greenwood Avenue  
 Park Ridge, IL 60068-3917  
 mkass119@cs.com 847-668-0478

Kay Ettington & As  
 3016 St. Johns Av  
 Highland Park, IL 6  
 kettington@gmail.c



Z O N I N G   V A R I A N C E

Associates Architects  
 ue  
 035  
 n 847.432.4080

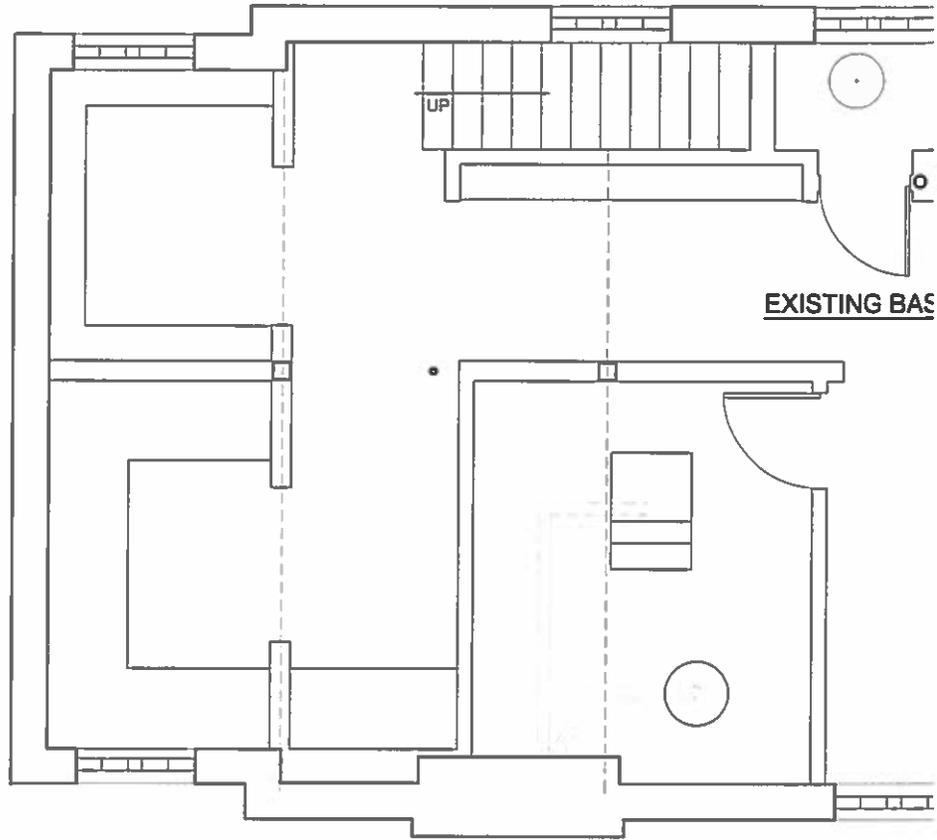
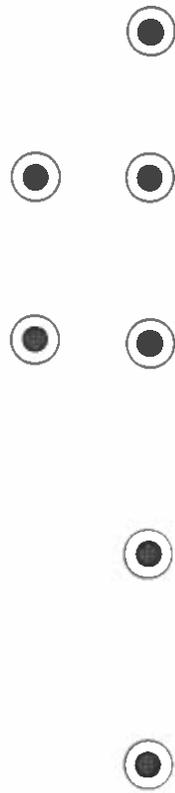
PLOT PLAN

160915

A001

PAGE 1 OF 7

**EXHIBIT 08**



**BASEMENT PLAN**

SCALE:  $\frac{3}{16}'' = 1'-0''$

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**A P P L I C A T I O N F O R**

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Kass Residence  
119 S. Greenwood Avenue  
Park Ridge, IL 60068-3917  
mkass119@cs.com 847-668-0478

