



Village of Morton Grove
Zoning Board of Appeals Agenda

August 15, 2023 - 7:00 P.M.

Flickinger Municipal Center, 6101 Capulina Avenue, Morton Grove, IL 60053

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES OF:** July 18, 2023

III. **PUBLIC HEARINGS:**

CASE: ZBA 23-08

APPLICANT: Dennis Barakos
9147 Oriole Avenue
Morton Grove, Illinois 60053

LOCATON: 9147 Oriole Avenue
Morton Grove, Illinois 60053

PETITION: Request for approval of a variation from Sections 12-2-5 and 12-2-6 to replace a nonconforming driveway and open accessory parking area in a street side yard

CASE: ZBA 23-10

APPLICANT: Annie Dimaria and Patrick DeNicola
5601 Carol Avenue
Morton Grove, Illinois 60053

LOCATON: 5601 Carol Avenue
Morton Grove, Illinois 60053

PETITION: Request for approval of a variation from Section 12-3-5 to replace a fence in a street side yard without a required sight line triangle

CASE: ZBA 23-11

APPLICANT: Kunj Patel
7811 Linder Avenue
Morton Grove, Illinois 60053

LOCATON: 7811 Linder Avenue
Morton Grove, Illinois 60053

PETITION: Requesting approval of a variations from Sections 12-2-5, 12-2-6 and 12-4-2 to legalize an attached patio, sidewalk, and parking pad not meeting setback and coverage requirements

CASE: ZBA 23-12

APPLICANT: Aurelio Domijan
9358 Shermer Road

Morton Grove, Illinois 60053

LOCATON: 9538 Shermer Road
Morton Grove, Illinois 60053

PETITION: Request for variation from Section 12-4-2:D to allow an addition in a required side yard

CASE: **ZBA 23-13**

APPLICANT: Michael Matthies
5843 Capri Lane
Morton Grove, Illinois 60053

LOCATON: 5843 Capri Lane
Morton Grove, Illinois 60053

PETITION: Requesting approval of a variation from Section 12-2-5:B.5 to allow the replacement of a nonconforming driveway and open accessory parking area in a front yard

CASE: **ZBA 23-14**

APPLICANT: Valeriu and Eugenia Morariu
5836 Church Street
Morton Grove, Illinois 60053

LOCATON: 5836 Church Street
Morton Grove, Illinois 60053

PETITION: Requesting an extension in time for ZBA Case 20-14 approval of variations from Sections 12-2-5 and 12-4-2 to allow a rear yard less than 30 feet for a detached accessory structure located less than 10 feet from a principal structure

IV. OTHER BUSINESS None

V. CLOSE MEETING

Note that all persons are welcome to attend the public meeting in-person as regularly scheduled. All persons in attendance will have the opportunity to be heard during periods of public comment

Comments relating to this case may also be submitted no later than 12:00 p.m. on Tuesday, August 15, 2023, to zheidorn@mortongroveil.org. All comments received in relation to this case will be read at the public hearing for consideration by the Zoning Board of Appeals.

Village of Morton Grove

Department of Community & Economic Development

To: Chairperson Blonz and Members of the Zoning Board of Appeals

From: Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner

Date: August 8, 2023

Re: ZBA 23-08 – 9147 Oriole Avenue (PIN 09-13-318-001-0000)
Request for approval of a variation from Sections 12-2-5 and 12-2-6 to replace a nonconforming driveway and open accessory parking area in a street side yard

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the August 18, 2023, Zoning Board of Appeals public hearing for ZBA 23-08 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on July 27, 2031. The Village mailed letters on July 27, 2023, notifying surrounding property owners, and placed a public notice sign on the subject property on July 28, 2023.

Request Summary

Property Background

The subject property is an 8,926-square-foot corner lot located at the southeast corner of Church Street and Oriole Avenue. The property is zoned R-1 Single Family Residence and is improved with a single-family dwelling, a detached garage, and a shed. Surrounding properties are also within the R-1 District and improved with single-family residences. To the northeast of the subject property is Oriole Park Aquatic Center, which is owned and operated by the Morton Grove Park District. A parking lot entrance to the facility is located just north of the subject property along Oriole Avenue.



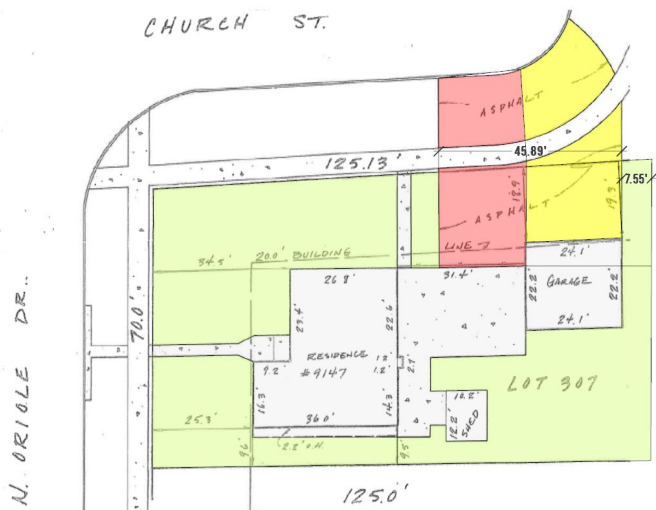
Application Overview

The applicant and subject property owner, Dennis Barakos, is seeking approval of variations to authorize the replacement of a nonconforming driveway and open accessory parking area in a street side yard between the Church Street public right of way and the property's detached garage and connecting fence. The proposed driveway measures 45.89 feet in width at the street side lot line, where a maximum of 24 feet is established by Section 12-2-5:B.5.b.2, which reads as follows:

For a driveway that leads to an attached garage and is greater than sixteen feet (16') in width at the front or street side lot line, the maximum driveway width at the front or street side lot line shall be determined by the exterior width of the garage, as measured from no more than two feet (2') outside the garage door edges, or twenty-four feet (24'), whichever is less.

For the subject property, the Unified Development Code allows the replacement of a 24-foot-wide driveway leading directly from Church Street to the detached garage. The applicant is proposing an additional 21.89 feet in driveway width to the west, creating an open accessory parking area measuring approximately 24 feet in length by 21.89 feet in width in the street side yard. Per Section 12-2-6:G, open accessory parking spaces are not a permitted obstruction of the required street side yard. Driveways within a front or street side yard must lead to a conforming parking area to the side or rear of a principal structure, or they are considered nonconforming open accessory parking areas.

The driveway replacement area in red to the right shows approximately where the nonconforming driveway and open accessory parking space is proposed. The area in yellow can be approved administratively. Based on Village records and the submitted plans, the property is compliant with the maximum impermeable lot coverage permitted in the R-1 District and maximum impermeable rear yard coverage.



The following table provides an overview of the applicable dimensional requirements and waiver requested to allow the replacement driveway and open accessory parking area as presented:

Dimensional Control	Code Requirement	Existing	Proposed	Waiver Request
Maximum Width – Replacement of Nonconforming Driveway (12-2-5:B.5.b.2)	Max. 24 ft.	45.89 ft.	No change	Waiver of 21.89 ft. requested
Open Accessory Parking Spaces (12-2-6:G)	Not allowed in street side yard	Open accessory parking area in street side yard	No change	Waiver to allow open accessory parking area in street side yard
Minimum Side Setback – Driveway (12-2-6:G)	3 ft.	7.55 ft.	No change	Compliant
Maximum Rear Yard Coverage	50%	45.9% (1,435 sq. ft. /3,126 sq. ft.)	No change	Compliant
Maximum Lot Coverage (12-4-2:D)	55% (4125 sq. ft.)	46.0% (4,137 sq. ft. /8,926 sq. ft.)	No change	Compliant

As indicated in the table, the following waivers are required to authorize the proposed project:

- **Section 12-2-5:B.5.b.2** - Waiver of 21.89 feet to the maximum driveway width of 24.00 feet (at a street side lot line) to allow a driveway width of 45.89 feet.
- **Section 12-2-6:G** - Waiver to allow an open accessory parking area in a street side yard.

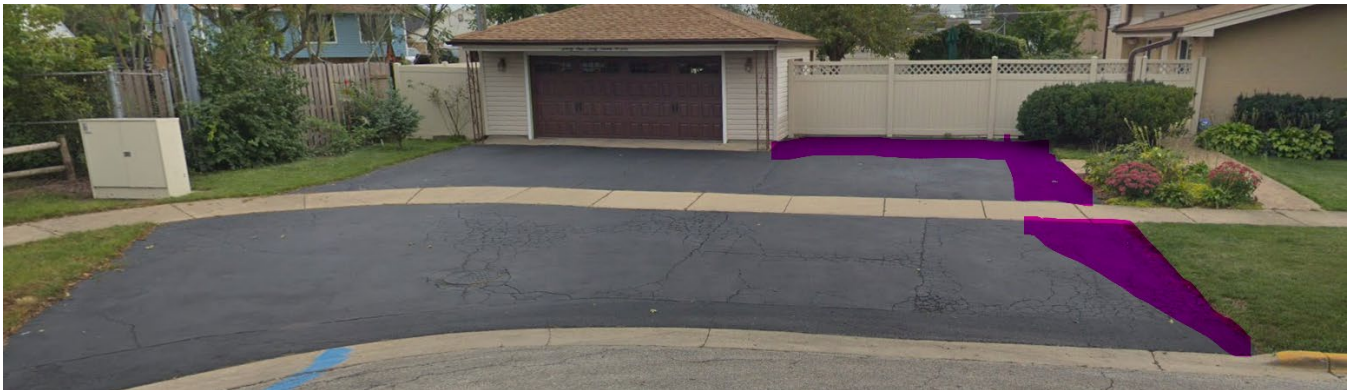


Subject Property Street View

Discussion

The applicant is requesting the ZBA's approval to replace an existing nonconforming driveway and open accessory parking area in a street side yard. Staff does not have any record of when the driveway was initially installed, but Village records include a permit issued in 1993 authorizing the repavement of a driveway on the property. There are no plans associated with the permit. Historical Google aerial imagery shows that the driveway was existing with its current approximate dimensions at least as far back as 2002. The applicant cites the lack of on-street parking on abutting streets, the location of a fire hydrant, and safety concerns as reasons why the driveway replacement should be authorized.

The applicant's submittal also indicates willingness to reduce the driveway area as depicted in the image below, which was provided by the applicant. The ZBA may consider authorizing only a partial replacement of the driveway in question.



Variation Standards

The Zoning Board of Appeals can approve the application as presented, approve it with conditions, or deny the application based on the following standards, established in Section 12-16-3:A:

- a. **Not Self-Imposed**: The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.
- b. **Nonmonetary Considerations**: The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of his land. Mere loss in value shall not justify a variation.

- c. Not Detrimental to Public Welfare: The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.
- d. Not Detrimental to Neighborhood: The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

The applicant has provided responses to these standards in the Variation Application.

Recommendation

Should the Board approve Case ZBA 23-08, staff recommends the following motion and conditions:

The Zoning Board of Appeals approves Case ZBA 23-08 a request for approval of a variation from Sections 12-2-5 and 12-2-6 to replace a nonconforming driveway and open accessory parking area in a street side yard, subject to the following conditions:

- 1) *The proposed addition shall be built in accordance with the plans submitted by the applicant in the Variation Application dated 06/062023; and*
- 2) *The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.*

Attachments

Application and related materials (submitted by applicant)




VARIATION APPLICATION

Village of Morton Grove
Department of Community Development
6101 Capulina Avenue, Morton Grove, Illinois 60053
commdev@mortongroveil.org | 847-663-3063

Case Number: ZBA 23-08 Date Application Filed: 06-06-2023

APPLICANT INFORMATION

Applicant Name: Dennis Barakos
Applicant Address: 9147 Oriole ave
Applicant City / State / Zip Code: Morton Grove IL 60053
Applicant Phone: 847-414-0137
Applicant Email: BARAKOSD@AOL.COM
Applicant Relationship to Property Owner: OWNER
Applicant Signature: 

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: _____
Owner Address: _____
Owner City / State / Zip Code: _____
Owner Phone: _____
Owner Email: _____
Owner Signature: _____

PROPERTY INFORMATION

Common Address of Property: 9147 Oriole Ave
Property Identification Number (PIN): 09-13-318-001-0000
Property Square Footage: 8,926 sqft
Property Zoning District: _____
Property Current Use: residential

APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code:

driveway variation 12-2-5:B.5

Purpose of requested variation (attach as needed): See attached supporting documents and narrative

RESPONSES TO STANDARDS FOR VARIATION

Provide responses to the four (4) Standards for a Variation as listed in Section 12-16-3-A-2 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Zoning Board of Appeals. The Variation Standards are as follows:

- a. **Not Self-Imposed:** The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.

See attached supporting documents and narrative

- b. **Nonmonetary Considerations:** The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of their land. Mere loss in value shall not justify a variation.

See attached supporting documents and narrative

- c. **Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.

See attached supporting documents and narrative

- d. **Not Detrimental to Neighborhood:** The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

See attached supporting documents and narrative

To The Board

Zoe and Ralph had joined me on my driveway at 9147 Oriole Ave where we spoke about the driveway permit that was declined. Please read this email in its entirety and look at the pictures so that you may better understand the impact that this will have. Per the suggestion, I am willing to make an adjustment that I have listed at the end. Given the following I ask that you take under consideration my request. I am willing to reduce the area by removing an area that measures 5" x 18" that is closest to the fence and comes down 2" x 16" to the west edge going north (see the attached). The picture highlighted in purple will show the adjustment.

The request from the village to reduce the current driveway width by more than half, would cause a safety concern to my family. We, unlike the listed neighbors and attached pictures, do not have the depth as other lots have. We are also surrounded by "NO PARKING AREAS" at every corner around my house. There is no street parking to the north or to the west as posted by the no parking signs (see illustration). Due to this fact, we use the area to park our vehicles side by side and we back them in. In doing so we are able to see the traffic coming from the north, the west and in and out of the pool parking area. This intersection is notorious for people disobeying the stop signs. By reducing the width this would have us coming in and out of the driveway multiple times to allow us to come out of the garage. AND if this is not allowed, we would need to park in the street across and down the block. Finally due to the current configuration, we can not come straight of of the drive way because we would run into the fire hydrant. SEE PICTURE BELOW.

We do not have the depth and in leu of that we have width where we are able to safely park cars within our property lines. We do not park on the apron due to the current configuration, we can not come straight of of the drive way because we would run into the fire hydrant due to the angle. We currently have the ability to park two cars to the west side of the garage. This is due to the when the home and driveway were originally built there was a gated fence that would lead into the back yard. When the old wood fence was replaced and the new vinyl fence was installed without the gate, I was not told that this would impact the driveway upgrade in the future. Also please take under consideration that when winter comes and the snow plows come through we lose the northeast corner of the apron due to snow run off from the plow trucks. Every year I would email Andy DeMonte prior to his retirement as a reminder. I now email Kevin Lochner and Paul Tobin along with a text to Dan Dimaria to not " forget about the area". SEE PICTURES

I do not have any neighbors that the current configuration affects. As a matter of fact, it benefits my one neighbor that if changed, we would need to park in front of their house. This current configuration benefits the welfare of my neighbors by not causing any added traffic due to us having the ability to park to the side of the garage rather than coming in and out of the driveway and into the street.

By NOT allowing for this variation this will increase street congestion by us coming in and out of

the driveway, staging in a dangerous corner to move cars in and out of the driveway, and into the street where there are no parking areas. It will also force us to use street parking on Oriole in front of the neighboring home and not in the driveway as we do. This will cause a safety concern for my family and people turning east from Oriole. The entrance of the parking area to the pool WILL be an issue if we need to move cars around. In addition, people speed into the area and ignore stop signs. This area is known by Morton Grove Police as an area of concern. If we are not able to park to the side of the garage my family is put in a dangerous position.

See the following for examples of my neighbors who have corner houses. They don't have the situation I have with the traffic and curve and yet, they have circle drive ways and in some cases two driveways. I have listed homes in my immediate area that in some cases have three driveways for no apparent reason. My current configuration is not in any way outside the normal.

9001 Ozark 3 Driveways 2 for circle one for garage

7622 Church St. 2 drive ways.

7621 Church St. 2 drive ways / circle.

7841 Church St. 2 drive ways.

9200 Merrill and Church 3 driveways in a circle.

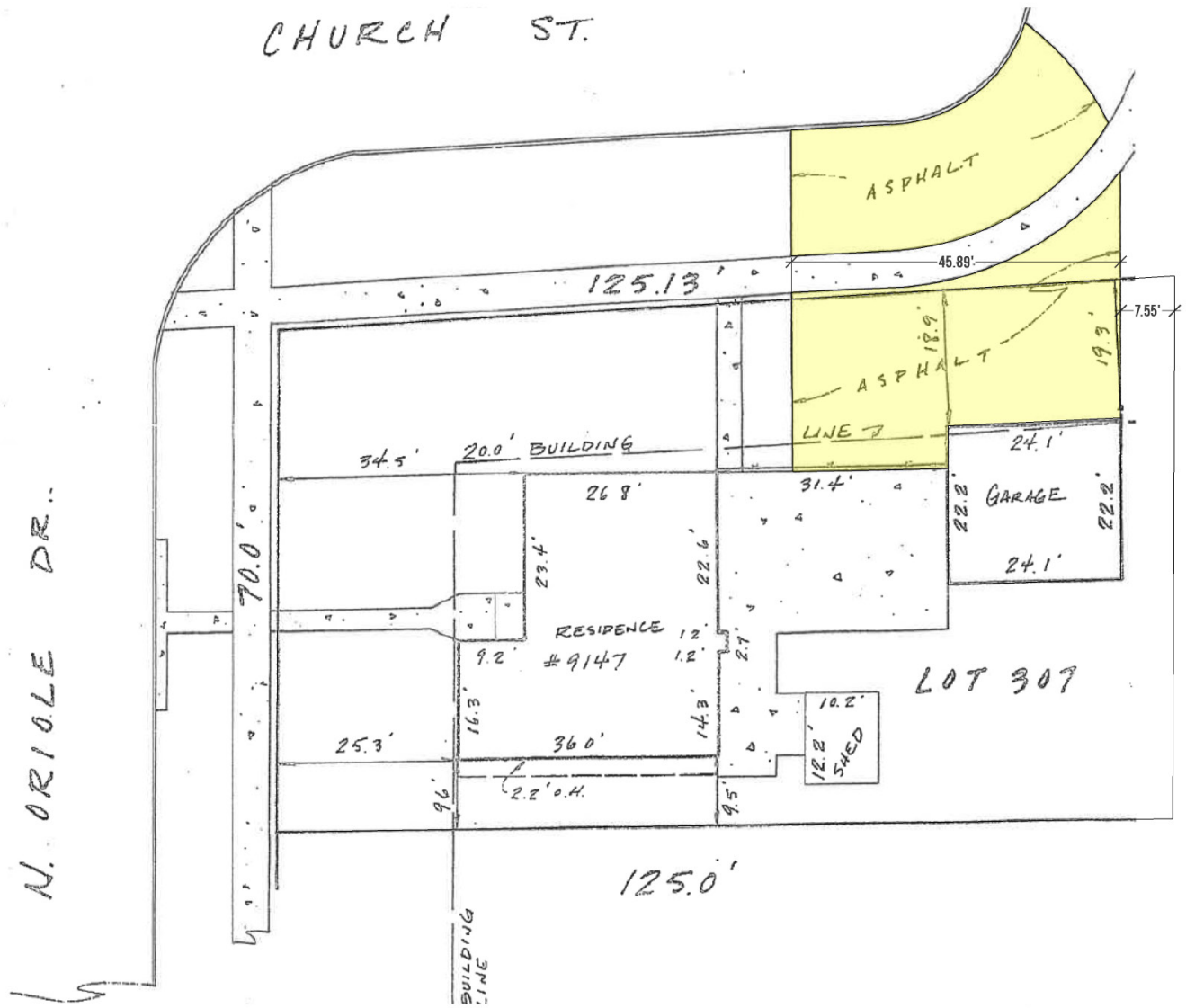
9148 merrill circle

Alternatively, if I have to put the gate back on my fence then so be it. I will spend the money to do it if that's what it takes.

