

HOWARD M. COPPARI, LEED AP
PLANNER / ZONING COORDINATOR



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VELOPMENT (CP&D)

CITY OF PARK RIDGE

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AUGUST 19, 2013

Joseph H. Solomon
916 N. Western Avenue
Park Ridge, IL 60056

Parcel Pln: 09-27-204-028-0000, Zone: R-2

Re: Shed (Treehouse) and Deck

Dear Joseph H. Solomon:

Recently, a zoning opinion was issued by the legal department for the City of Park Ridge, which affects your current building permit for a deck. Pursuant to that opinion, the treehouse, which was not shown on your permit application, is deemed to be a shed. As such, it is in violation of the Zoning Ordinance.

Per Section 11.4.O.1, a shed is prohibited within the front, corner side, reverse corner side, or interior side yard of your lot area. Also, per Section 11.4.O.2, your shed cannot be taller than twelve (12) feet in height. Currently, your shed is located in your interior side yard and is taller than twelve (12) feet.

In regards to your elevated deck, it is also in violation of the Zoning Ordinance. The zoning definition of a deck is "a raised platform built above grade, which is open to the sky and attached to the principal building." Your current deck is not attached to the principal building. Also, per Section 11.5 (Table 8), a deck cannot be "higher than the first floor of a structure." Your deck, as built, is clearly elevated above the first floor of your home.

Because they are in violation of the Zoning Ordinance, both the shed and deck must be removed.

Sincerely,

Howard M. Coppari, LEED AP
City Planner / Zoning Coordinator

cc: Everette M. Hill, Jr., Esq., Municipal Attorney; Jame, Testin, Community Preservation & Development Director; Dale Engebretson, Building Administrator