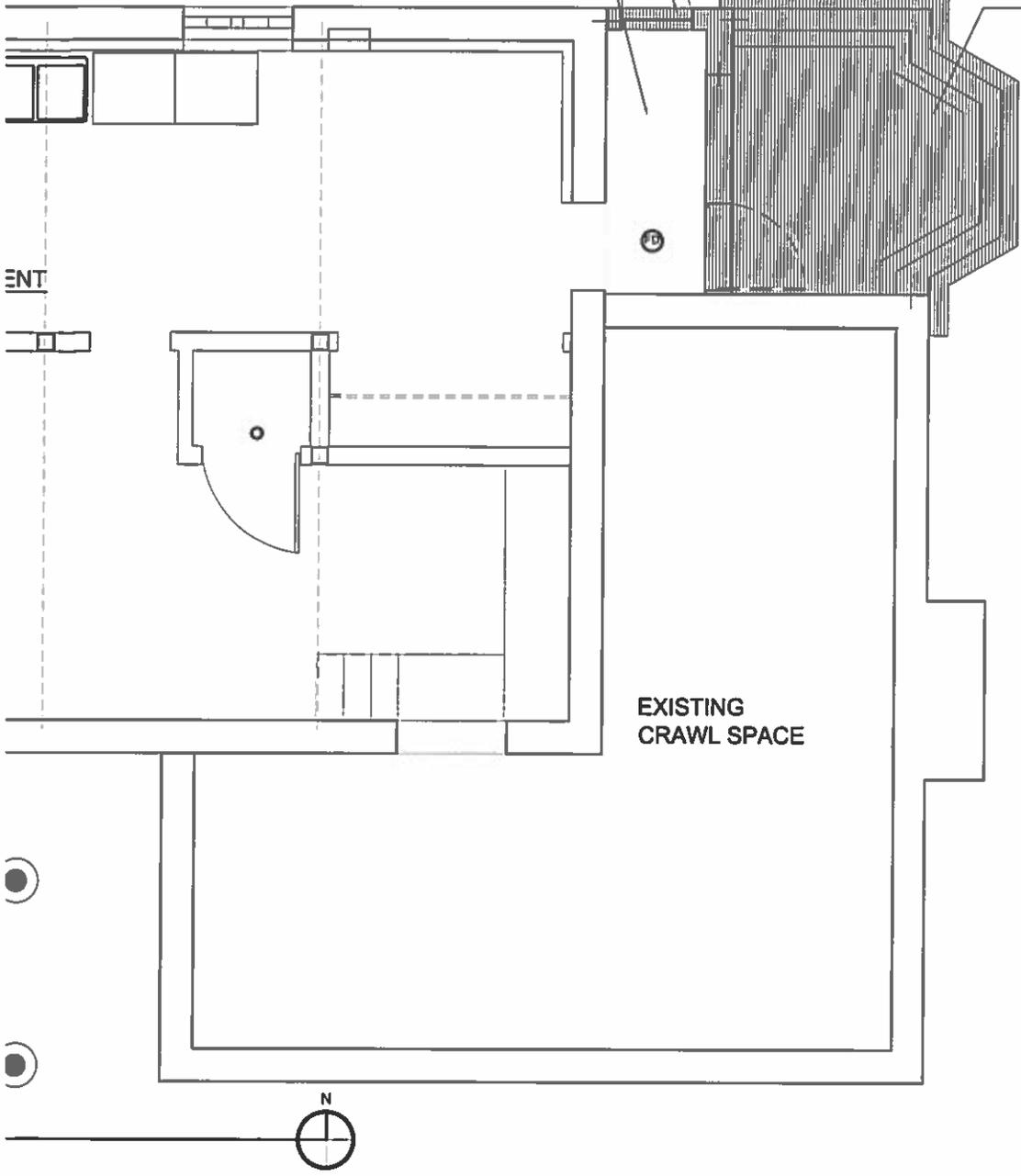
Kay Ettington & Ass  
3016 St. Johns Ave  
Highland Park, IL 60018  
kettington@gmail.com

NEW ESCAPE WINDOW.

CONVERT EXISTING EXTERIOR  
STAIR AND STAIR SHAFT INTO  
NEW BASEMENTSPACE.