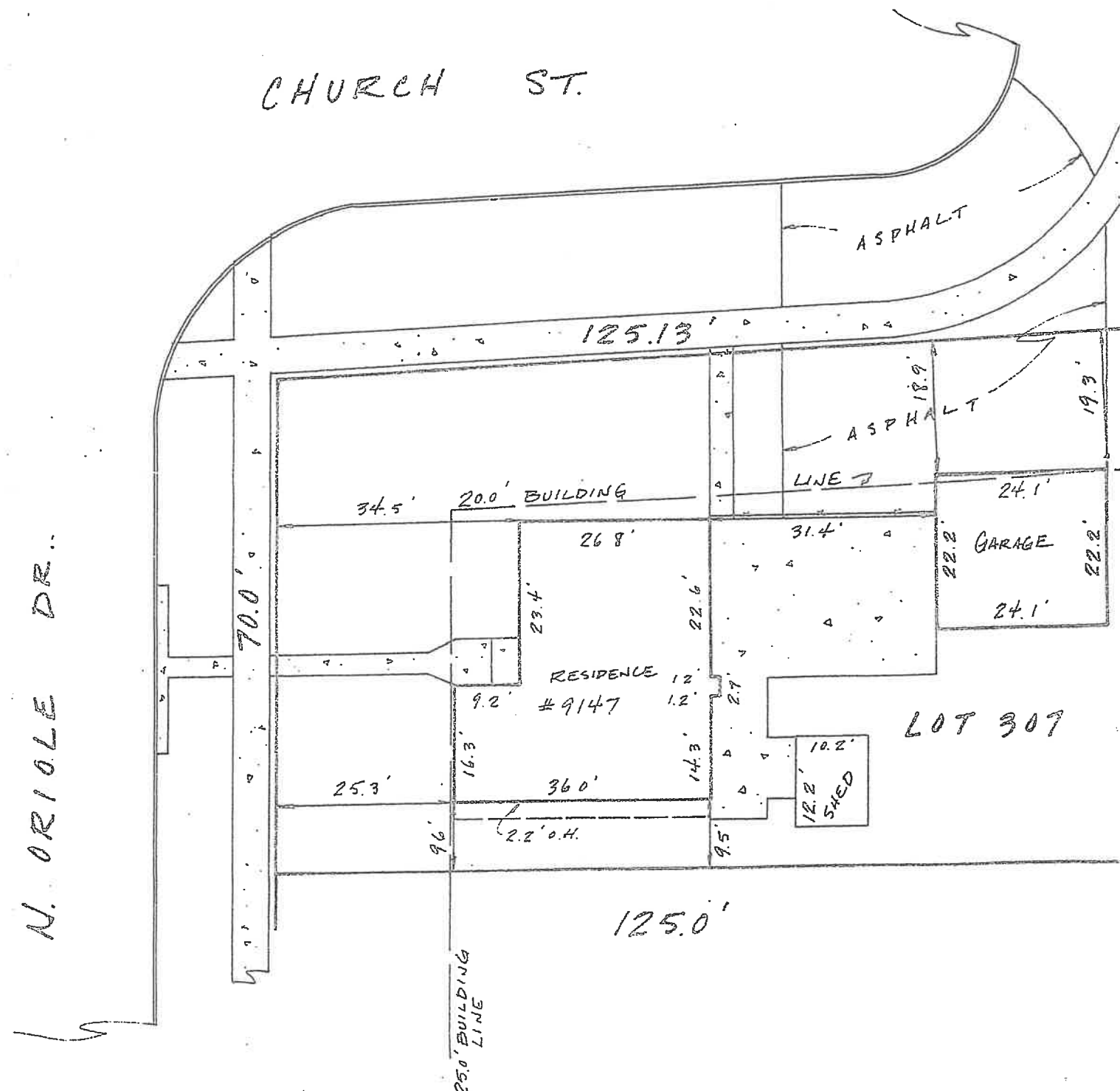
I am not looking to add anything that was not there going back to when the house was built. Most of all this will cause a safety concern for my family. I would rather leave an old cracking driveway then put my wife, child and family members in harm's way.

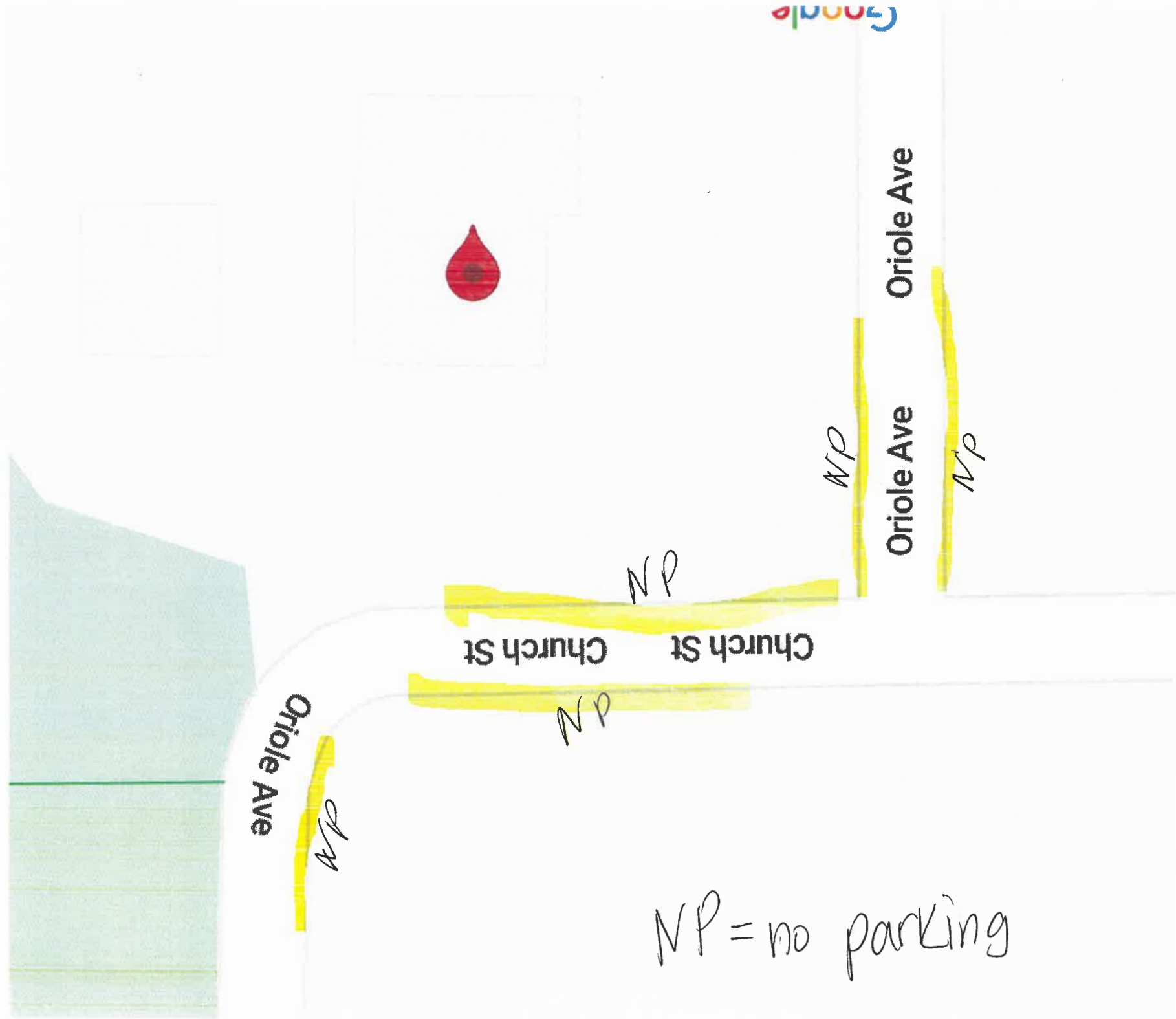
PROPOSED DRIVEWAY REPLACEMENT

9147 ORIOLE AVENUE, MORTON GROVE



NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON NOVEMBER 8, 1936, AS DOCUMENT NUMBER 1706466, IN COOK COUNTY, ILLINOIS.





NP = no parking

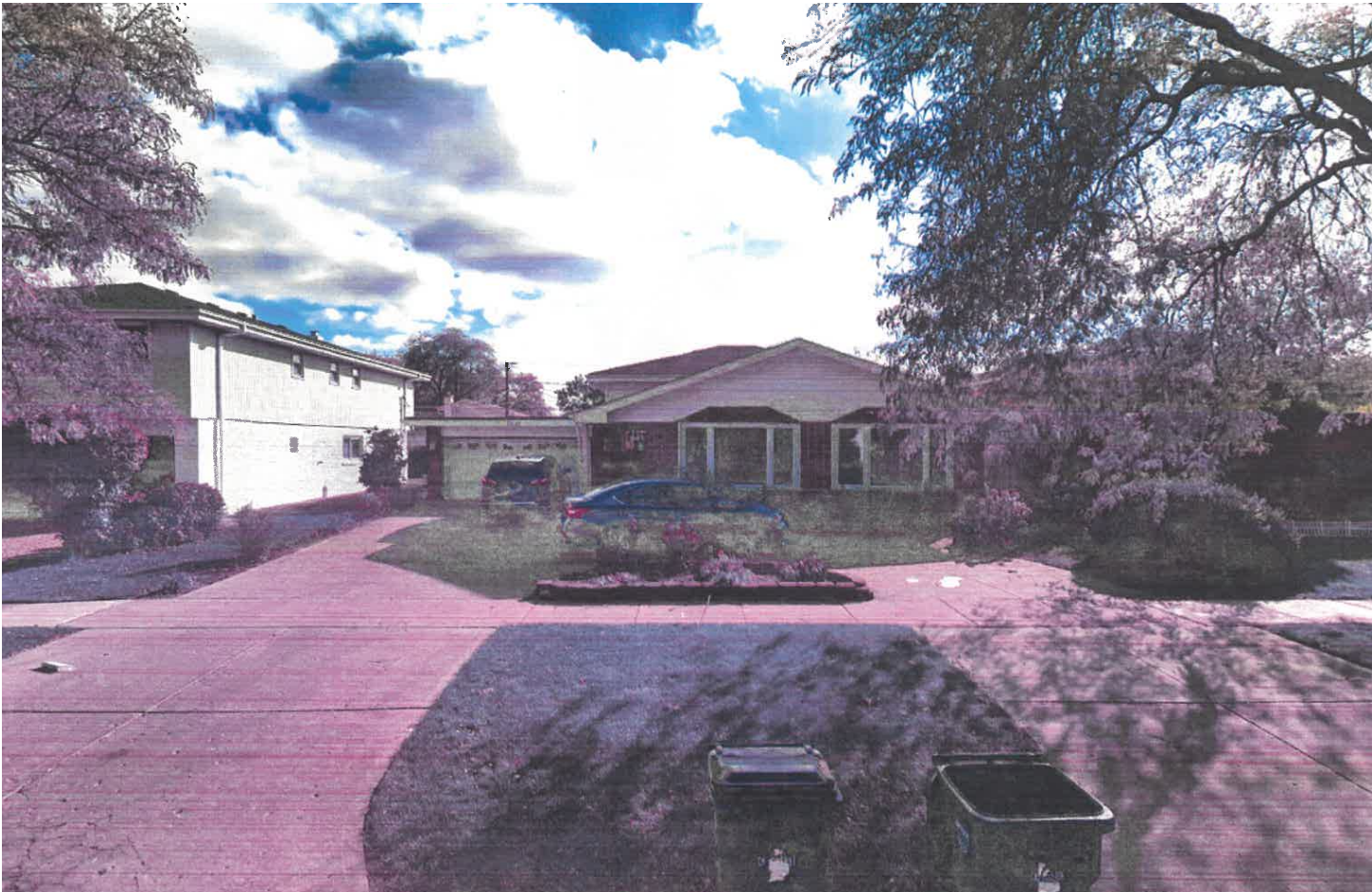














----- Original message -----

From: Zoe Heidorn <zheidorn@mortongroveil.org>

Date: 4/13/23 9:44 AM (GMT-06:00)

To: barakosd@aol.com

Cc: "Daniel P. DiMaria" <ddimaria@mortongroveil.org>, Anne Ryder Kirchner
<akirchner@mortongroveil.org>

Subject: RE: 9147 oriole driveway variation 317

Dennis,

Glad to hear from you again. I hope all is well. I read your email in its entirety and fully understand why you are looking to replace the open parking area in your street side yard. What we unfortunately cannot do is reconsider any decision because the zoning code does not provide staff (me, Ralph, even the Mayor) the discretion to administratively approve variations to the zoning code. The only decision here is to follow the code or not follow the code, and if we were to issue a permit for the work as you request, we would be violating the code and acting illegally. Your only path to approval of a replacement of any portion of driveway that does not lead to a conforming parking space (in an enclosed garage or a pad behind the front/street side building line) is to request a variation from the Zoning Board of Appeals.

I believe that if you were to present to the ZBA the compelling details of your email, show them the supporting images, and offer to reduce the overall area of pavement, they will be willing to approve your request as presented or work with you to find some agreement on an appropriate solution. Staff can support you through the variation application process, but the decision is ultimately that of the ZBA members. The ZBA is made up of seven residents who care deeply about making decisions in the best interest of residents and the public.

Attached is the Variation Application and 2023 schedule of review. We can help you put together a dimensioned site plan to support the application. Please do not hesitate to reach out with any questions or to discuss further.

Thanks,

Zoe Heidorn

Community Development Administrator
Department of Community & Economic Development
Village of Morton Grove
6101 Capulina Avenue, Morton Grove, IL 60053
E-mail: zheidorn@mortongroveil.org
Phone: 847-663-3063
www.mortongroveil.org

Village of Morton Grove

Department of Community & Economic Development

To: Chairperson Blonz and Members of the Zoning Board of Appeals

From: Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner

Date: August 8, 2023

Re: ZBA 23-10 5601 Carol Avenue (10-20-208-023-0000)
Request for approval of a variation from Section 12-3-5 to replace a fence in a street side yard without a required sight line triangle.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the August 15, 2023, Zoning Board of Appeals public hearing for ZBA 23-10 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on July 27, 2023. The Village mailed letters on July 27, 2023, notifying surrounding property owners, and placed a public notice sign on the subject property on July 28, 2023.

Property Background

The subject property at 5601 Carol Avenue is located at the southwest corner of the intersection of Carol and Central Avenues. The property is within an R-2 Single-Family Residence District and is improved with a single-family dwelling. An improved public alley abuts the property to the west. Surrounding properties are all zoned R-2 Single-Family Residence.



Subject Property Map

Application Overview

The applicants, Annie DiMaria and Patrick DeNicola, are requesting waivers from Section 12-3-5 to allow the installation of fencing within a street side yard along Carol Avenue and the abutting public alley to the west. Section 12-3-5:A of the Unified Development Code (Title 12) prohibits fencing in a street side yard, which is considered the area between the front building line of the principal structure and the front lot line, on blocks that have one or more front yard. The principal structure on the subject property has a front setback, or front yard depth, of 11.2 feet.

The applicants are proposing the installation of 4-foot-tall picket fencing with 50% transparency that will enclose a portion of the property's street side yard. The fencing is intended to replace an existing 4-foot-tall picket fence. A 10-foot sight line triangle is not proposed at the intersection of the Carol Avenue sidewalk and the public alley, as required by Section 12-3-5:B.

Requested Variation

The following chart provides a summary of the requested variations based on Unified Development Code requirements:

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED VARIATIONS
Fencing Location (12-3-5:C)	Fences not permitted within the street side yard of a property with a block face that includes one or more front yards	Height: 4 ft. Transparency: 50% Location: Within street side yard on block face with 9 front yards	<i>Variation to allow fencing within a street side yard on a block face with 9 front yards</i>
Sight Line Triangle (12-3-5:B)	Fences shall not be located within a 45-degree 10-foot by 10-foot sight line triangle at any point where the vehicular access way intersects a driveway, alley, sidewalk, or other vehicular or pedestrian access way.	Sight line triangle not observed	<i>Variation to allow fencing within a 10-foot by 10-foot sight line triangle</i>

As shown in the table above, the following variations are required to approve installation of a front yard fence as proposed by the applicants:

- **Section 12-3-5:A:** Variation to allow fencing in a street side yard on a block face with 9 front yards.
- **Section 12-3-5:B:** Variation to allow fencing within a 10-foot by 10-foot sight line triangle where a vehicular accessway intersects a sidewalk.

Discussion

The applicants are requesting a variation to enclose a portion of the property's street side yard to maximize use of the property's overall yard area. The proposed fencing is a replacement of picket fencing in the same location. Staff is concerned that the lack of a sight line triangle at the intersection of the alley and sidewalk will create a public safety hazard.



Subject Property Street View

Variation Standards

The Zoning Board of Appeals can approve the application as presented, approve it with conditions, or deny the application based on the following standards, established in Section 12-16-3:A:

- a. Not Self-Imposed: The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.
- b. Nonmonetary Considerations: The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of his land. Mere loss in value shall not justify a variation.
- c. Not Detrimental to Public Welfare: The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.
- d. Not Detrimental to Neighborhood: The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

The applicants have provided their responses to these standards in the Variation Application.

Additionally, Section 12-3-5:G establishes the following standards for variation for fences:

12-3-5:G. Any applications for variations to the fence requirements, included herewith, shall be reviewed based on the following:

1. The proposed fence variation shall meet with the intent of the design and development standards established in [Section 12-3-5];
2. The proposed fence variation shall not have an adverse impact on the immediate abutters or the character of the surrounding neighborhood; and
3. The proposed fence variation shall not create obstructions in required sight lines at areas where a pedestrian or vehicular ways intersect with driveways, streets, alleys, or other pedestrian or vehicular access way.

Recommendation

Should the Board make a motion to approve Case ZBA 23-10, staff recommends the following motion and conditions:

Motion to approve Case ZBA 23-10, a request for approval of variations from Section 12-3-5 to construct a fence in a street side yard without a required sight line triangle, for the property commonly known as 5601 Carol Avenue in Morton Grove, Illinois, subject to the following conditions:

- 1) *The proposed fence shall be installed in accordance with the plans submitted by the applicants in the Variation Application dated 07/11/23.*
- 2) *The applicants shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of installation.*

Attachments

Application and related materials (submitted by applicants)



VARIATION APPLICATION

Village of Morton Grove
Department of Community Development
6101 Capulina Avenue, Morton Grove, Illinois 60053
commdev@mortongroveil.org | 847-663-3063

Case Number: 23-10 Date Application Filed: 7/11/23

APPLICANT INFORMATION

Applicant Name: Annie DiMaria & Patrick DeNicola
Applicant Address: 5601 Carol Ave.
Applicant City / State / Zip Code: Morton Grove, IL 60053
Applicant Phone: (847) 651-8384
Applicant Email: denicoladimaria@gmail.com
Applicant Relationship to Property Owner: owner/self
Applicant Signature: [Signature]

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT) SAME

Owner Name: _____
Owner Address: _____
Owner City / State / Zip Code: _____
Owner Phone: _____
Owner Email: _____
Owner Signature: _____

PROPERTY INFORMATION

Common Address of Property: 5601 Carol Ave. Morton Grove, IL 60053
Property Identification Number (PIN): 10-20-208-023-0000
Property Square Footage: 5,569 sq ft
Property Zoning District: _____
Property Current Use: residential home

APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code:

Purpose of requested variation (attach as needed): We would like to replace the old (wood) 4-ft, 50% transparent fence with a fence made with more durable material. To move the fence back in line with the house would decrease our backyard space by ~ 687 sq ft.

RESPONSES TO STANDARDS FOR VARIATION

Provide responses to the four (4) Standards for a Variation as listed in Section 12-16-3-A-2 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Zoning Board of Appeals. The Variation Standards are as follows:

- a. **Not Self-Imposed:** The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.

We live on a corner lot; we have done nothing to change the property. When we moved in in 2015, the fence had already been there for presumably many years.

- b. **Nonmonetary Considerations:** The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of their land. Mere loss in value shall not justify a variation.

Our backyard space would decrease by ~687 sqft, cutting it down by about a third. Our ability to use the yard would be significantly impacted.

- c. **Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.

No impact to public welfare.