NEW ADDITION

NEW CRAWL SPACE



# Z O N I N G   V A R I A N C E

Associates Architects  
 1000  
 35  
 1 847.432.4080

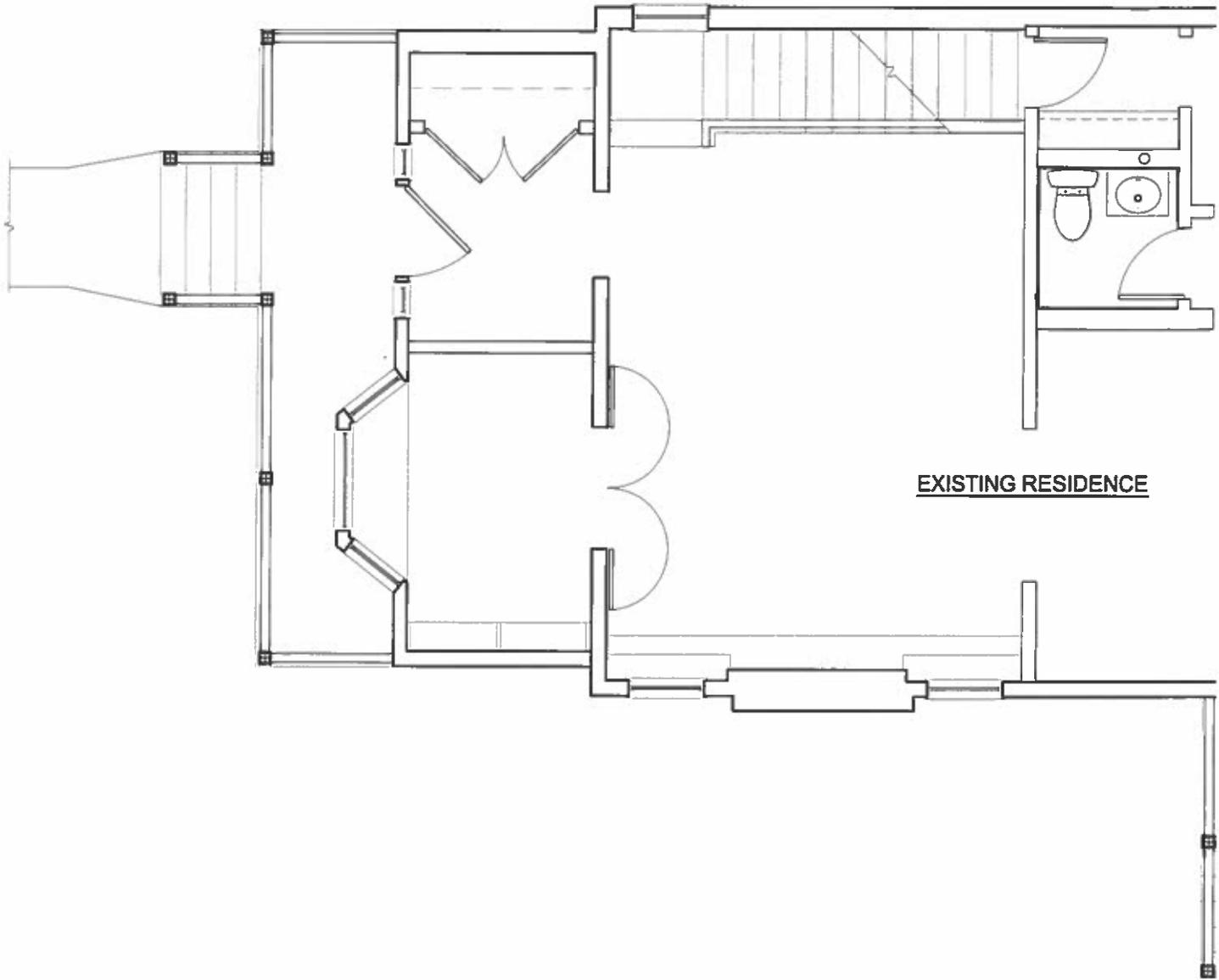
## FLOOR PLAN

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PAGE 2 OF 7

**EXHIBIT 09**



FIRST FLOOR PLAN

SCALE:  $\frac{3}{16}'' = 1'-0''$

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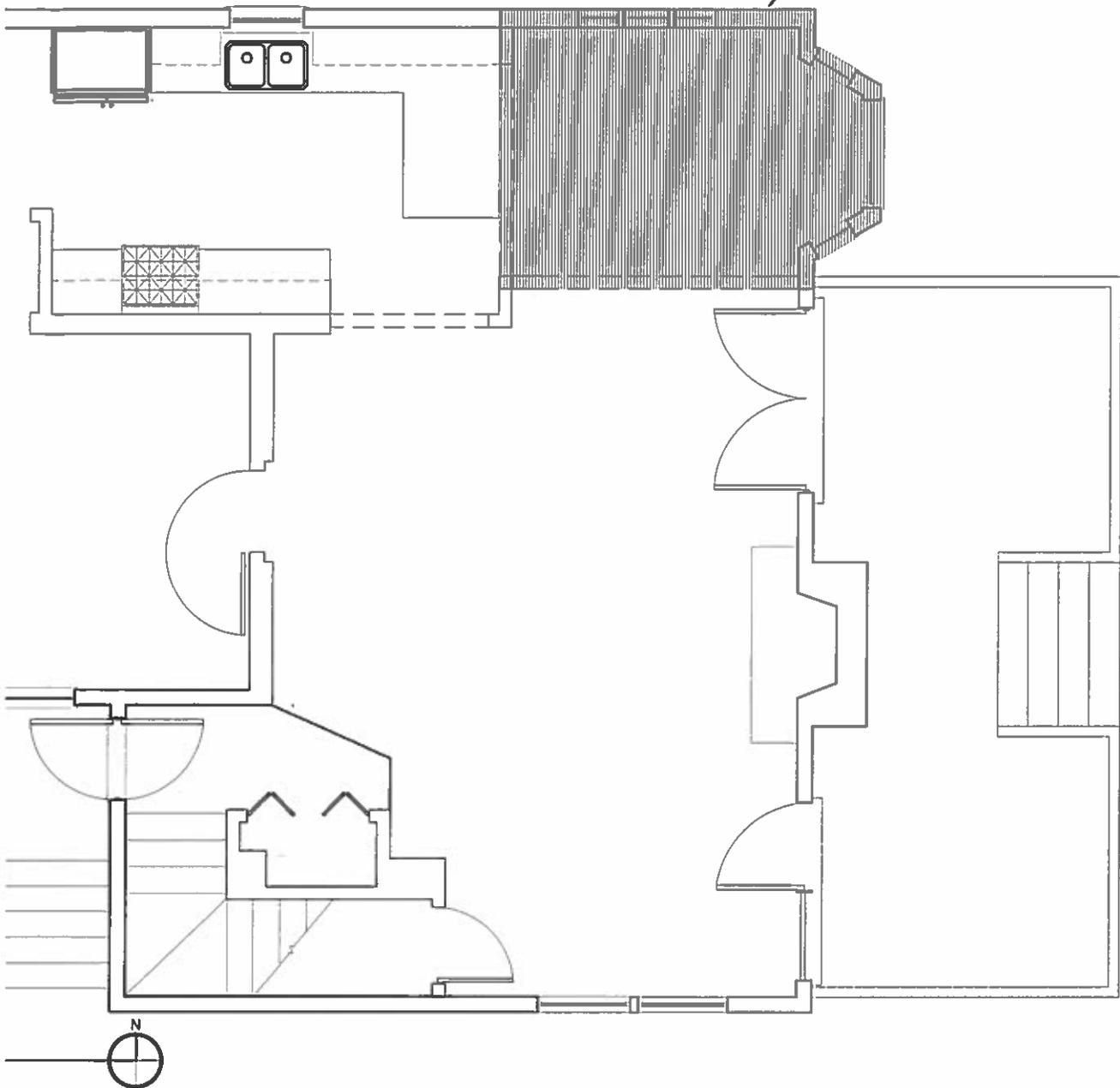
A P P L I C A T I O N F O R