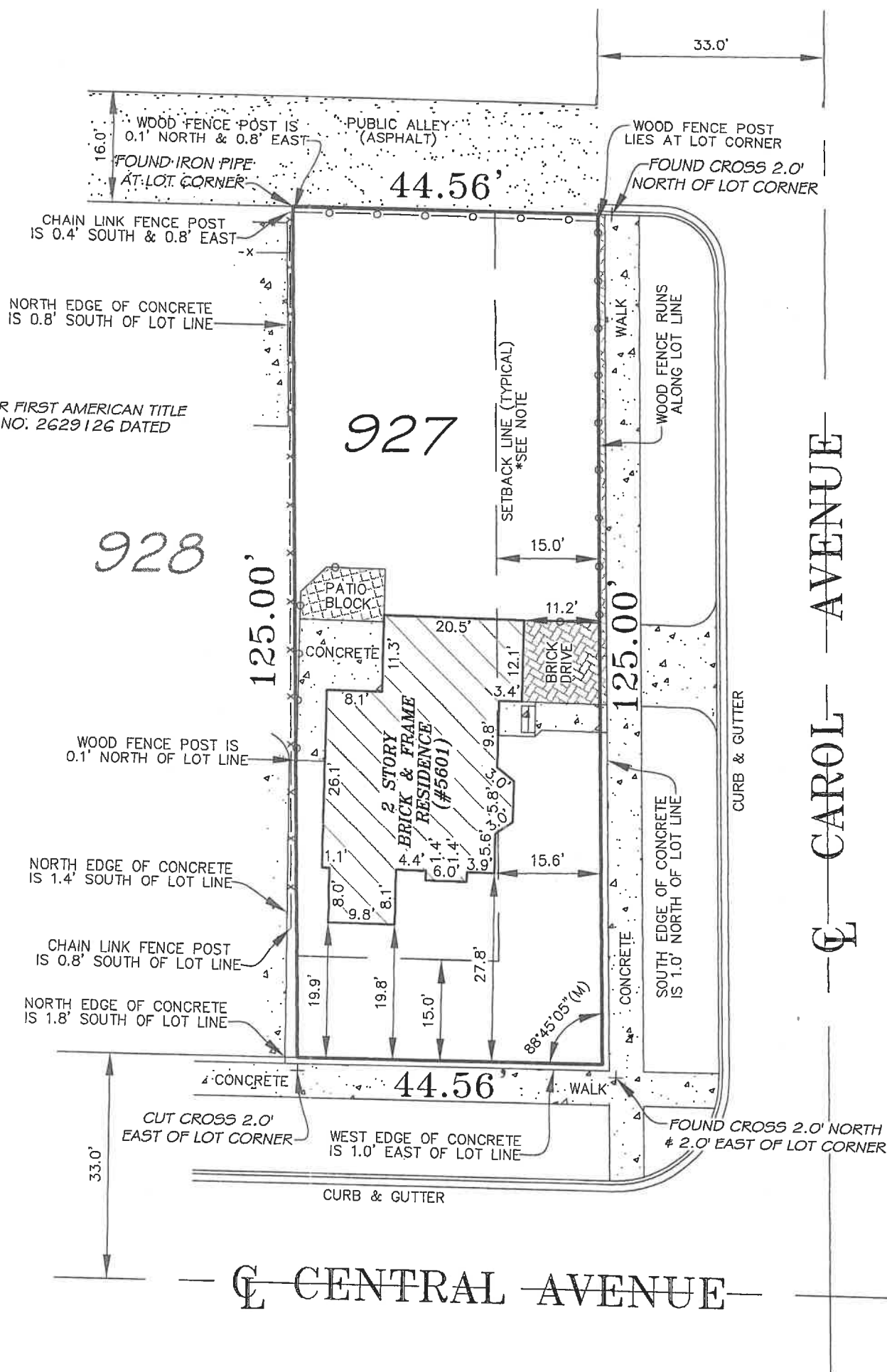
- d. **Not Detrimental to Neighborhood:** The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

No proposed change to what currently stands - essentially just replacing existing fence with something very similar.

PLAT OF SURVEY

OF

LOT 927 IN KRENN AND DATO'S SECOND ADDITION TO DEMPSTER STREET "L" TERMINAL SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST 13 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF CENTER LINE OF THEOBALD ROAD, IN COOK COUNTY, ILLINOIS.



NOTE:

BUILDING SETBACK LINE PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2629126 DATED MARCH 9, 2015.

LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 5,569 SQ. FT.
MORE OR LESS

PREPARED FOR: STEPHEN P. DI SILVESTRO (ATTORNEY AT LAW)

JOB ADDRESS: 5601 CAROL AVENUE, MORTON GROVE, IL

SELLER/BUYER: FLOOD / DENICOLA

JOB NO.: 15-03-0067

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES

WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203

BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX

NORTH

SCALE: 20'

FIELD WORK COMPLETED ON THE 18TH DAY OF MARCH, 2015.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 24TH DAY OF MARCH, 2015.

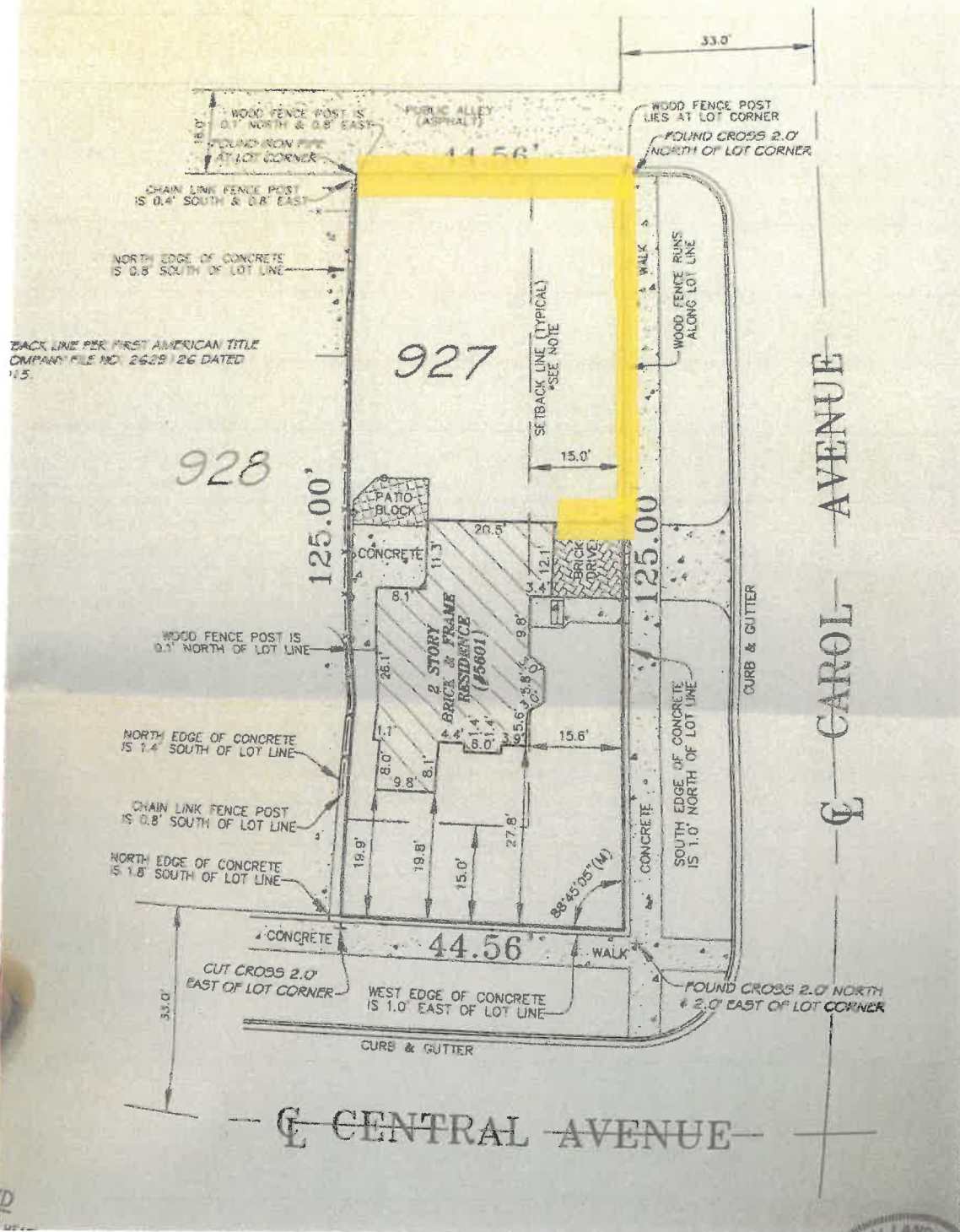
Wayne W. Nekola

IPLS No. 2923

LICENSE RENEWAL DATE: 30 NOVEMBER 2016.



- "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



Plat of Survey – highlighted section is where fence currently lies, where we would like to keep it.

Photos of current fence:



East side of fence



**West
side of
fence**



**Northwest
corner –
where alley
meets
sidewalk**



North side
of fence



North side
of fence



North side
of fence

The idea is to replace the existing 4-foot, 50% visibility wood fence with something nearly identical, in a more durable material.

Some proposed fence styles:



Village of Morton Grove

Department of Community & Economic Development

To: Chairperson Blonz and Members of the Zoning Board of Appeals

From: Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner

Date: August 8, 2023

Re: **ZBA 23-11 – 7811 Linder Avenue (10-28-10-501-0000)**
Requesting approval of a variations from Sections 12-2-5, 12-2-6 and 12-4-2 to legalize an attached patio, sidewalk, and parking pad not meeting setback and coverage requirements

STAFF REPORT

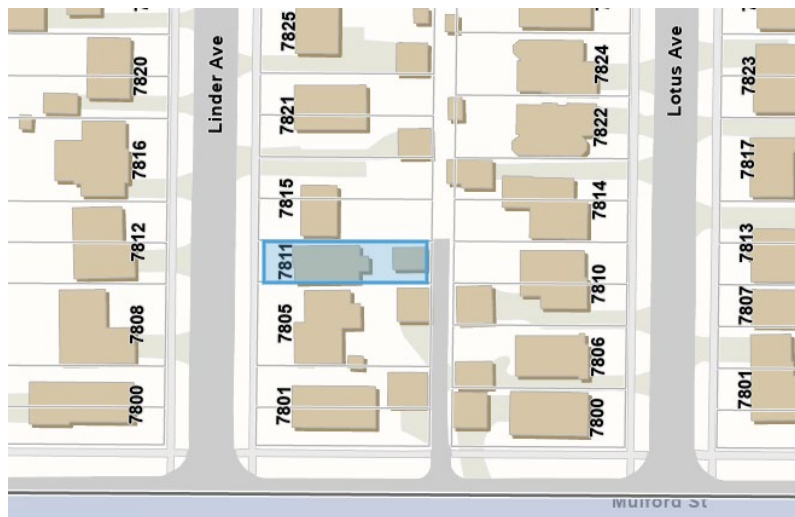
Public Notice

The Village of Morton Grove provided public notice for the August 15, 2023, Zoning Board of Appeals public hearing for ZBA 23-11 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on July 27, 2023. The Village mailed letters on July 27, 2023, notifying surrounding property owners, and placed a public notice sign on the subject property on July 28, 2023.

Request Summary

Property Background

The subject property at 7811 Linder Avenue is a nonconforming interior lot located on the east side of Linder Avenue between Kirk and Mulford Streets. The property is nonconforming with respect to lot width and area. The property is in an R-2 Single Family Residence District and is improved with a single-family dwelling and detached garage accessed via a public alley. Surrounding properties are also zoned in the R-2 Single Family Residence District and improved with single-family residences.



Subject Property Location Map

Application Overview

The applicant and property owner's son, Kunj Patel, is requesting waivers from Sections 12-2-5:B.3, 12-2-5:B.5, 12-2-6:G, and 12-4-2:D to legalize a patio, sidewalk, and open accessory parking area that do not meet the following setback and coverage requirements: (i) the open accessory parking area and sidewalk are set back less than 3 feet from the south side lot lines, (ii) the attached patio does not observe the minimum 5-foot interior side yard setback, (iii) the total coverage of accessory buildings and impermeable surfaces combined exceeds 50% of the rear yard, and (iv) the total property coverage exceeds the

maximum impermeable lot coverage restriction of 60%. The patio, sidewalk, and open accessory parking space in question were constructed without a permit.

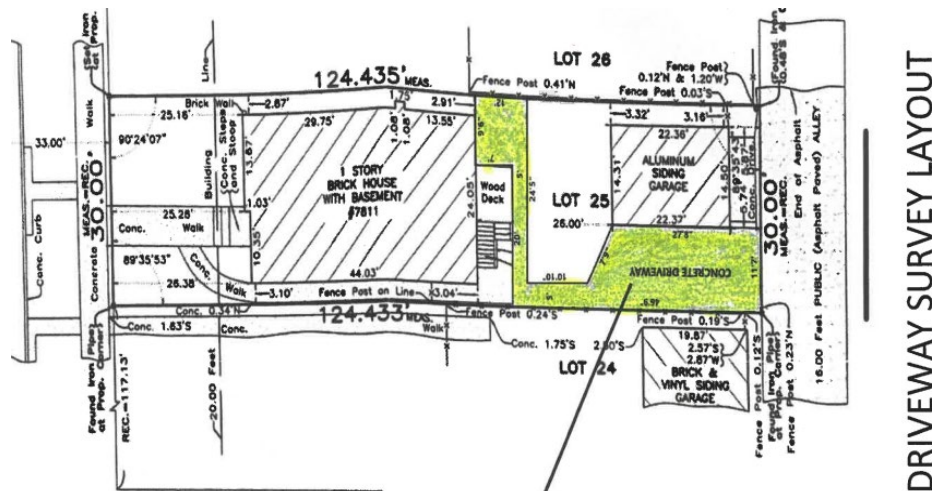
Requested Waivers

The following chart provides a summary of the requested waivers based on Unified Development Code requirements:

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED WAIVERS
Rear Yard Coverage 12-2-5:B	In no event may the total coverage of accessory structures and impermeable surfaces combined exceed fifty percent (50%) of a rear yard.	70% (1,145 sq. ft.)	Waiver of 335 sq. ft. to allow rear yard impermeable coverage of 70%
Permitted Obstruction: Attached Patio 12-2-6:G	5 ft. side yard setback	0 ft. at north side lot line,	Waiver of 5 ft. to allow setback of 0 ft. at north side lot line
Permitted Obstruction: Sidewalk 12-2-6:G	Minimum 3 ft. setback from all lot lines	0 ft. at south lot line	Waiver of 3 ft. to allow setback of 0 ft. at south lot line
Residential District Height and Bulk Regulations 12-4-2:D	Maximum impermeable lot coverage 60%	65% (2,446 sq. ft.)	Waiver of 206 sq. ft. to allow lot impermeable coverage of 65%

As shown in the table, the following waivers are required to authorize the sidewalk, patio and parking pad, as proposed by the applicant:

- **Section 12-2-5:B:** Waiver of 335 square feet to allow rear yard impermeable coverage of 70%.
- **Section 12-2-6:G:** Waiver of 5 feet to the minimum 5-foot side yard requirement to allow a 0-foot setback.
- **Section 12-2-5:G:** Waiver of 3 feet to the minimum 3-foot setback requirement to allow a 0-foot setback.
- **Section 12-4-2:D:** Waiver of 206 square feet to allow impermeable lot coverage of 65%.



Subject Property Site Plan

Discussion

The patio, sidewalk, and open accessory parking space in question were constructed without a permit in 2023. After receiving a complaint from a neighbor, the Building Department issued a citation to the property owner for work without a permit in May 2023. The citation will remain open until the nonconforming structures are removed or legalized by the ZBA.

The open accessory parking area and attached patio replaced a permeable yard. The new sidewalk replaced a nonconforming sidewalk in approximately the same location.

Staff notes that the provisions of Section 12-15-4, "Nonconforming Structures," does not require ZBA approval for the installation of flatwork areas on nonconforming lots. ZBA review is required for the construction or expansion of occupied buildings on lots that are nonconforming due to area or width.

Variation Standards

The Zoning Board of Appeals can approve the application as presented, approve it with conditions, or deny the application based on the following standards, established in Section 12-16-3:A:

- a. Not Self-Imposed: The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.
- b. Nonmonetary Considerations: The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of his land. Mere loss in value shall not justify a variation.
- c. Not Detrimental to Public Welfare: The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.
- d. Not Detrimental to Neighborhood: The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

Recommendation

Should the Board approve Case ZBA 23-11, staff recommends the following motion and conditions:

Motion to approve Case ZBA 23-11, a request for approval of variations from Sections 12-2-5:B.3, 12-2-5:B.5, 12-2-6:G and 12-4-2:D to legalize a patio, sidewalk, and open accessory parking area not meeting setback and coverage requirements for the property commonly known as 7811 Linder Avenue, subject to the following conditions:

- 1) *The parking pad and patio are maintained in accordance with the plans submitted by the applicant in the Variation Application dated 7/5/2023.*
- 2) *The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits.*

Attachments

Application and related materials (submitted by applicant)



Incredibly Close ✦ Amazingly Open

23-11

VARIATION APPLICATION

Village of Morton Grove
Department of Community Development
6101 Capulina Avenue, Morton Grove, Illinois 60053
commdev@mortongroveil.org | 847-663-3063

Case Number: LE - 2300087 Date Application Filed: JULY 5TH, 2023

APPLICANT INFORMATION

Applicant Name: KUNJ PATEL
Applicant Address: 700 W BITTERSWEET PL APT 609
Applicant City / State / Zip Code: CHICAGO, IL - 60613
Applicant Phone: 847-660-8111
Applicant Email: KUNJ.R.PATEL@GMAIL.COM
Applicant Relationship to Property Owner: SON
Applicant Signature: [Signature]

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: RAKESH & VARSHABEN PATEL
Owner Address: 7811 LINDER AVE
Owner City / State / Zip Code: MORTON GROVE, IL - 60053
Owner Phone: 847-505-5066 / 847-324-4472 / 224-281-9623
Owner Email: RAKESH1968.PATEL@GMAIL.COM / VARSHA1974.PATEL@GMAIL.COM
Owner Signature: [Signature] / [Signature]

PROPERTY INFORMATION

Common Address of Property: 7811 LINDER AVENUE, MORTON GROVE, IL-60053
Property Identification Number (PIN): 10281080160000
Property Square Footage: _____
Property Zoning District: _____
Property Current Use: RESIDENTIAL

APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code:

WE ACKNOWLEDGE BUILDING THE PARKING PAD WITHOUT PERMIT.
Purpose of requested variation (attach as needed): THE REASON FOR DOING THAT IS THAT
WE DIDN'T KNOW WE HAD TO GET A PERMIT. WE BUILT
THE PAD IN EMERGENCY BECAUSE THE FLOOR HAD GOTTEN
EXTREMELY BAD DUE TO HEAVY^{of 2} RAIN AND SNOW FROM YEARS
BEFORE - EVEN BEFORE WE BOUGHT THE PROPERTY. WE HAD
MY WEDDING IN THE FIRST WEEK OF JUNE, SO WE HAD TO
BUILD THE PAD FOR THE SAFETY OF FAMILY MEMBERS AND GUESTS

RESPONSES TO STANDARDS FOR VARIATION

Provide responses to the four (4) Standards for a Variation as listed in Section 12-16-3-A-2 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Zoning Board of Appeals. The Variation Standards are as follows:

- a. **Not Self-Imposed:** The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.

THE PAD NEEDED TO BE BUILT BECAUSE OF HOW BAD THE FLOOR HAD GOTTEN DUE HEAVY RAIN AND SNOW FROM YEARS. THE FLOOR WAS EXTREMELY UNEVEN AND UNSAFE TO WALK ON.

- b. **Nonmonetary Considerations:** The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of their land. Mere loss in value shall not justify a variation.

THERE IS NO MONETARY GAIN FROM THIS BUILDING THIS PARKING PAD. WE HAVE NO INTENTION TO SELL OUR HOME. THE PATIO AREA AND THE PARKING PAD WILL BE USED FOR FAMILY TIME AND ENJOYMENT OF OUR FAMILY MEMBERS.

- c. **Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.

THE PARKING PAD AND THE PATIO AREA IS WITHIN OUR PROPERTY AREA AND IT ISN'T DETRIMENTING PUBLIC WELFARE OR THE NEIGHBORHOOD. IT IS ONLY SERVING THE NEED OF FLAT AND SAFE PASSAGEWAY FROM ALLEY TO HOME.

- d. **Not Detrimental to Neighborhood:** The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

THE PAD IS NOT IN THE WAY OF THE ALLEY. IT IS NOT IN THE WAY OF ANY NEIGHBORING PROPERTY. IT IS NOT BLOCKING ANY LIGHT OR AIR. IT IS SIMPLY SERVING THE NEED OF OUR FAMILY MEMBERS' SAFE WALKWAY AND PARKING SPACE FROM ALLEY TO HOME. LASTLY, OUR HOME IS THE LAST PROPERTY IN OUR ALLEY UNTIL WHERE A VEHICLE CAN GO, SO NO OTHER VEHICLE OR NEIGHBOR WILL FIND OUR PARKING PAD AND PATIO DETRIMENTING.