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Kass Residence  
119 S. Greenwood Avenue  
Park Ridge, IL 60068-3917  
mkass119@cs.com 847-668-0478

Kay Ettington & Associates  
3016 St. Johns Avenue  
Highland Park, IL 60034  
kettington@gmail.com

PROPOSED NEW ADDITION



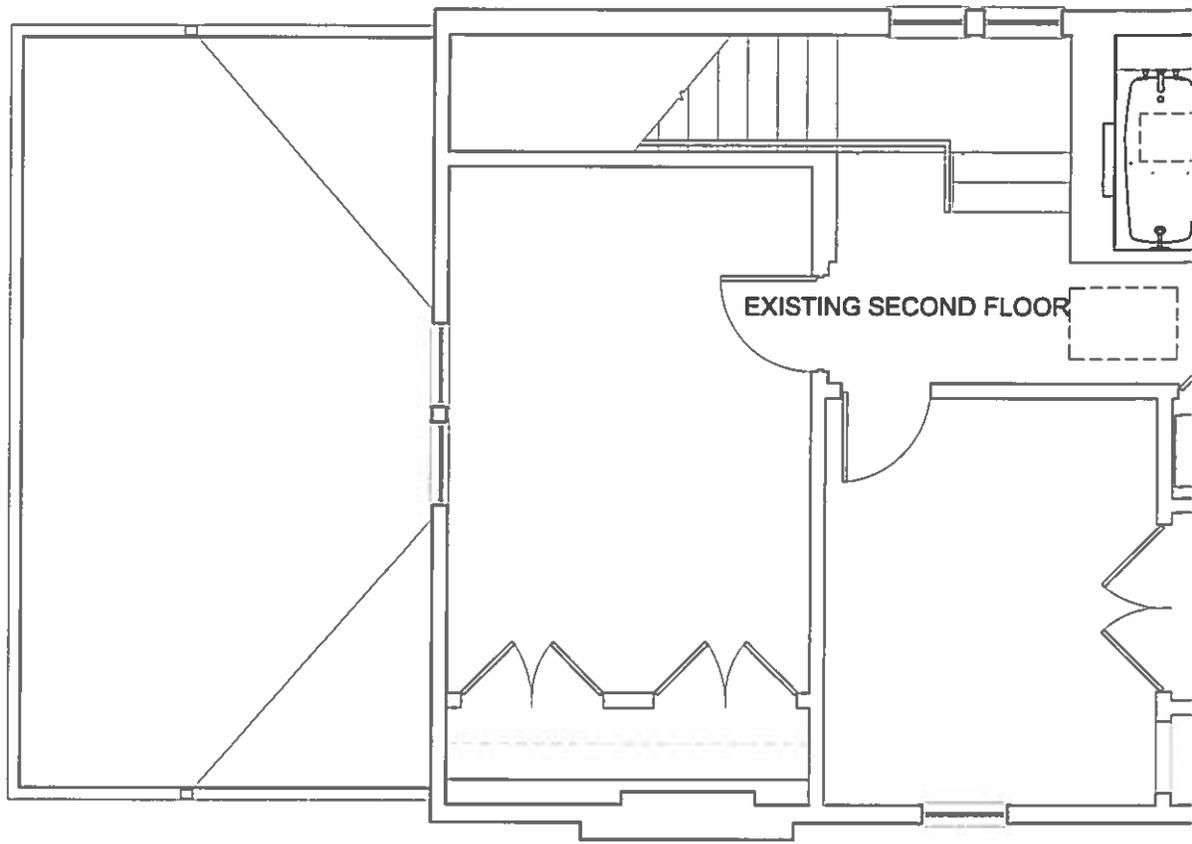
Z O N I N G   V A R I A N C E

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FLOOR PLAN

160915

A102



SECOND FLOOR PLAN

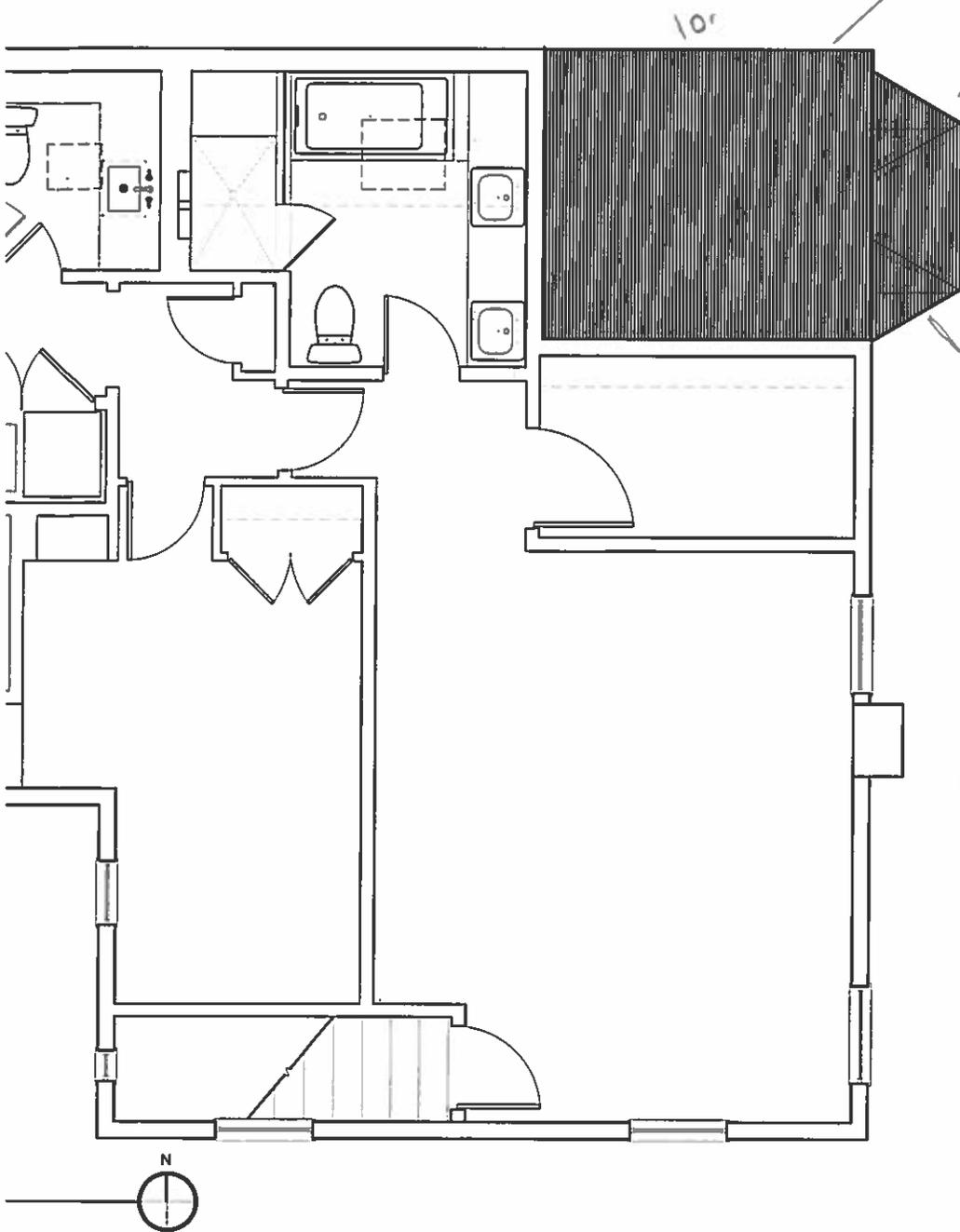
SCALE:  $\frac{3}{16}'' = 1'-0''$

A P P L I C A T I O N F O R

Kass Residence  
119 S. Greenwood Avenue  
Park Ridge, IL 60068-3917  
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NEW ROOF ON PROPOSED ONE STORY ADDITION



10' x 8.5'

85#

8.5'