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

PLAT OF SURVEY

OF

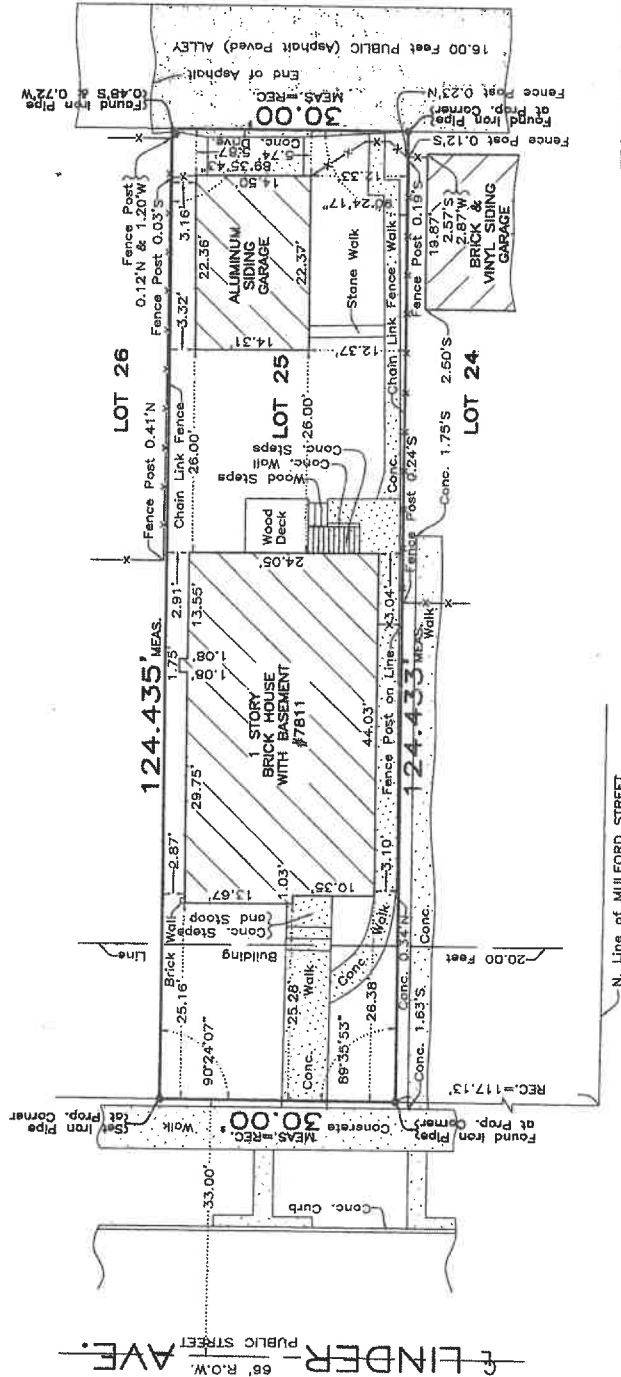
LOT 25 IN BLOCK 7 IN OLIVER SALINGER AND CO'S OAKTON STREET SUBDIVISION BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 3,732.9 SQ. FT. = 0.086 ACRE.

COMMONLY KNOWN AS: 7811 LINDER AVENUE, MORTON GROVE, ILLINOIS

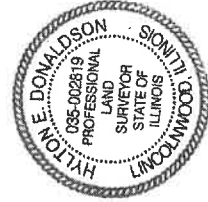


GRAPHIC SCALE
0 16
(IN FEET)
1 inch = 16 Ft.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 16-91469
Scale: 1 inch = 16 feet
Date of Field Work: December 28, 2016.
Ordered by: MARC D. SHERMAN & ASSOCIATES
Attorneys at Law



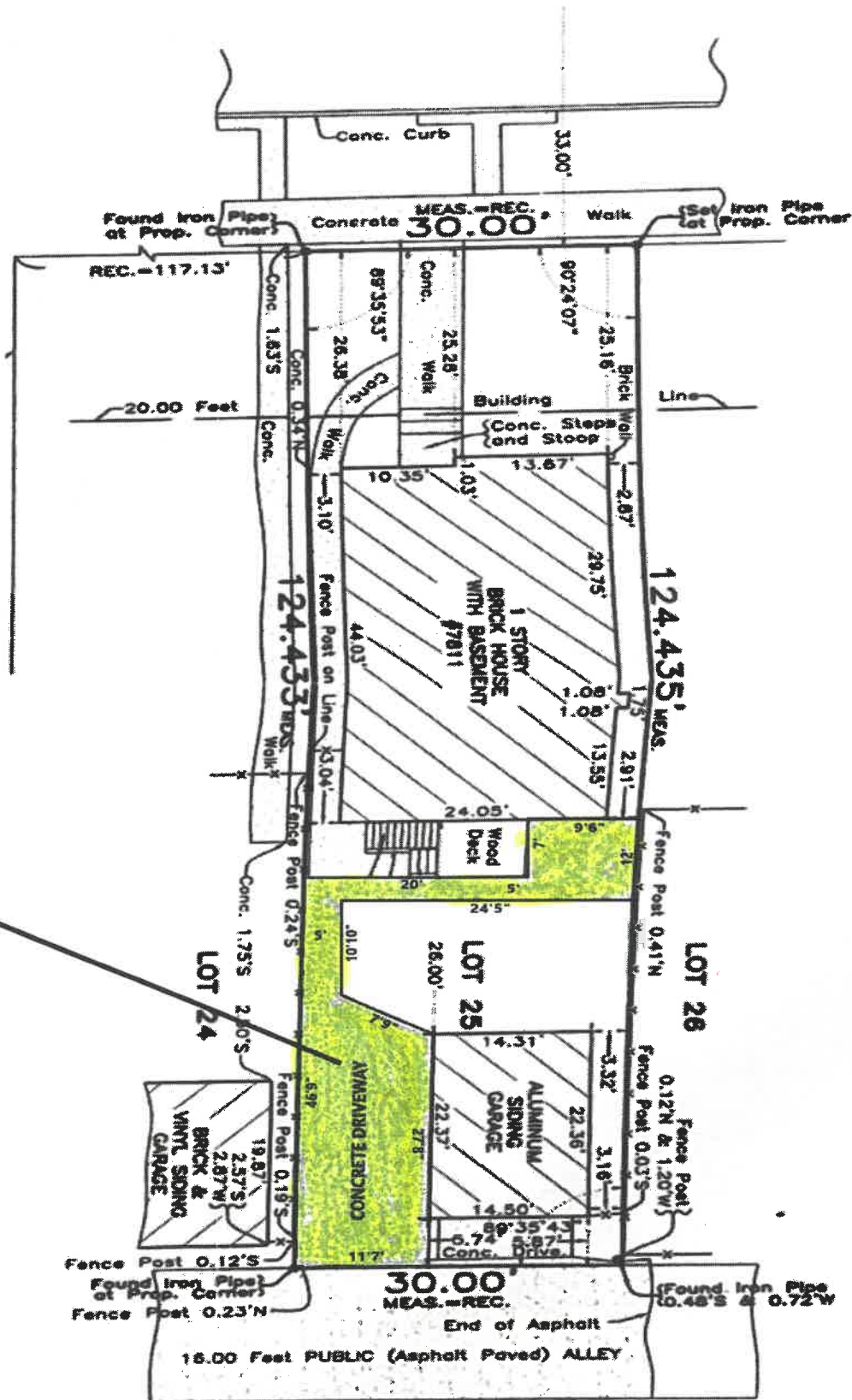
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR A SURFACE ALTERNATION ONLY. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

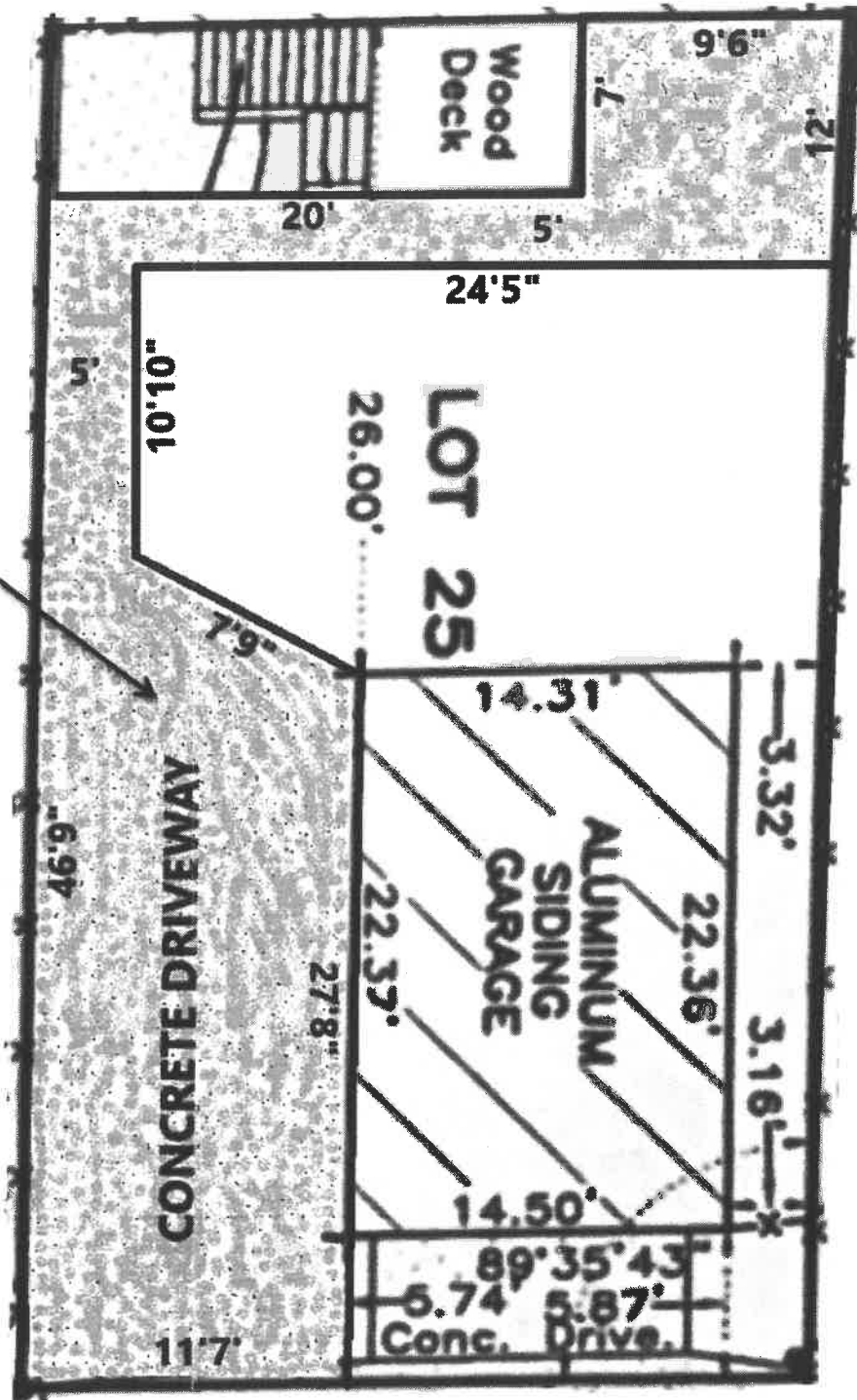
Hyton E. Donaldson
J. Donaldson
2017
ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2018.

Drawn by: S.M.

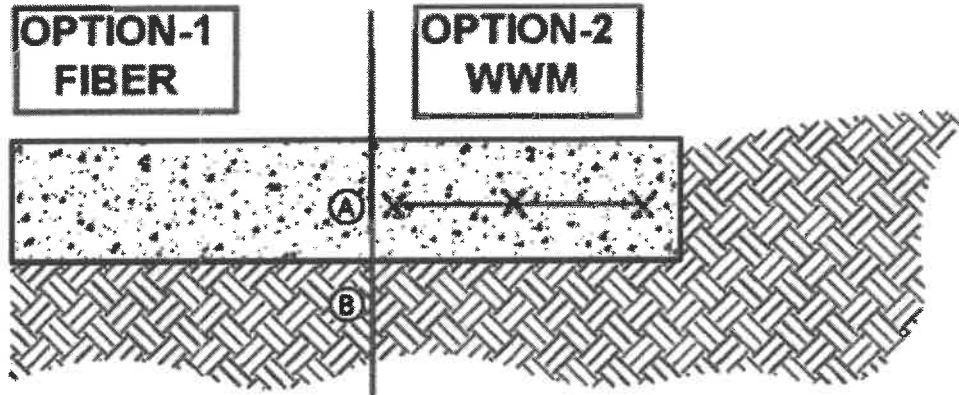


DRIVEWAY SURVEY LAYOUT P-1

DRIVEWAY THICKNESS 4"



DRIVEWAY SITE PLAN



CONCRETE DRIVEWAY DETAIL OPTION-1

A 4" CONCRETE FIBER MESH 4000PSI

B 4" GRAVEL COMPACTED BASE

To: Chairperson Blonz and Members of the Zoning Board of Appeals

From: Zoe Heidorn, Community Development Administrator
Anne Ryder Kirchner, Assistant Land Use Planner

Date: August 8, 2023

Re: ZBA 23-12 – 9358 Shermer Road (09-13-208-029-0000)
Request for variation from Section 12-4-2:D to allow an addition in a required side yard

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the August 15, 2023, Zoning Board of Appeals public hearing for ZBA 23-12 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on July 27, 2022. The Village mailed letters on July 27, 2022, notifying surrounding property owners, and placed a public notice sign on the subject property on July 28, 2022.

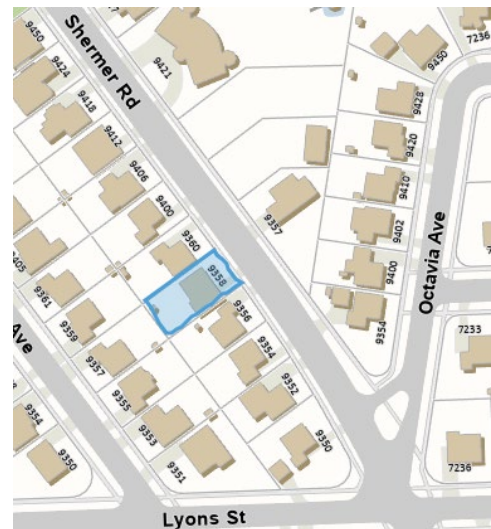
Request Summary

Property Background

The subject property at 9358 Shermer Road is an interior lot located on the west side of Shermer Road, between Foster and Lyons Streets. The subject property is in an R-1 Single Family Residence District and is improved with a single-family residence. Surrounding properties are also zoned within the R-1 Single Family Residence District and are improved with single-family dwellings. The subject property does not have access to a public alley.

Application Overview

The applicant, Aurelio Domijan, is requesting waivers from Section 12-4-2:D and 12-2-6:G to enclose an existing carport to create a garage with a nonconforming setback of 3.34 feet from the south side lot line. The minimum side setback for properties in an R-1 District is 6 feet and the combined minimum side setback is 14 feet. The subject property has an existing nonconforming side setback of 2.20 feet to the south and a conforming side setback of 9.96 feet to the north. The combined side setback of 12.16 feet is nonconforming. The garage will be set back 3.34 feet from the south lot line, which is 1.14 feet more than the rest of the principal structure to the rear.



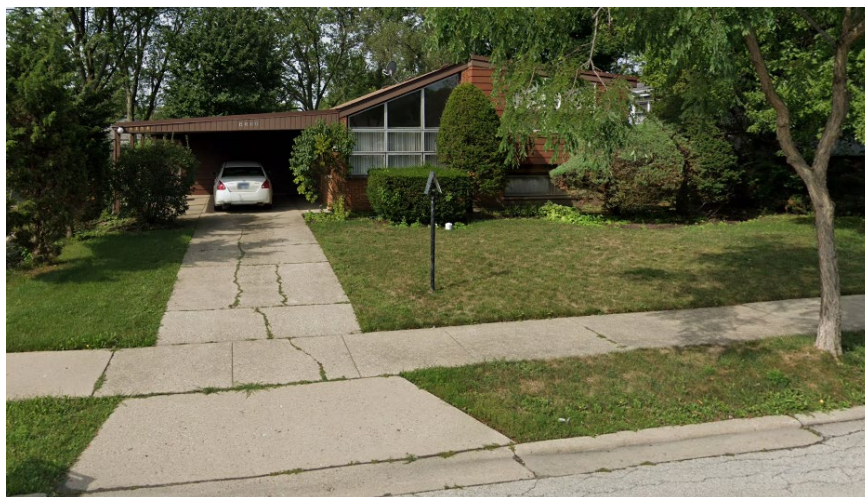
Minimum Rear Yard (12-4-2:D)	30 ft.	52.8 ft.	No change	Compliant
Maximum Floor Area Ratio (12-4-2:D)	0.60 (4,499 sq. ft.)	0.28	0.33	Compliant
Maximum Lot Coverage (12-4-2:D)	55%	34.3%	34.0%	Compliant

As shown in the table above, the following variation is required to approve construction of a garage as proposed by the applicant:

- **Section 12-4-2:D:** Waiver of 2.66 feet to the minimum required side yard of 6 feet to allow an addition located 3.34 feet from the side lot line.

Discussion

The applicant is requesting a variation of 2.66 feet to allow the construction of a two-car attached garage in the approximate location of an existing carport. Staff does not believe the garage can be made any narrower to comply with the 6-foot minimum setback requirement and accommodate the parking of two vehicles. The nearest portion of building on the abutting property to the south is a one-car attached garage.



Subject Property Street View

Variation Standards

The Zoning Board of Appeals can approve the application as presented, approve it with conditions, or deny the application based on the following standards, established in Section 12-16-3:A:

- Not Self-Imposed:** The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.
- Nonmonetary Considerations:** The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of his land. Mere loss in value shall not justify a variation.
- Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.
- Not Detrimental to Neighborhood:** The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

The applicants provided their responses to these standards in the Variation Application.

Recommendation

Should the Board approve Case ZBA 23-12, staff recommends the following motion and conditions:

The Zoning Board of Appeals approves Case ZBA 23-12, a request for variation from Section 12-4-2:D to allow an addition in a required side yard, subject to the following conditions:

- 1) *The proposed addition shall be constructed in accordance with the plans submitted by the applicant in the Variation Application dated 7/11/2023.*
- 2) *The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.*

Attachments

Application and related materials (submitted by applicant)



VARIATION APPLICATION

Village of Morton Grove
Department of Community Development
6101 Capulina Avenue, Morton Grove, Illinois 60053
commdev@mortongroveil.org | 847-663-3063

Case Number: 23-12 Date Application Filed: 7/11/23

APPLICANT INFORMATION

Applicant Name: Aurelio Domijan
Applicant Address: 9358 Shermer Road.
Applicant City / State / Zip Code: Morton Grove, IL 60053
Applicant Phone: 847-207-8496
Applicant Email: Adomijan@yahoo.com.
Applicant Relationship to Property Owner: /
Applicant Signature: _____

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: "SAME AS ABOVE"
Owner Address: _____
Owner City / State / Zip Code: _____
Owner Phone: _____
Owner Email: _____
Owner Signature: _____

PROPERTY INFORMATION

Common Address of Property: 9358 Shermer Rd.
Property Identification Number (PIN): 09132080290000
Property Square Footage: 1,739
Property Zoning District: R1
Property Current Use: Residential

APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code:

Purpose of requested variation (attach as needed): Enclosing existing carport
requesting 2 feet variant.

RESPONSES TO STANDARDS FOR VARIATION

Provide responses to the four (4) Standards for a Variation as listed in Section 12-16-3-A-2 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Zoning Board of Appeals. The Variation Standards are as follows:

- a. **Not Self-Imposed:** The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.

I am asking the board & the neighbor to allow me to build a 2-car-garage. This 2-car-garage requires 19ft.

- b. **Nonmonetary Considerations:** The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of their land. Mere loss in value shall not justify a variation.

I am asking for 3 additional ft. from the property line.

- c. **Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.

NO

- d. **Not Detrimental to Neighborhood:** The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

NO

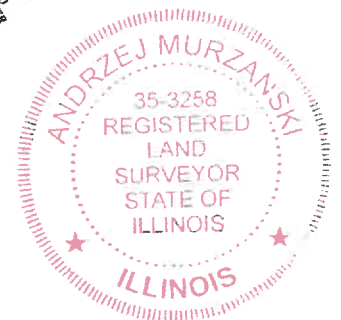
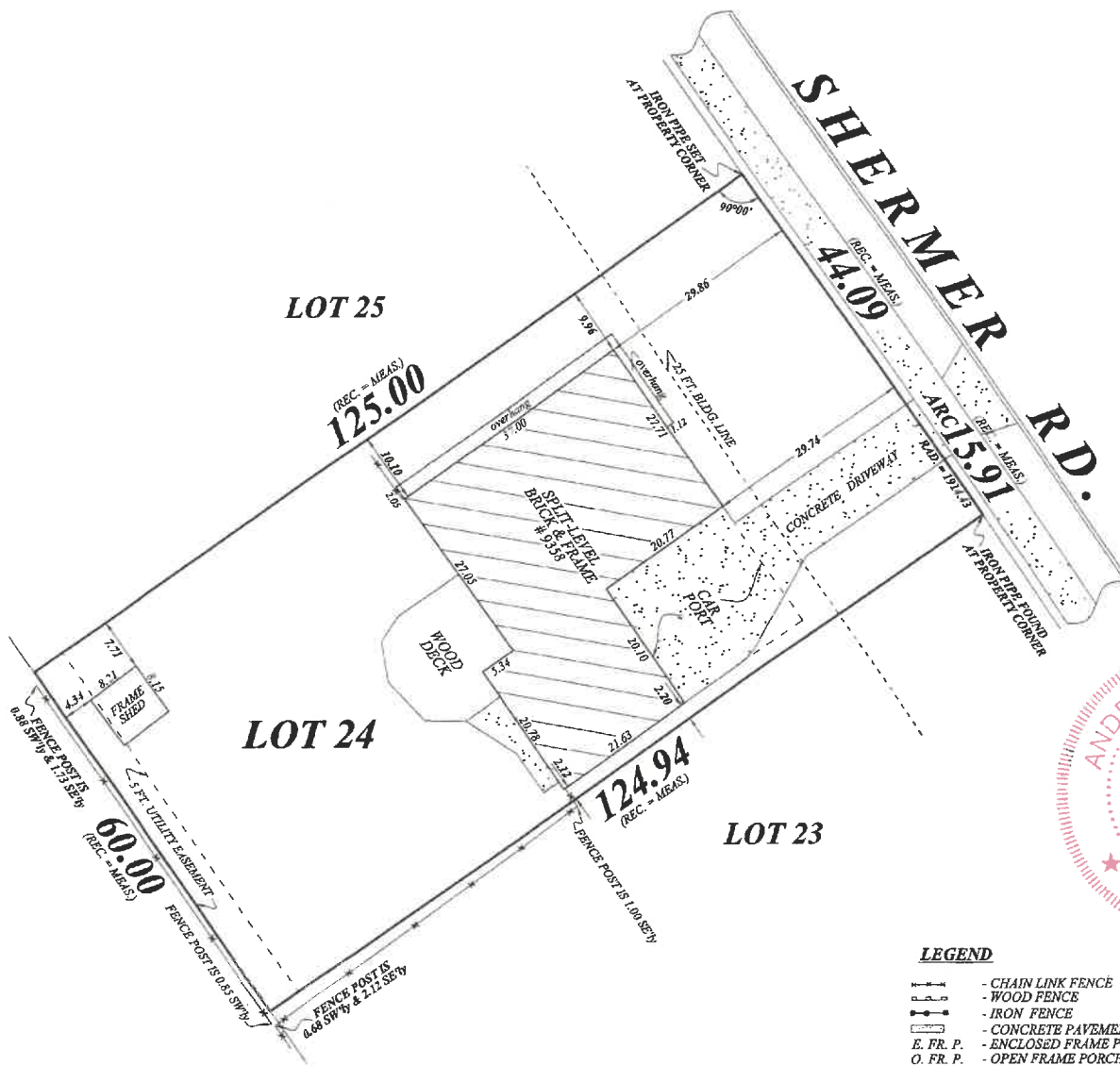


PLAT OF SURVEY

DESCRIBED AS :

LOT 24 IN BLOCK "E" IN UNIT NUMBER 2 IN HARRIS' PARK VISTA SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH EAST 1/4 AND PART OF THE NORTH 15 ACRES OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN ACCORDANCE WITH PLAT RECORDED ON MAY 27, 1955 AS DOCUMENT NUMBER 16250935 IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 7500 SQ. FEET



LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E. FR. P. - ENCLOSED FRAME PORCH
- O. FR. P. - OPEN FRAME PORCH
- SIDE BOUNDARY LINE
- EASEMENT LINE
- BLDG. SETBACK LINE
- CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE: 1"=16'

ORDERED: KATHERINE HART, MAY 23 2023

JOB NO: 230529H

FIELDWORK COMPLETION: MAY 25TH 2023

DATE: MAY 25TH 2023

MUNICIPALITY: MORTON GROVE

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE: MAY 23 2023

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2024
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.

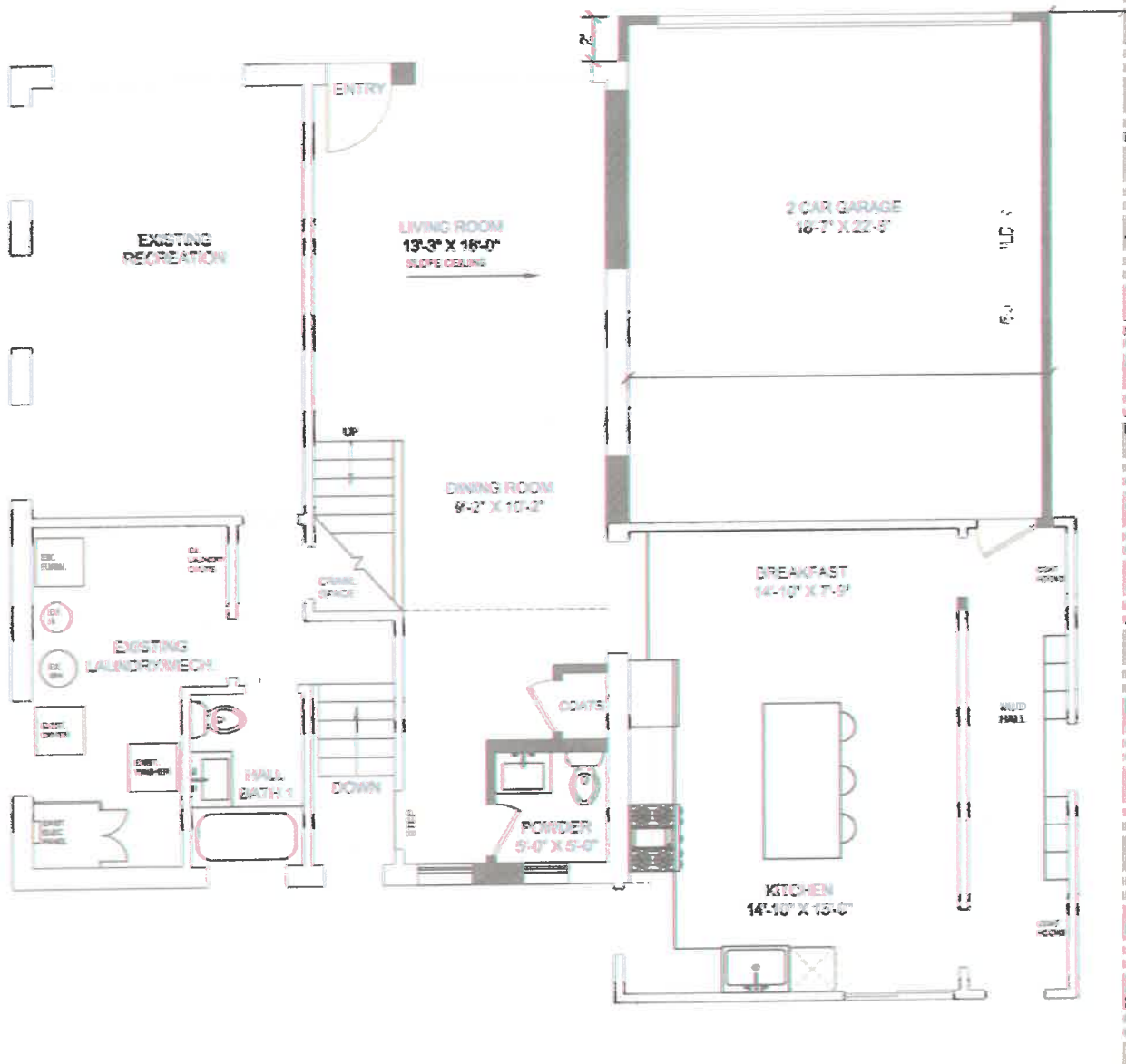
ANDRZEJ MURZANSKI
LAND SURVEYORS, INC

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

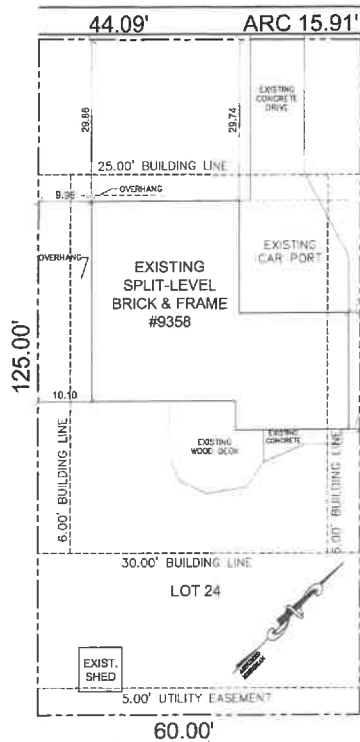
amurzanski@outlook.com

25.00' BUILDING LINE

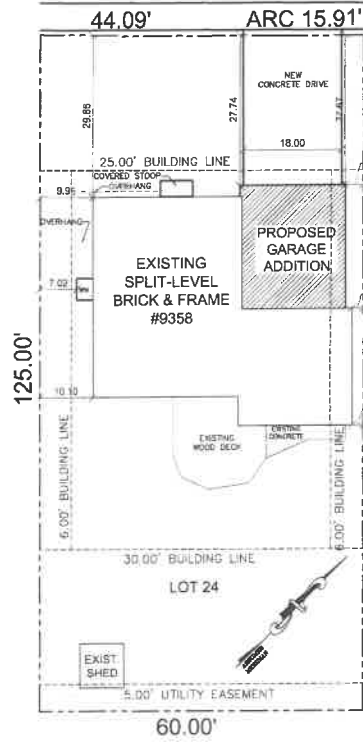


SHERMER RD.

SHERMER RD.



01 EXISTING SITE PLAN
SCALE: 1/16"=1'-0"



02 PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"

SITE NOTES

- ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL WILL BE IMMEDIATELY REMOVED FROM THE SITE. NO ON SITE STOCKPILING OF EXCAVATED MATERIAL WILL BE ALLOWED.
- ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT OF WAY WILL BE RESTORED WITH 6" OF PULVERIZED TOPSOIL & SOD AND WATERED AS REQUIRED TO SUSTAIN GROWTH. THE RESTORATION WILL BE COMPLETED WITHIN FIVE DAYS OF THE DISTURBANCE.
- THE GENERAL CONTRACTOR (OR HOMEOWNER ACTING AS THE GENERAL CONTRACTOR) IS TO PROVIDE AND MAINTAIN A 6 FOOT HIGH CONSTRUCTION FENCE DURING NON WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATION UNTIL FOUNDATION IS BACKFILLED AND FIRST FLOOR DECK IS COMPLETED. PROVIDE AND MAINTAIN A 6 FOOT HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
- WHEN REQUIRED BY THE ILLINOIS STATE PLUMBING CODE, THE GENERAL CONTRACTOR (OR HOMEOWNER ACTING AS GENERAL CONTRACTOR) IS TO PROVIDE AND MAINTAIN AN APPROVED PORTABLE TOILET FOR THE CONSTRUCTION SITE. THE LOCATION OF THE PORTABLE TOILET MUST BE A MIN. OF 5 FEET FROM ALL PROPERTY LINES.
- CONSTRUCTION DEBRIS & REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT AND SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH UNITS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
- ARABIC NUMERALS, AT LEAST THREE (3) INCHES IN HEIGHT, SHALL BE PLACED ON THE BUILDING IN A CONSPICUOUS PLACE AND SHALL BE OF A COLOR WHICH CAN BE CLEARLY SEEN AGAINST THE BACKGROUND FROM THE STREET.
- CLEANOUTS ARE REQUIRED FOR ALL UTILITY SERVICE LINES WHERE THE LENGTH EXCEEDS 100 FEET OR A CHANGE OF DIRECTION OCCURS.
- ALL DOWNSPOUTS SHALL SPLASH ON GRADE TO THE FRONT OR REAR OF THE RESIDENCE ONLY AND SHALL NOT EXTEND MORE THAN 5 FEET BEYOND THE STRUCTURE.
- ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE'S STANDARDS AND SPECIFICATIONS FOR PUBLIC & PRIVATE IMPROVEMENTS.
- ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE & ILLINOIS STANDARD SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION.
- THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, ARCHITECT & OWNER, THEIR EMPLOYEES & AGENTS FROM ALL PROJECT CONSTRUCTION & TESTING RELATED LIABILITY.
- THE CONTRACTOR SHALL REQUEST UTILITY LOCATES FROM ALL UTILITY COMPANIES BEFORE PROCEEDING & SHALL BE RESPONSIBLE FOR ANY DAMAGE THEREOF. (JULIE: 800-892-0123)
- INSTALL 9"x10" GLASS BLOCK BY NEW WATER METER. CONTRACTOR TO COORDINATE WITH THE PUBLIC WORKS DEPARTMENT TO INSTALL AN EXTERIOR REMOTE READING DEVICE.
- THE CONTRACTOR SHALL INSTALL & MAINTAIN ALL REQUIRED SOIL EROSION CONTROL MEASURES BEFORE STARTING WORK.
- ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS TO ADHERE TO THIS REQUIREMENT.
- ALL DISTURBED VILLAGE STREETS TO BE RESTORED AS FOLLOWS: ASPHALT PAVEMENTS - 2" BIT. SURFACE COURSE AND 8" BAW; CONCRETE PAVEMENTS - 7" PCC CLASS 5I W/ #6 BARS DOWELED @30" O.C. INTO THE EXISTING ADJACENT PAVEMENT.
- ALL DISTURBED PUBLIC SIDEWALKS ARE TO BE REPLACED WITH 5" PCC CLASS 5I OVER A 3" CA-6 BASE WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF WORK IN SAID AREAS, WEATHER PERMITTING.
- SILT CONTROL FENCING TO BE INSTALLED AROUND ALL PERIMETERS OF AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK.
- CONTRACTOR MUST CONTACT THE PUBLIC IMPROVEMENTS INSPECTOR AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL STORM SEWER PIPE & RELATED DRAINAGE STRUCTURES AND LAWN GRADING WORK.
- ALL OPEN EXCAVATIONS WITHIN THE PUBLIC RIGHT OF WAY WILL BE WATER JETTED PRIOR TO FINAL RESTORATION.
- THE OWNER MUST PROVIDE WRITTEN NOTICE (W/ CONTACT PERSONS NAME & PHONE NUMBER) AT LEAST ONE WEEK IN ADVANCE TO ALL AFFECTED RESIDENTS WHOSE FRONTAGES WILL BE DISTURBED TO PERFORM THE REQUIRED UTILITY SERVICE CONNECTION AND OTHER OFF SITE WORK ASSOCIATED WITH THE SUBJECT PROPERTY. IN ADDITION, THE NOTIFICATION MUST STATE THAT THE FINAL SURFACE RESTORATION WILL BE COMPLETED WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN SAID AREAS, WEATHER PERMITTING. A COPY OF SAID CORRESPONDENCE MUST ALSO BE PROVIDED TO THE ENGINEERING DEPARTMENT, ATTN: PUBLIC IMPROVEMENTS INSPECTOR.
- THE CONTRACTOR WILL PROVIDE TREE PROTECTION IN ACCORDANCE WITH THE VILLAGE STANDARD DETAIL.
- RESIDENTIAL MATERIAL REQUIREMENTS FOR DRIVEWAYS: DRIVEWAYS MEETING THESE REQUIREMENTS SHALL BE PROVIDED AT ALL LOCATIONS APPROVED BY THE VILLAGE ENGINEER WHERE VEHICULAR TRAFFIC IS INTENDED TO LEAVE THE ROADWAY AND MOVE ONTO PRIVATE PROPERTY. DRIVEWAYS FOR RESIDENTIAL BUILDINGS MUST BE CONSTRUCTED OF 1) A MINIMUM FLEXIBLE PAVEMENT OF 2" BITUMINOUS CONCRETE SURFACE, CLASS 5I OVER 6" AGGREGATE BASE COURSE, (CRUSHED) TYPE B; 2) RIGID PAVEMENT: 4" CONCRETE OVER 4" AGGREGATE BASE W/ WIRE MESH OR 3) RIGID PAVEMENT: 6" CONCRETE OVER 4" AGGREGATE BASE COURSE W/OUT WIRE MESH. IN APRON ONLY - USE 6" CONCRETE OVER 4" AGGREGATE W/OUT WIRE MESH.
- THE GRADE OF PITCH OF DRIVEWAYS SHALL BE POSITIVE (1% MIN.) AND DRAINED AWAY FROM THE RESIDENCE.
- CONCRETE SERVICE WALK TO CONSIST OF A MINIMUM FIVE INCHES (5") PCC CLASS 5I OVER A THREE INCH (3") AGGREGATE CA-6 BASE.
- A SPOT SURVEY, PREPARED BY A REGISTERED LAND SURVEYOR, MUST BE SUBMITTED BEFORE ANY FRAMING BEGINS FOR ALL NEW SINGLE FAMILY RESIDENCES AND RESIDENCES WHERE A ZONING VARIANCE HAS BEEN GRANTED. (WITHIN THE VILLAGE OF NORTHBROOK ONLY)

GENERAL NOTES

- CONTRACTOR SHALL PROCEED WITH THE UNDERSTANDING AND AGREEMENT THAT A SATISFACTORY JOB IS OBTAINABLE WITH THE INFORMATION AS PROVIDED. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DIMENSIONAL ACCURACY. ALL DIFFERENCES IN ANTICIPATED DIMENSIONS OR CONDITIONS SHALL BE IMMEDIATELY SUBMITTED IN WRITING TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK OR THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAME. ANY DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF ARCHITECT SHALL BE THE RESPONSIBILITY OF OWNER AND SHALL NULLIFY AND VOID ANY ARCHITECTURAL CONDITION.
- THE CONTRACTOR SHALL VERIFY THE DIMENSIONS OF EXISTING CONSTRUCTION IN THE FIELD. PLANS OF NEW AND EXISTING CONSTRUCTION SHALL NOT BE SCALED. DUE TO THE NATURE OF CONSTRUCTION, THE WRITTEN DIMENSIONS DEPICTED MAY VARY SLIGHTLY FROM ACTUAL CONDITIONS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO MAKE ALL FINAL MEASUREMENTS AND FIELD ADJUSTMENTS PRIOR TO ORDERING MATERIALS AND COORDINATING LABOR.
- DUE TO THE NATURE OF CONSTRUCTION, THESE DRAWINGS MAY NOT DEPICT EVERY PIECE OF MATERIAL AND ALL LABOR REQUIRED FOR CONSTRUCTION. THE GENERAL CONTRACTOR IS TO PROVIDE AN ALLOWANCE OR CONTINGENCY FUND TO COVER SUCH UNFORESEEN CONDITIONS OR PLAN MISINTERPRETATIONS. BY PROCEEDING WITH CONSTRUCTION, THE GENERAL CONTRACTOR/BUILDER, SUB-CONTRACTOR OR EMPLOYEE THEREOF REFUSING TO COMPLY WITH THE SAFETY STANDARDS SET FORTH IN THE ACTS SHALL BE DISMISSED FROM THE JOB SITE. ANY FINES LEVIED BY THE STATE OR FEDERAL OSHA OFFICERS SHALL BE PAID BY THE SUBCONTRACTOR.
- FURNISH ALL LABOR, MATERIALS, TOOLS, INSURANCE AND PERMITS NECESSARY TO COMPLETE THE WORK AS SHOWN AND AS REASONABLY IMPLIED BY THE DRAWINGS, SPECIFICATIONS, NOTES AND REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- EACH SUBCONTRACTOR IS RESPONSIBLE FOR THE ACTION AND SUPERVISION OF HIS/HER EMPLOYEE, AS WELL AS THE QUALITY AND SAFETY OF LADDERS, SCAFFOLDS, AND ANY CONSTRUCTION TOOLS OR STRUCTURES USED OR ERECTED AT THE JOB SITE. ALL EMPLOYEES ARE TO HAVE MEDICAL/WORKER'S COMPENSATION AND LIABILITY COVERAGE UNDER THE INSURANCE POLICIES OF THEIR EMPLOYERS.
- THE PROPERTY OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS UNDERSTAND AND AGREE THAT THE ARCHITECT IS NOT TO PROVIDE ANY SITE SUPERVISION OR SITE VISITATION. THE OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS ARE SOLELY RESPONSIBLE FOR SITE CONDITIONS, CONSTRUCTION PROCEDURES, AND SCHEDULING AND MATERIAL INSTALLATION AT THIS JOB.
- EACH SUBCONTRACTOR SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR AND PROPERTY OWNER OF ANY PERCEIVED HAZARD TO LIFE, HEALTH OR PROPERTY (OR ANY POTENTIALLY DANGEROUS SITUATION), WHICH MAY DEVELOP DURING THE COURSE OF CONSTRUCTION. WORK SHALL BE HALTED UNTIL SUCH HAZARDS ARE ELIMINATED.
- ALL MATERIALS AND PRODUCTS ARE TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS FOR COMPARABLE EXISTING CONDITIONS. CONTRACTOR IS TO MAKE HIMSELF FAMILIAR WITH THE EXISTING CONDITIONS AND THE MATERIALS AND INSTALLATION METHODS AND PRECAUTIONS BEFORE COMMENCING WORK.
- GENERAL CONTRACTOR SHALL PROTECT ADJACENT AREAS AND PROPERTIES NOT IN CONTRACT.
- EACH CONTRACTOR OR SUBCONTRACTOR IN SIGNING THEIR CONTRACT GUARANTEES THEIR WORK FOR A PERIOD OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND SHALL LEAVE THE WORK IN PERFECT ORDER UPON COMPLETION. NEITHER THE FINAL CERTIFICATE OF PAYMENT NOR ANY PROVISION IN THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR OR SUB-CONTRACTOR OF THE RESPONSIBILITY FOR NEGLIGENCE, FAULTY MATERIALS, OR WORKMANSHIP, WITHIN THE EXTENT AND PERIOD PROVIDED BY LAW.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO SUPPLY THE OWNER WITH CERTIFICATES OF INSURANCE PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING WITH OWNER THE INSTALLATION REQUIREMENTS OF ALL FURNISHED ITEMS.