$2.5' \times 5' = 12.5\#$

$.75' \times 2.5' = 1.9\#$

$1.9 \times 2' = 3.8\#$

$16\# + 85\# = 101\#$

Howard's notes

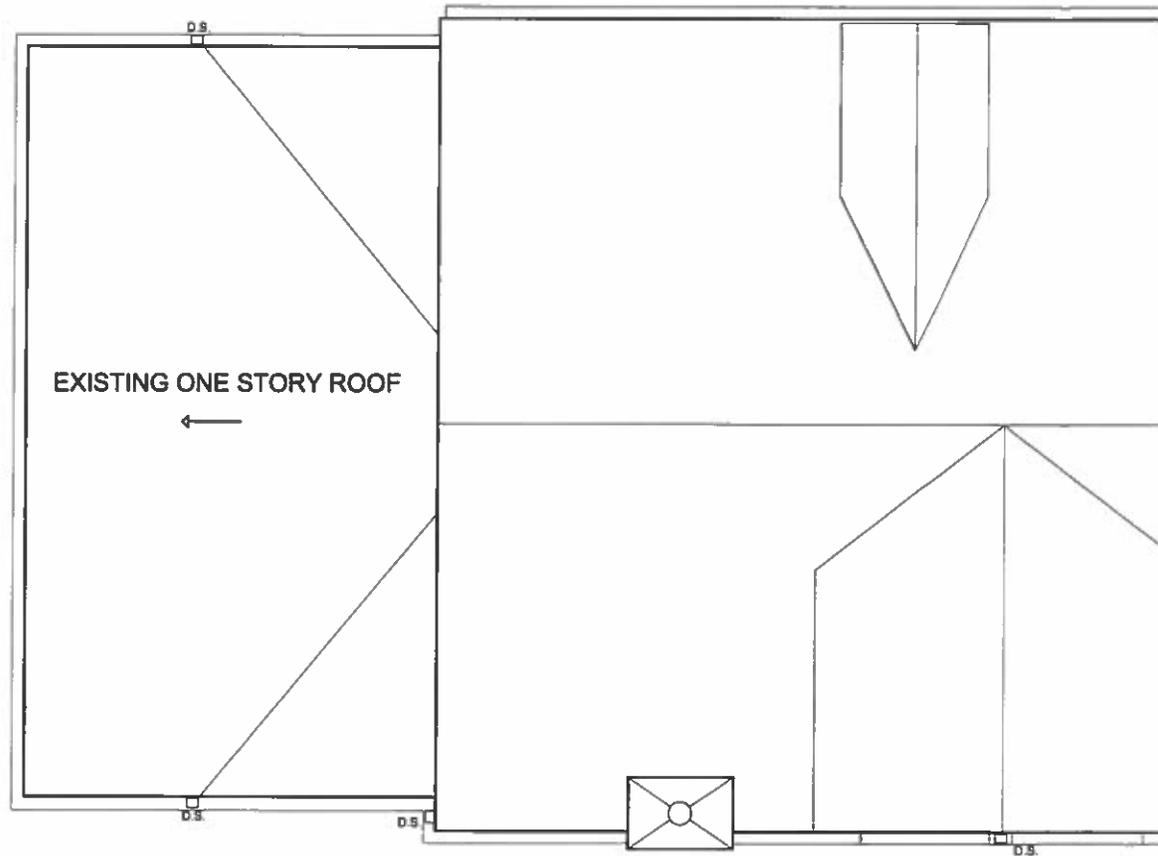
# Z O N I N G V A R I A N C E

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## FLOOR PLAN

160915

A103



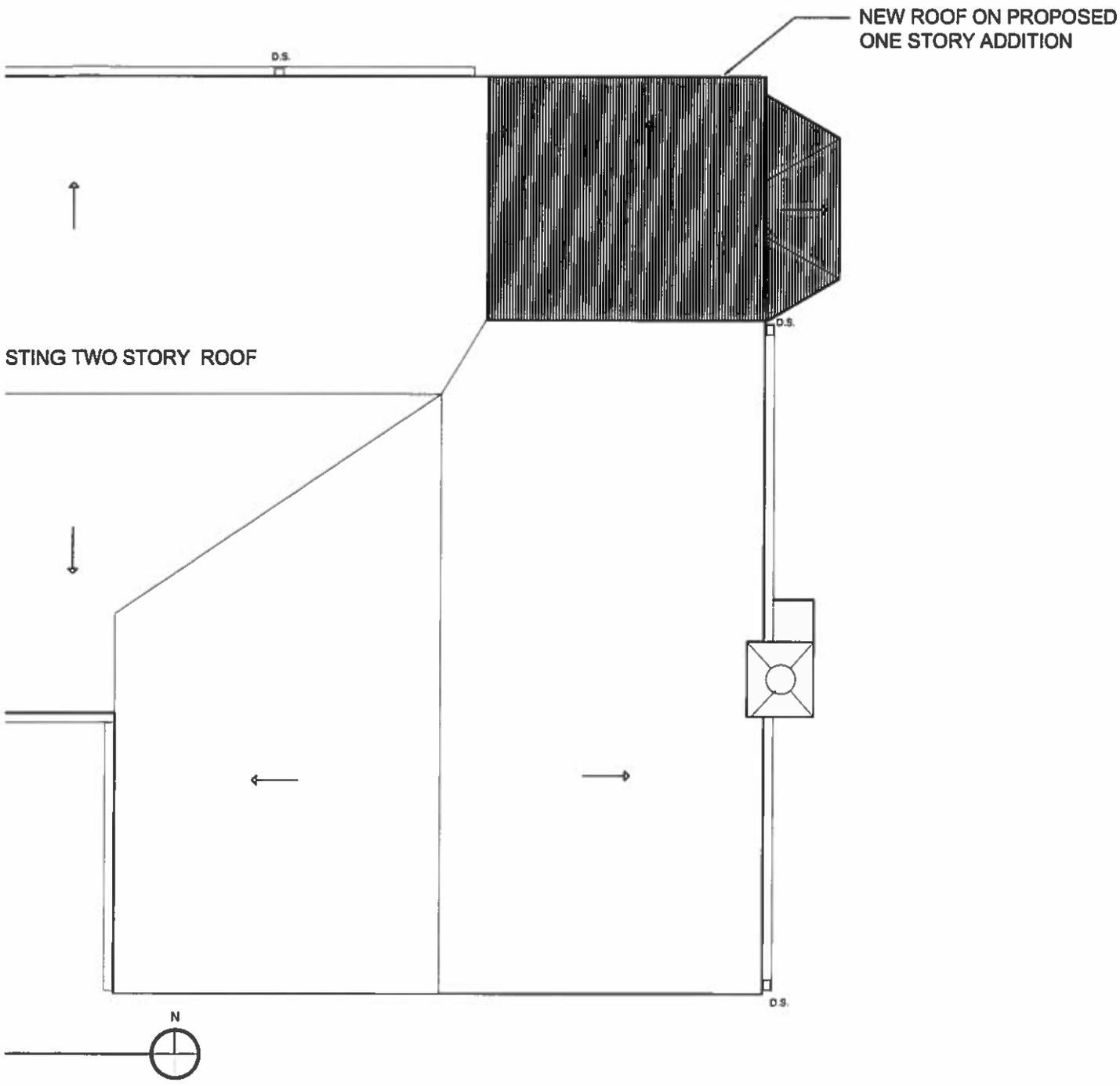
**ROOF PLAN**

SCALE:  $\frac{3}{16}'' = 1'-0''$

**A P P L I C A T I O N F O R**

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FLOOR PLAN

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**EAST ELEVATION**

SCALE:  $\frac{1}{8}'' = 1'-0''$

NOT  
SCALE

**A P P L I C A T I O N F O R**

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ELEVATION  
= 1'-0"

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ELEVATIONS

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A201

PAGE 6 OF 7

EXHIBIT 10



WEST ELEVATION  
SCALE:  $\frac{1}{8}'' = 1'-0''$

SOL  
SCAL

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ELEVATION  
1" = 1'-0"

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ELEVATIONS

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