DRAWING INDEX

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A-3	EXISTING FOUNDATION PLAN PROPOSED FOUNDATION PLAN
A-4	EXISTING LOWER & FIRST LEVEL PLAN PROPOSED LOWER & FIRST LEVEL PLAN
A-5	EXISTING SECOND LEVEL PLAN PROPOSED SECOND LEVEL PLAN
A-6	EXISTING & PROPOSED ELEVATIONS
A-7	EXISTING & PROPOSED ELEVATIONS
A-8	CEILING JOISTS FRAMING PLAN ROOF PLAN SECTIONS
A-9	LOWER & FIRST LEVEL ELECTRICAL PLAN SECOND LEVEL ELECTRICAL PLAN SUPPLY RISER DIAGRAM WASTE & VENT DIAGRAM WATER SERVICE CALCULATIONS LIGHT & VENTILATION CALCULATIONS

APPLICABLE CODES

- INTERNATIONAL BUILDING CODE, 2018 EDITION WITH LOCAL AMENDMENTS
- INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION WITH LOCAL AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS, 2018 EDITION INCLUDING APPENDICES A, B AND K WITH LOCAL
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION INCLUDING APPENDICES A AND B
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION WITH LOCAL AMENDMENTS
- ILLINOIS PLUMBING CODE, 2014 EDITION WITH LOCAL AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2011 EDITION WITH LOCAL AMENDMENTS
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION WITH LOCAL
- INTERNATIONAL FIRE PREVENTION CODE, 2018 EDITION WITH LOCAL AMENDMENTS
- LIFE SAFETY CODE (NFPA 101), 2015 EDITION WITH LOCAL AMENDMENTS
- THE INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION, WITH ILLINOIS AMENDMENTS

ZONING INFORMATION

ZONE	R-1
LOT AREA	7499.06 S.F.
SETBACKS:	
FRONT	25'
SIDE	6', 14' COMBINED
REAR	30'
FAR	60% = 4,499.43 S.F.
MAX. HEIGHT	28'

2015 IECC PRESCRIPTIVE INSULATION & GLAZING REQUIREMENTS

CLIMATE ZONE:	5
FENESTRATION U-FACTOR:	0.32
SKYLIGHT U-FACTOR:	0.55
CEILING R-VALUE:	R-49
WOOD FRAME WALL R-VALUE:	R-20
FLOOR R-VALUE:	R-30
BASEMENT WALL R-VALUE:	R-19 CAVITY OR R-15 CONTINUOUS
SLAB R-VALUE & DEPTH:	R-10, 2'-0"
CRAWL SPACE WALL R-VALUE:	R-19 CAVITY OR R-15 CONTINUOUS
FURNACE AFUE:	78 (MIN)
AC SEER:	13 (MIN)

RECEIVED

JUL 28 2023

VILLAGE OF MORTON GROVE



Signature of the architect.

7-26-23

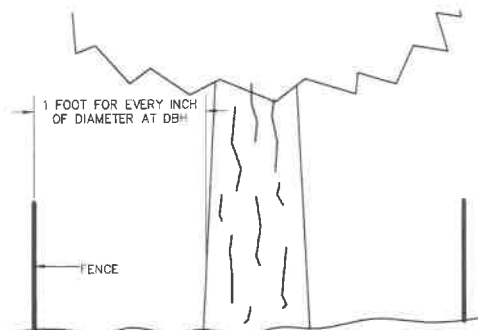
TOWN STUDIOS, INC.

1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062

PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

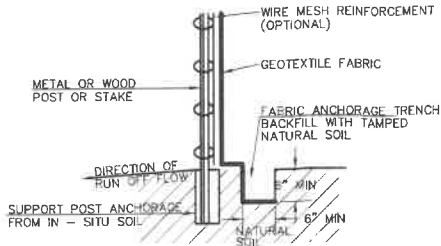
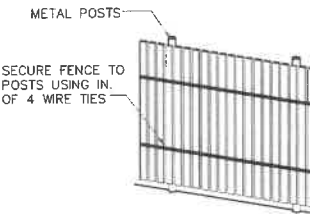
ADDITION & INTERIOR REMODEL
9358 SHERMER ROAD
MORTON GROVE, ILLINOIS 60053

SHEET NO. A-1
DATE: 7-26-23
OF 9 SHEETS



- NOTES:
- INSTALL & MAINTAIN 4' TALL WOODEN SLAT SNOW OR CHAIN LINK FENCE SECURED TO METAL POSTS SPACED A MAXIMUM OF 6' APART. FENCE TO BE LOCATED AT A DISTANCE FROM TRUNK EQUAL TO 1 FOOT FOR EVERY INCH OF DIAMETER MEASURED AT BREAST HEIGHT (DBH=4.5' FROM GROUND LEVEL).
 - SNOW FENCE MUST BE SECURED TO METAL STAKES WITH A MINIMUM OF 4 WIRE TIES.
 - CHAIN LINK FENCE TO HAVE POSTS SECURED AT EACH SECTION TO MAINTAIN UPRIGHT AND STATIONARY THROUGHOUT CONSTRUCTION.
 - FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.

03 TREE PROTECTION
NOT TO SCALE



- NOTES:
- DEPENDENT UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/ HOG RINGS, STEEL POSTS W/ TIE WIRES OR WOOD POSTS W/ NAILS
 - SILT FENCE SHALL BE REMOVED AS DIRECTED BY ENGINEER.
 - SILT FENCE SHALL BE MIRAFI PREFABRICATED SILT FENCE OR APPROVED EQUAL.

04 SILT FENCE
NOT TO SCALE

CONSTRUCTION NOTES

1. ALL NEW CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CODES W/ ALL CITY/VILLAGE AMENDMENTS.
2. PROVIDE TREATED 2X SILL PLATE AGAINST CONCRETE.
3. PROVIDE MINIMUM 3/4" DRYWALL OVER ALL INTERIOR FRAMING.
4. GARAGE SEPARATION - ALL WALLS AND CEILINGS OF A GARAGE ADJACENT TO THE RESIDENCE TO WHICH IT IS ATTACHED SHALL BE COMPLETELY SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AREAS BY MEANS OF 5/8" TYPE 'X' DRYWALL APPLIED TO THE GARAGE SIDE. ALL OTHER WALLS SHALL BE PROTECTED BY 1/2" DRYWALL APPLIED TO THE GARAGE SIDE. THE GARAGE FLOOR SHALL BE NO LESS THAN 6" BELOW THE FLOOR OF THE ATTACHED RESIDENCE.
5. PROVIDE MINIMUM 3/4" TONGUE AND GROOVE PLYWOOD FOR ALL FLOOR SHEATHING.
6. PROVIDE MINIMUM 1 1/2" SOLID CORE DOOR BETWEEN GARAGE AND HOUSE.
7. PROVIDE STUD FRAMING AT 16" O.C.
8. PROVIDE FIRE STOPPING PER CODE.
9. PROVIDE DRYWALL OR DRAFT STOP MATERIAL FLOOR TO CEILING BEHIND ALL TUBS ON OUTSIDE WALLS..
10. PROVIDE 3/4"(MIN) PLYWOOD OR LET-IN SWAY BRACING AT ALL CORNERS AND EVERY 25 LF. ON EXTERIOR WALLS
11. MAY BE PLACED WITHIN ONE (1) INCH MINIMUM FROM COMBUSTIBLE MATERIAL.
12. INSTALL SILL SEALER BETWEEN FOUNDATION AND WOOD PLATE. SHIMMED PLATES TO BE GROUDED.
13. WOOD SILL PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE RATED FOR ROT AND TERMITES.
14. PROVIDE WEEP HOLES FOR BRICK VENEER AT 33" O.C.
15. PROVIDE BASE SILL FLASHING FOR BRICK VENEER TUCKED BEHIND BUILDING PAPER.
16. PROVIDE METAL WALL TIES FOR BRICK VENEER 16"O.C. HORIZONTALLY, 16"O.C. VERTICALLY.
17. PROVIDE DAMP PROOFING ON EXTERIOR OF ALL FOUNDATION WALLS.
18. PROVIDE TWO 2X12'S WITH 3/4" PLYWOOD HEADERS OVER ALL EXTERIOR OPENINGS AND ALL INTERIOR OPENINGS IN BEARING WALLS UNLESS OTHERWISE NOTED.
19. PROVIDE THREE 2X4'S MINIMUM AT EACH END OF ALL WOOD BEAMS, HEADERS, AND GIRDERS TRUSSES CONTINUOUS TO CONCRETE FOUNDATION OR STRUCTURAL STEEL UNLESS NOTED OTHERWISE.
20. PROVIDE BLOCKING AT ENDS OF FLOOR JOISTS AT STEEL LINTEL, AND STRAPS THAT TIE JOISTS TO BEAMS TO HOLD SECTION TOGETHER.
21. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
22. PROVIDE MINIMUM THREE (3) FEET BY THREE (3) FEET LANDING ON EACH SIDE OF ALL EGRESS DOORS.
23. THE REQUIRED EXIT DOOR SHALL BE NOT LESS THAN 6'-8" IN HEIGHT. THE PRINCIPLE EXIT DOOR SHALL NOT BE LESS THAN 3'-0" IN WIDTH AND THE SECONDARY EXIT DOOR NOT LESS THAN 2'-8" IN WIDTH. THE MINIMUM WIDTH OF A HALL WAY OR EXIT ACCESS SHALL BE NOT LESS THAN 3'-0".
24. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".
25. EXCEPTION: GRADE FLOOR WINDOW MAY HAVE A MINIMUM NET CLEAR OPENING OF FIVE (5) SQUARE FEET.
26. BASEMENTS SHALL BE PROVIDED WITH A DIRECT MEANS OF EGRESS TO THE OUTSIDE BY MEANS OF A DOOR OR WINDOW HAVING AN OPENING OF AT LEAST 20" IN WIDTH AND 24" IN HEIGHT. THE HIGHEST POINT OF THE FRAME AT THE BASE OF THE SASH FOR SUCH EGRESS SHALL NOT BE MORE THAN 44" ABOVE FINISHED FLOOR LEVEL.
27. ESCAPE WINDOW WELLS SHALL PROVIDE A MINIMUM NET CLEAR AREA OF NINE (9) SQUARE FEET, WITH A MINIMUM HORIZONTAL PROJECTION AND A WIDTH OF 36". A LADDER OR STEPS MAY ENCRONACH A MAXIMUM 6" INTO THE REQUIRED DIMENSIONS.
28. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENT AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.
29. WINDOW WELLS SHALL BE PROTECTED BY A WINDOW WELL COVER DESIGNED TO SUPPORT A 200 POUND LOAD
30. BARS, GRILLES, COVERS AND SCREENS. BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, BULKHEAD ENCLOSURES, OR WINDOW WELLS THAT SERVE SUCH OPENINGS, PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLIES WITH SECTIONS R310.1.1 TO R310.1.3, AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.
31. PROVIDE MINIMUM TWO (2) INCHES BASE AND MINIMUM SIX (6) INCHES WASHED GRAVEL COVER AROUND FOUR (4) INCH DRAIN TILE.
32. PROVIDE ANCHOR BOLTS 5/8" 5'-0" O.C., 7" INTO CONCRETE AND NO MORE THAN 12" FROM ANY CORNER.
33. PROVIDE MINIMUM R-21 VALUE INSULATION IN ALL EXTERIOR WALLS AND A MINIMUM R-49 VALUE INSULATION IN ALL CEILING AREAS.
34. PROVIDE MINIMUM 3/4" EXTERIOR SHEATHING OVER ALL EXTERIOR WALLS.
35. PROVIDE 15LB FELT OR OTHER APPROVED WEATHER RESISTANT MEMBRANE OVER ALL EXTERIOR SHEATHING.
36. PROVIDE MINIMUM 22" x 30" ATTIC ACCESS OPENING WITH LIGHT AND PULL CHAIN.
37. RAFTERS AND CEILING JOISTS SHALL BE SUPPORTED Laterally BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL) AT INTERVALS NOT EXCEEDING 10'-0" WHERE FINISHED CEILING IS APPLIED.
38. RIDGE BEAMS SHALL BE CAPABLE OF CARRYING THE IMPOSED ROOF LOADS AND SHALL BE SUPPORTED BY STRUCTURAL ELEMENTS, WHICH TRANSMIT THE LOADS TO THE FOUNDATION.
39. PROVIDE MINIMUM 3/4" EXTERIOR GRADE PLYWOOD FOR ALL ROOF SHEATHING.
40. ROOF UNDERLAYMENT - 2:12 TO LESS THAN 4:12 SLOPE - APPLY 2 LAYERS OF 15 LB. FELT CEMENTED OR APPROVED SELF ADHERED MEMBRANE ROOF UNDERLAYMENT EXTENDING MINIMALLY FROM EAVE TO A LINE 24" INSIDE THE EXTERIOR WALL. INSTALL 2 LAYERS OF 15LB. FELT ON REMAINDER OF ROOF. ROOF UNDERLAYMENT - 4:12 AND OVER - APPLY 1 LAYER OF 40LB FELT OR APPROVED MEMBRANE ROOF UNDERLAYMENT EXTENDING MINIMALLY FROM EAVE TO A LINE 12" INSIDE THE EXTERIOR WALL. INSTALL 1 LAYER OF 15LB FELT ON REMAINDER OF ROOF.
41. ICE BARRIER - PROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWER EDGES AT ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
42. CATHEDRAL CEILING VENTING: PROVIDE 1" MINIMUM CLEAR VENTING AT EACH RAFTER.
43. PROVIDE BRIDGING FOR ALL FLOOR JOISTS EIGHT (8) FEET ON CENTER.
44. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITION.
45. PROVIDE 2X TREATED PLATE ON TOP OF ALL STEEL BEAMS
46. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT TOP AND SIDES OF ALL EXTERIOR WINDOW AND DOOR OPENINGS.
47. PROVIDE SAFETY GLAZING AT ALL REQUIRED LOCATIONS INCLUDING TUBS WHERE THE GLAZING IS LESS THAN 60" ABOVE THE DRAIN INLET.
48. PROVIDE DUROCK OR EQUAL CEMENTITIOUS BACKER BOARD AT ALL WET & TILE LOCATIONS.
49. BUILDING THERMAL ENVELOPE SHALL BE TESTED & VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING FIVE AIR CHANGES PER HOUR BY A BLOWER DOOR TEST. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY W/ A SIGNED RESULTS TEST REPORT SUBMITTED PRIOR TO FINAL INSPECTION. IECC R402.4.1.2

HVAC NOTES

1. ALL HVAC INSTALLATION AND SHEET METAL WORK SHALL CONFORM TO STATE AND LOCAL CODES WITH ALL CITY/VILLAGE AMENDMENTS.
2. PROVIDE A MINIMUM OF 2 SQUARE INCHES OF COMBUSTION AIR INTAKE OPENING FOR EACH INPUT OF 1,000 BTU/H RATING, WITH A TOTAL OF NOT LESS THAN 200 SQUARE INCHES.
3. PROVIDE ONE HALF OF REQUIRED COMBUSTION AIR OPENINGS WITHIN THE UPPER TWELVE INCHES OF THE ROOM, AND THE OTHER HALF WITHIN THE LOWER TWELVE INCHES.
4. PROVIDE MINIMUM EIGHT (8) PERCENT LIGHT, FOUR (4) PERCENT VENTILATION FOR ALL HABITABLE ROOMS, TWO (2) PERCENT FOR BASEMENTS.
5. PROVIDE MECHANICAL VENTILATION FOR BATHROOM AREA. THE MINIMUM VENTILATION RATE SHALL BE 50 CFM FOR INTERMITTENT OR 20 CFM FOR CONTINUOUS VENTILATION. PIPE MATERIAL SHALL BE METALLIC OR RIDGED METAL FLEXIBLE DUCT, PVC OR SHEET METAL. PIPE MUST BE MECHANICALLY ANCHORED AND TRAPPED. VENT DIRECTLY TO THE OUTSIDE BY AN APPROVED METHOD.
6. PROVIDE INSULATED NON-COMBUSTIBLE DUCTWORK IN ATTIC AND ALL INACCESSIBLE DECK AREAS.
7. ALL DUCTWORK CONSTRUCTION SHALL CONFORM TO CURRENT ASHRAE STANDARDS FOR LOW VELOCITY DUCTWORK CONSTRUCTION.
8. ALL DIRECT WALL VENTS FOR HIGH EFFICIENCY FURNACE SHALL TERMINATE A MINIMUM OF 36" ABOVE GRADE.
9. ALL OUTSIDE AIR INTAKES SHALL BE INSTALLED A MINIMUM OF 15' FROM ALL EXHAUST OUTLETS AND/OR CONTAMINANTS.
10. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO FURNISH AND INSTALL, TEST AND ADJUST ALL HEATING, VENTILATING, AIR CONDITIONING SYSTEMS, COMPLETE IN ALL DETAILS AND READY FOR SATISFYING OPERATION.
11. HEATING DUCTWORK SHALL BE EXTENDED FROM EXISTING SYSTEMS WITH MANUAL VOLUME DAMPERS ON ALL SUPPLY RUNS.
12. ATTIC VENTILATION TO EQUAL 1/30 OF THE AREA MEASURED AT THE TOP PLATE.
13. PROVIDE NON-CORROSIVE DUCT TO EXTERIOR FOR DRYER VENT.
14. THE ENTIRE HVAC SYSTEM SHALL BE BALANCED UPON COMPLETION.
15. MANDATORY REQUIREMENT FOR PIPING & DUCT INSULATION IF OUTSIDE THE THERMAL ENVELOPE IS R-8. IECC R403.3.1.
16. MANDATORY REQUIREMENT FOR HOT WATER PIPING INSULATION IS R-3. R403.4

PLUMBING NOTES

1. VERIFY EXISTING WATER SERVICE TYPE & SIZE.
2. ALL PLUMBING IS TO BE INSTALLED PER APPLICABLE CODE WITH CITY/VILLAGE AMENDMENTS.
3. INSPECT ALL LABOR & MATERIALS FOR A COMPLETE PLUMBING SYSTEM IN ACCORDANCE WITH CODE.
4. INSPECT EXISTING CONDITIONS AND MATERIALS PRIOR TO SUBMITTAL OF BID.
5. PROVIDE ALL CUTTING & PATCHING AS REQUIRED. CUTTING OF STRUCTURAL MEMBERS IS NOT PERMITTED WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT AND/OR ENGINEER.
6. PROVIDE LEAD FLASHING FOR ALL PLUMBING VENTS.
7. PROVIDE THAT PLUMBING VENTS SHALL BE PLACED NOT LESS THAN 12'-0" FROM ANY VENTING SKYLIGHT.
8. PLUMBER SHALL VERIFY THAT THE EXISTING GAS LINE DIAMETER IS ADEQUATE FOR NEW EQUIPMENT DEMAND.
9. STACK PLUMBING WALL - THE STACK PLUMBING WALL SHALL CONSIST OF NOT LESS THAN 2X6 FRAMING MEMBERS OR 5 1/2" NOMINAL WIDTH.
10. AUTOMATIC CLOTHES WASHERS LOCATED ABOVE THE FIRST FLOOR SHALL BE SET IN A PAN EXTENDING A MINIMUM OF 2 INCHES WIDER ON EACH SIDE, MADE WATER TIGHT AND WITH A 2 INCH CURB. SUCH A PAN SHALL HAVE A TRAPPED AND VENTED DRAIN WITH A MINIMUM DIAMETER OF 1 1/2". THE DRAIN INLET SHALL BE SO LOCATED THAT IT IS IN FULL VIEW AT ALL TIMES. WITH APPROVAL OF THE DEVELOPMENT DEPARTMENT, 1 1/2" DRAIN MAY BE ROUTED TO A SANITARY FLOOR DRAIN.
11. PLUMBING PIPE PROTECTION FROM FREEZING - WATER, SOIL AND WASTE PIPES SHALL NOTE BE INSTALLED OUTSIDE OF A BUILDING, IN ATTICS OR CRAWL SPACES CONCEALED IN OUTSIDE WALLS, OR IN ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURE UNLESS ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPES FROM FREEZING BY INSULATION AND HEAT.
12. IF TUB IS TO BE A WHIRLPOOL TYPE, ALL MOTORS, PUMPS AND ASSOCIATED CONTROLS MUST HAVE AN ACCESSIBLE REMOVABLE ACCESS PANEL. THIS PANEL IS TO BE OPEN AT THE TIME OF FINAL INSPECTION.
13. WHIRLPOOL HAND HELD SHOWER - ALL WHIRLPOOL OR SIMILAR TYPE BATH FIXTURES THAT HAVE HAND HELD SHOWERS SHALL BE PROVIDED WITH AN APPROVED BACKFLOW PREVENTION AND AUTOMATIC SAFETY WATER MIXING DEVICE TO PREVENT SUDDEN UNANTICIPATED CHANGES IN WATER TEMPERATURES OR EXCESSIVE WATER TEMPERATURES. THE AUTOMATIC SAFETY WATER MIXING DEVICE SHALL BE EITHER THERMOSTATIC, PRESSURE BALANCE, OR COMBINATION CONTROLLED, IN ACCORDANCE WITH ANSI/ASSE 1016-1990, AND DESIGNED WITH A MAXIMUM HANDLE ROTATION LIMIT/STOP, ADJUSTED TO A MAXIMUM SETTING OF ONE HUNDRED FIFTEEN (115) DEGREES F.

ELECTRIC NOTES

1. ALL ELECTRICAL WORK SHALL BE DONE PER THE APPLICABLE CODE W/ ALL VILLAGE AMENDMENTS.
2. SMOKE DETECTORS REQUIRED: SMOKE DETECTORS SHALL BE INSTALLED WITHIN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND MINIMUM ONE (1) PER STORY OF THE DWELLING, INCLUDING BASEMENTS, CELLARS AND IN THE GENERAL LOCATION OF ALL HEATING EQUIPMENT. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS, A SMOKE DETECTOR NEED BE INSTALLED ONLY ON THE UPPER LEVEL, PROVIDED THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL, EXCEPT THAT IF THERE IS A DOOR BETWEEN LEVELS THEN A DETECTOR IS REQUIRED ON EACH LEVEL. ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT AND SHALL PROVIDE AN ALARM, WHICH WILL BE AUDIBLE IN ALL SLEEPING AREAS. ALL DETECTORS SHALL BE APPROVED AND LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.
3. WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CRATED IN EXISTING DWELLINGS, THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS LOCATED AS REQUIRED FOR NEW DWELLINGS; THE SMOKE DETECTORS ARE NOT REQUIRED TO BE INTERCONNECTED UNLESS OTHER REMODELING CONSIDERATIONS REQUIRE REMOVAL OF THE APPROPRIATE WALL AND CEILING COVERINGS TO FACILITATE CONCEALED INTERCONNECTED WIRING.
4. POWER SOURCE: REQUIRED SMOKE DETECTOR45 SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. ELECTRICALLY OPERATED SMOKE DETECTORS SHALL BE CONNECTED TO A LIGHTING OR POWER CIRCUIT IN THE GENERAL AREA OF THE DETECTOR. LOW VOLTAGE FIRE DETECTION SYSTEMS WILL BE PERMITTED PROVIDED THE DETECTION SYSTEM IS BACKED BY A 120 VOLT POWER SOURCE. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE DETECTORS MAY BE BATTERY OPERATED WHEN INSTALLED IN BUILDING WITHOUT COMMERCIAL POWER.
5. PROVIDE RECEPTACLE OUTLETS 12 FEET ON CENTER, INCLUDING ANY WALL SPACE TWO (2) FEET OR MORE IN WIDTH AND ALL SPACE OCCUPIED BY SLIDING PANELS IN EXTERIOR WALLS.
6. LAYOUT IS DIAGRAMMATIC AND CONTRACTOR SHALL INSTALL WORK TO MEET FIELD CONDITIONS. EXACT LOCATION OF FIXTURES AND RECEPTABLES, AND SWITCHES TO BE APPROVED BY THE OWNER. VERIFY ALL CONDITIONS SUCH AS DUCT SYSTEMS AND COORDINATE WITH WORK OF OTHER TRADES.
7. ALL MATERIALS SHALL BE NEW AND UL APPROVED.
8. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROPER LABELING OF NEW CIRCUITS AT PANEL.
9. PROVIDE WATERPROOF PLASTIC LENS COVERS FOR RECESSED LIGHTS ABOVE SHOWER AND BATH TUB.
10. ALL GROUNDING SHALL CONFORM TO NEC AND LOCAL AUTHORITY REQUIREMENTS.
11. PROVIDE GROUND FAULT INTERRUPTED OUTLETS IN ALL WATER USE AREAS, AS PER CODE.
12. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 & 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS, DENS, LIVING ROOMS, RECREATION ROOMS, HALLS, CLOSETS AND SIMILAR ROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S).
13. PROVIDE DISCONNECT SWITCH FOR WHIRLPOOL TUB MOTOR AT W.P. ACCESS PANEL.
14. MAINTAIN PROPER CLEARANCES FROM COMBUSTIBLE MATERIALS FOR ALL ELECTRICAL APPLIANCES AND EQUIPMENT AND ALL FLUE PIPES AND DUCTWORK.
15. PROVIDE G.F.C.I. OUTLETS AT ALL KITCHEN COUNTERS, BATHROOMS, EXTERIOR, GARAGE, UNFINISHED BASEMENT LOCATIONS AND OUTLETS WITHIN SIX (6) FEET OF WET BAR SINK. A SEPARATED 20 AMP CIRCUIT IS REQUIRED FOR EACH BATHROOM.
16. ISLAND COUNTER RECEPTABLES, - PROVIDE A MINIMUM OF 1 RECEPTACLE FOR KITCHEN ISLANDS AND/OR PENINSULA COUNTERTOP LOCATIONS AND 2 RECEPTABLES FOR LENGTHS OVER 4'-0".
17. PROVIDE AT LEAST ONE WALL SWITCHED/ CONTROLLED LIGHTING OUTLET IN EVERY HABITABLE ROOM, INCLUDING BATHROOMS, HALLWAYS, STAIRWAYS, ATTACHED GARAGE, DETACHED GARAGES AND AT OUTDOOR ENTRANCES OR EXITS.
18. PROVIDE FLUSH RECESSED FIXTURE WITH SOLID LENS OR A CEILING MOUNTED FLOURESCENT FIXTURE WITH LENS COVER IN ALL CLOSET AREAS UNLESS THERE IS EIGHTEEN INCHES HORIZONTAL CLEARANCE FROM COMBUSTIBLE MATERIALS THAT MAY BE STORED IN THE CLOSET. INCANDESCENT FIXTURES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT FIXTURES OR LAMP HOLDERS SHALL NOT BE PERMITTED.
19. 3 & 4 WAY SWITCHES SHALL BE INSTALLED AT ALL ENTRY/EXIT POINTS IN ALL ROOMS AND HALLWAYS WITH MORE THAN 1 MEANS OF ENTRY.
20. ELECTRIC SERVICE SIZE - PROVIDE MINIMUM 200 AMP SERVICE FOR A SINGLE FAMILY RESIDENCE OVER 2,000 SQUARE FEET AND 400 AMP. SERVICE FOR A SINGLE FAMILY RESIDENCE OVER 4,000 SQUARE FEET. AREA INCLUDES HOUSE 1ST & 2ND FLOORS, BASEMENT & GARAGE.
21. PROVIDE 36"(MIN) WORKSPACE IN FRONT OF ELECTRIC SERVICE PANELS.
22. RECEPTACLE OUTLETS TO BE TAMPER RESISTANT TYPE.
23. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
24. A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY IECC R404.1.

DEMOLITION NOTES

1. DEMOLITION CONTRACTOR IS TO VERIFY ALL LOAD BEARING WALLS AND PROVIDE NECESSARY BRACING AS REQUIRED. ALL STRUCTURES SHOWN ARE ESTIMATES OF THE EXISTING STRUCTURE.
2. CAP OFF ALL PLUMBING LINES TO THE FIXTURE TO BE REMOVED.
3. DEMOLITION CONTRACTOR TO FOLLOW ALL LOCAL CODES.
4. DEMOLITION CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK.
5. DEMOLITION CONTRACTOR SHALL REMOVE ALL RUBBISH, DEBRIS, ETC. CAUSED BY WORK AS FAST AS IT ACCUMULATES - PROVIDE ON SITE DUMPSTERS.
6. DEMOLITION CONTRACTOR TO FOLLOW ALL SAFETY GUIDELINES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE SAFE EXECUTION OF ALL WORK.
7. CONTRACTOR MUST COMPLY WITH THE INSURANCE/ HOLD HARMLESS REQUIREMENTS PRIOR TO THE START OF ANY WORK.
8. NO WORK SHALL BEGIN UNTIL THE ARCHITECT IS HELD HARMLESS FOR ALL WORK SHOWN AND ANY PROBLEMS THAT ARISE BEFORE, DURING, OR AFTER CONSTRUCTION.

ADDITION & INTERIOR REMODEL
9358 SHERMER ROAD
MORTON GROVE, ILLINOIS 60053

TOWN STUDIOS, INC.



1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062

PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

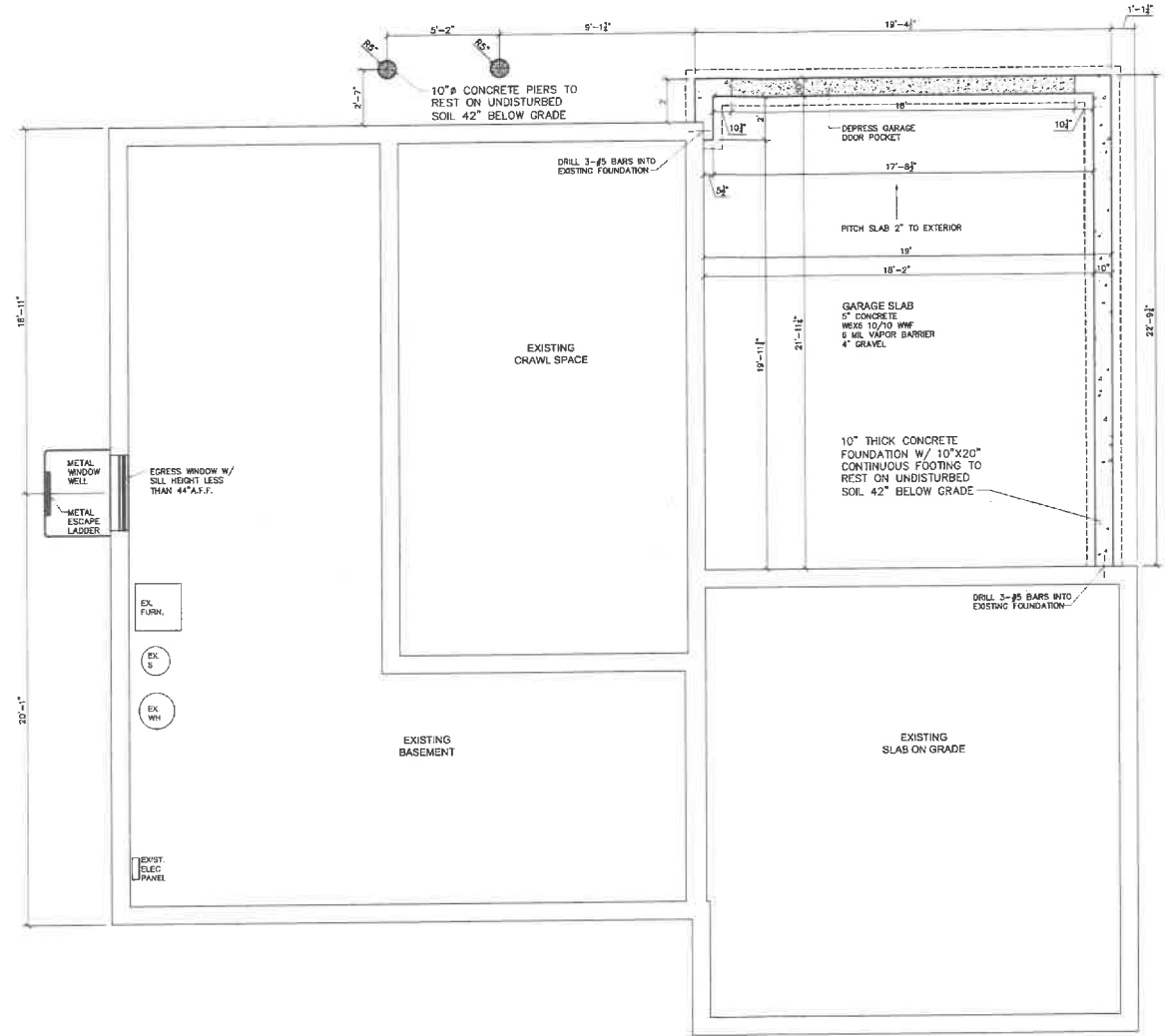
SHEET NO.

DATE:

A-2
OF 9 SHEETS



01 EXISTING FOUNDATION PLAN
SCALE: 1/4"=1'-0"



02 PROPOSED FOUNDATION PLAN
SCALE: 1/4"=1'-0"



TOWN STUDIOS, INC.

1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062

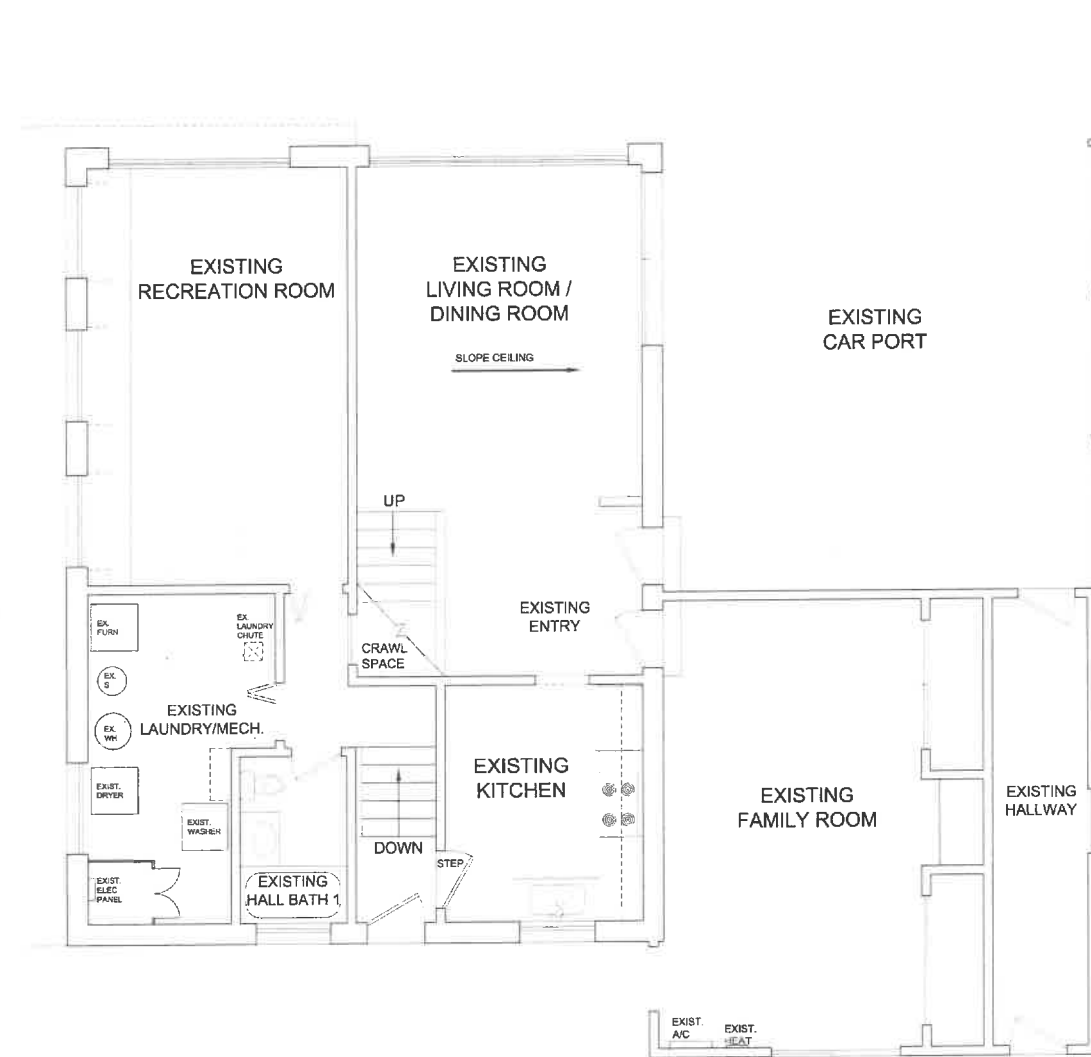
PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

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9358 SHERMER ROAD
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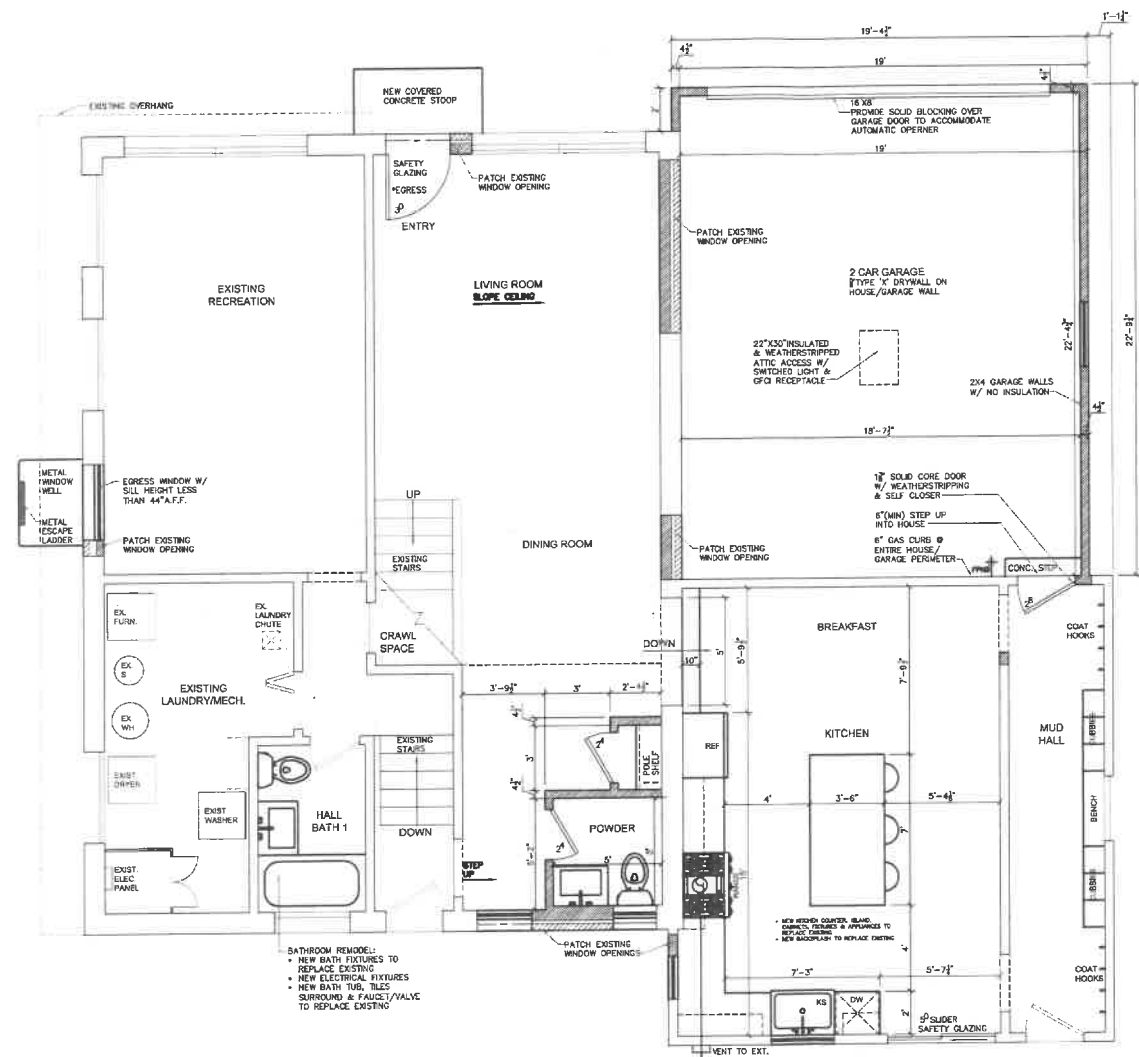
DATE:
7-25-23

SHEET NO.

A-3
OF 9 SHEETS



01 EXISTING LOWER & FIRST LEVEL PLAN
SCALE: 1/4"=1'-0"



02 PROPOSED LOWER & FIRST LEVEL PLAN
SCALE: 1/4"=1'-0"

NOTES:
SPRAY INSULATE CEILING
NEW DRYWALL ON WALLS & CEILINGS



TOWN STUDIOS, INC.

1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062

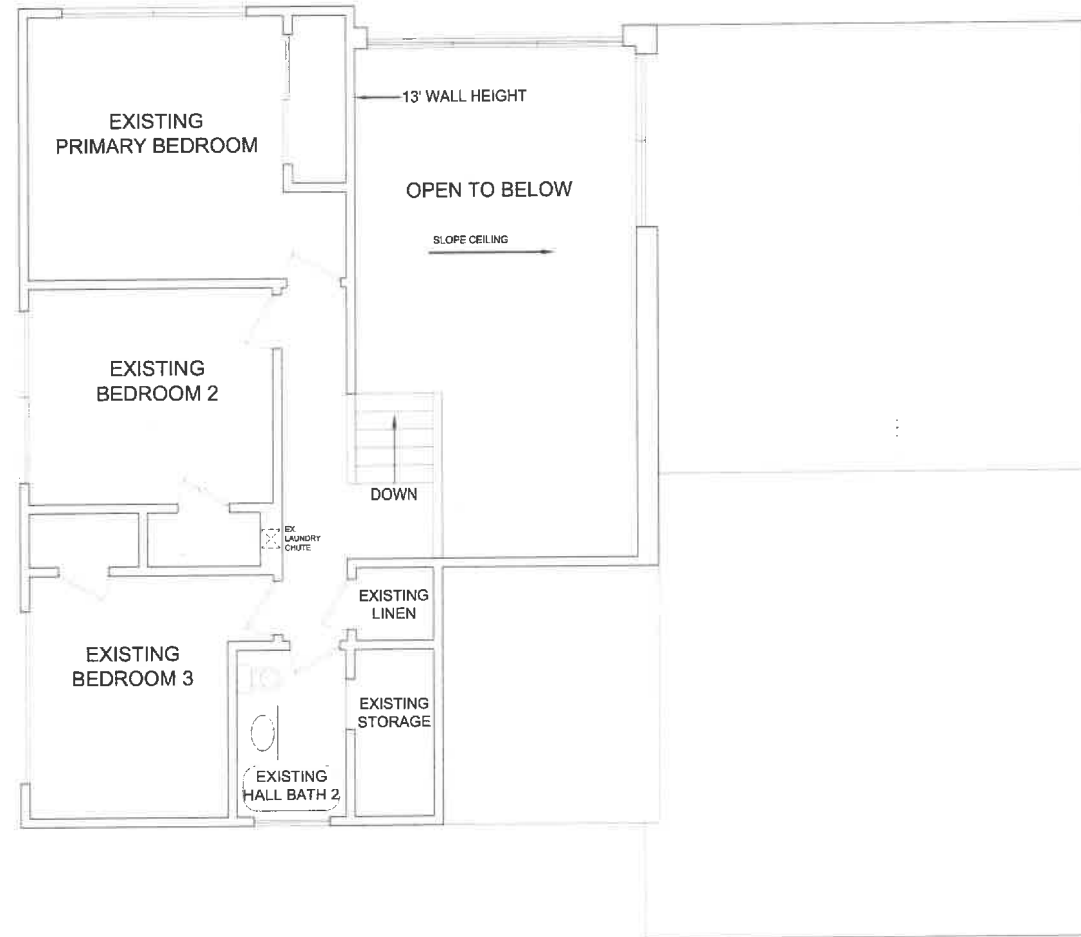
PHONE: 847-498-0900
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9358 SHERMER ROAD
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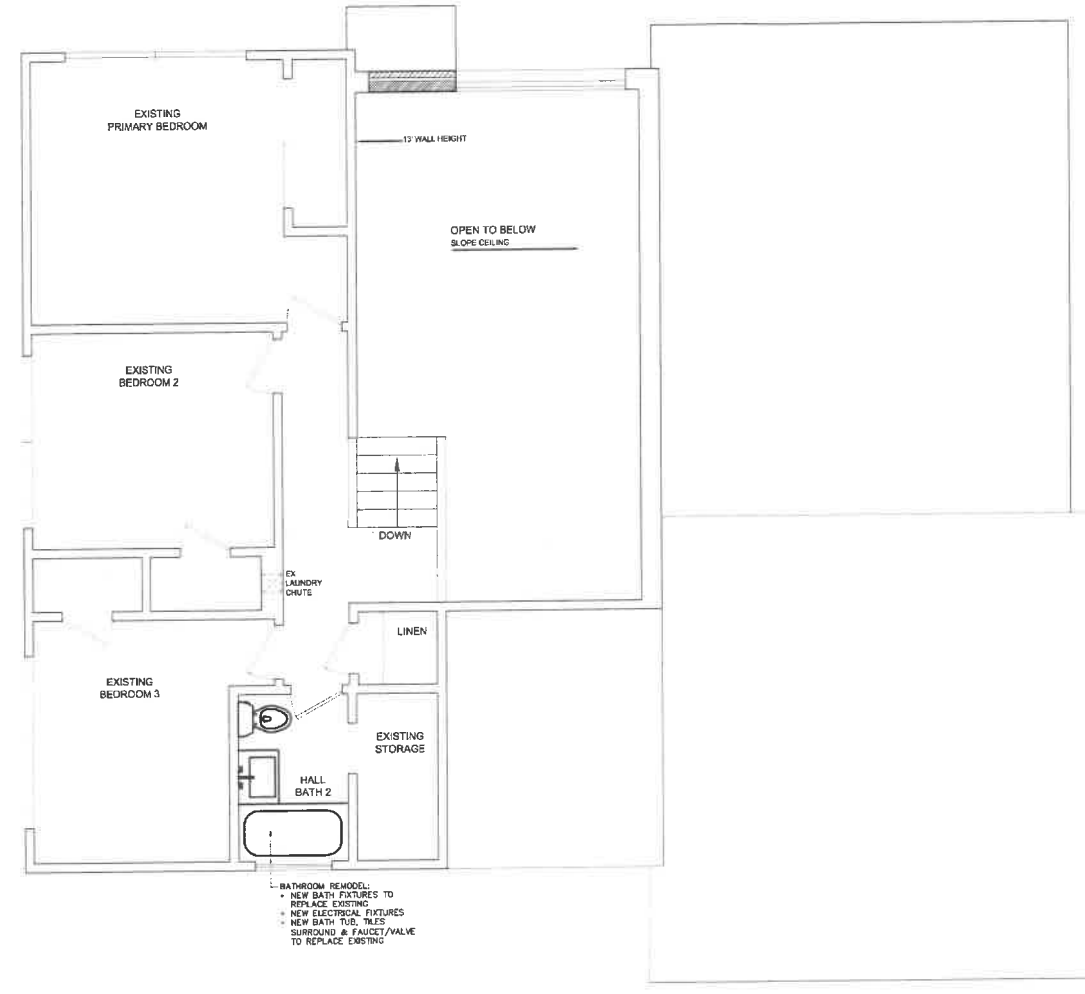
DATE:
7-26-23

SHEET NO.

A-4
OF 9 SHEETS



01 EXISTING SECOND LEVEL PLAN
SCALE: 1/4"=1'-0"



02 PROPOSED SECOND LEVEL PLAN
SCALE: 1/4"=1'-0"

NOTES:
SPRAY INSULATE CEILING
NEW DRYWALL ON WALLS & CEILINGS



TOWN STUDIOS, INC.

1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062

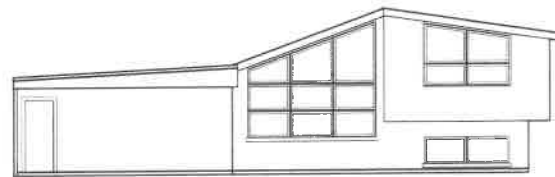
PHONE: 847-498-0900
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ADDITION & INTERIOR REMODEL
9358 SHERMER ROAD
MORTON GROVE, ILLINOIS 60053

DATE:
7-26-23

SHEET NO.

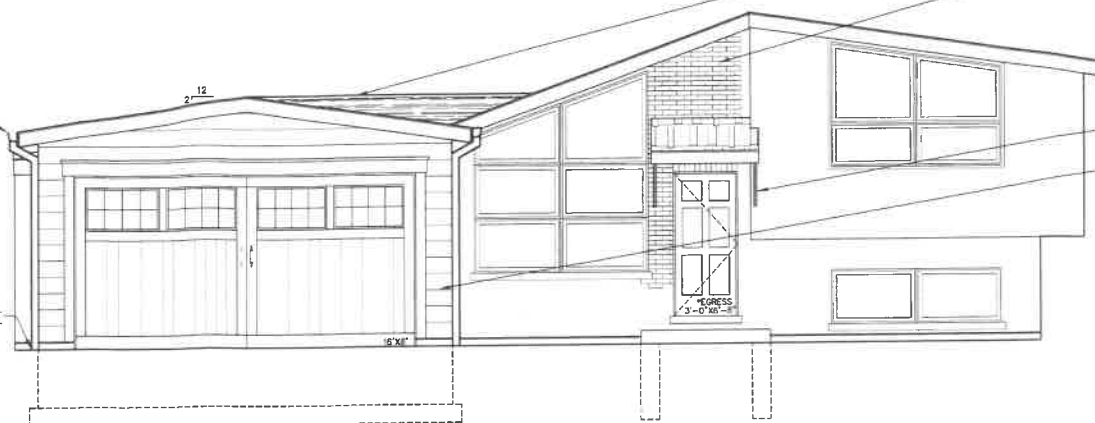
A-5
OF 9 SHEETS



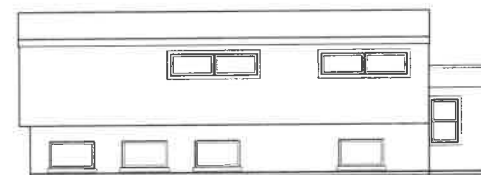
01 EXISTING NORTH ELEVATION (FRONT)
SCALE: 1/4"=1'-0"

ALUMINUM GUTTERS
& DOWNSPOUTS

DOWNSPOUTS TO
SPILL ON
SPASHBLOCKS AWAY
FROM THE STRCUTURE



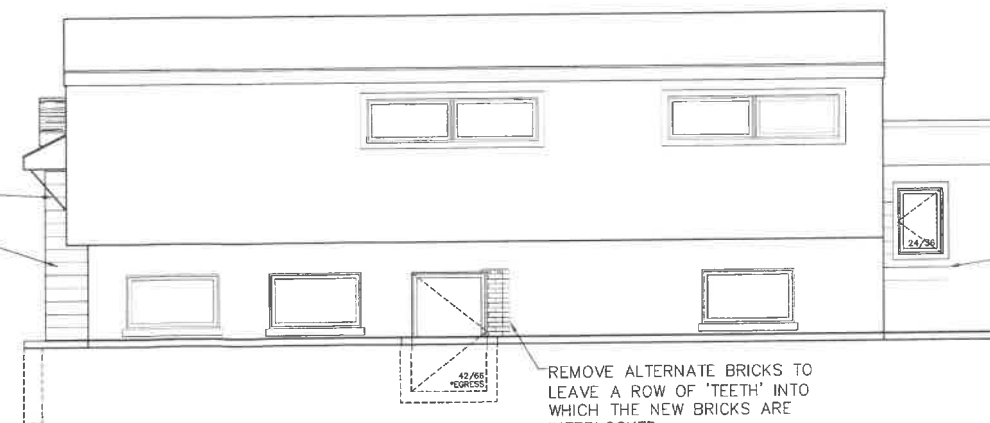
02 PROPOSED NORTH ELEVATION (FRONT)
SCALE: 1/4"=1'-0"



03 EXISTING EAST ELEVATION (RIGHT SIDE)
SCALE: 1/4"=1'-0"

METAL ROOF

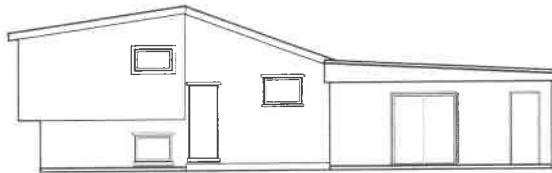
MATCH EXISTING SIDING



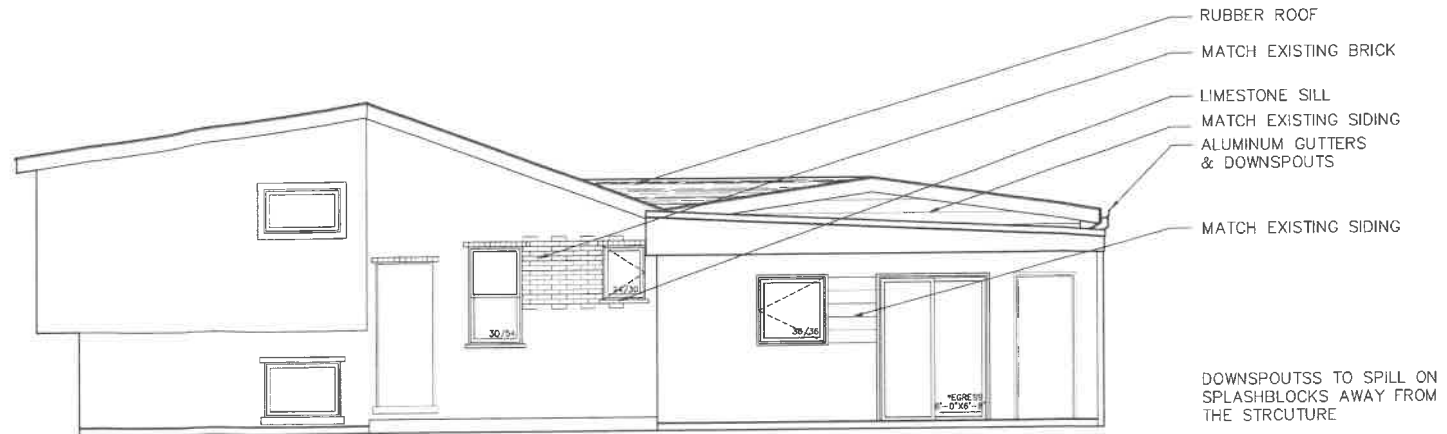
04 PROPOSED EAST ELEVATION (RIGHT SIDE)
SCALE: 1/4"=1'-0"

WINDOW SIZES:
WINDOW SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN INCHES
OF WINDOW FRAME. ACTUAL WINDOW SIZES VARY BY MANUFACTURER
AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE
CLOSEST STANDARD AVAILABLE UNIT. WINDOWS MARKED "EGRESS"
ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS
CODES.

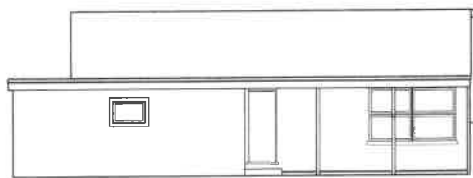
DOOR SIZES:
DOOR SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN FEET &
INCHES OF DOOR FRAME. ACTUAL DOOR SIZES VARY BY
MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR
TO BE THE CLOSEST STANDARD AVAILABLE UNIT. DOORS MARKED
"EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL
EGRESS CODES.



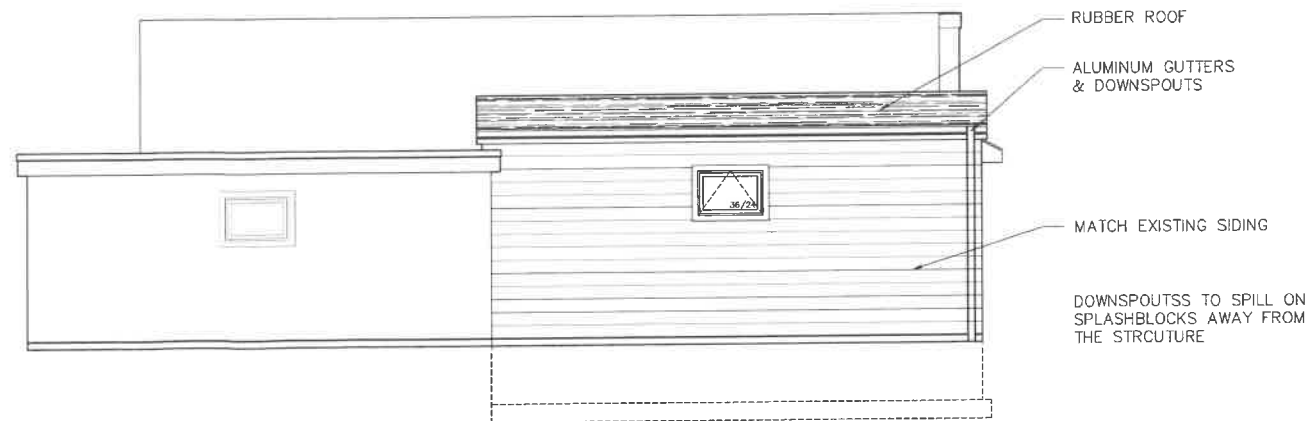
01 EXISTING SOUTH ELEVATION (REAR)
SCALE: 1/4"=1'-0"



02 PROPOSED SOUTH ELEVATION (REAR)
SCALE: 1/4"=1'-0"



03 EXISTING WEST ELEVATION (LEFT SIDE)
SCALE: 1/4"=1'-0"



04 PROPOSED WEST ELEVATION (LEFT SIDE)
SCALE: 1/4"=1'-0"

WINDOW SIZES:
WINDOW SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN INCHES OF WINDOW DRAWN. ACTUAL WINDOW SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. WINDOWS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

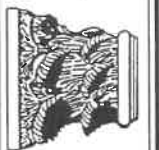
DOOR SIZES:
DOOR SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN FEET & INCHES OF DOOR DRAWN. ACTUAL DOOR SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. DOORS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

TOWN STUDIOS, INC.

ADDITION & INTERIOR REMODEL
9358 SHERMER ROAD
MORTON GROVE, ILLINOIS 60053

PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

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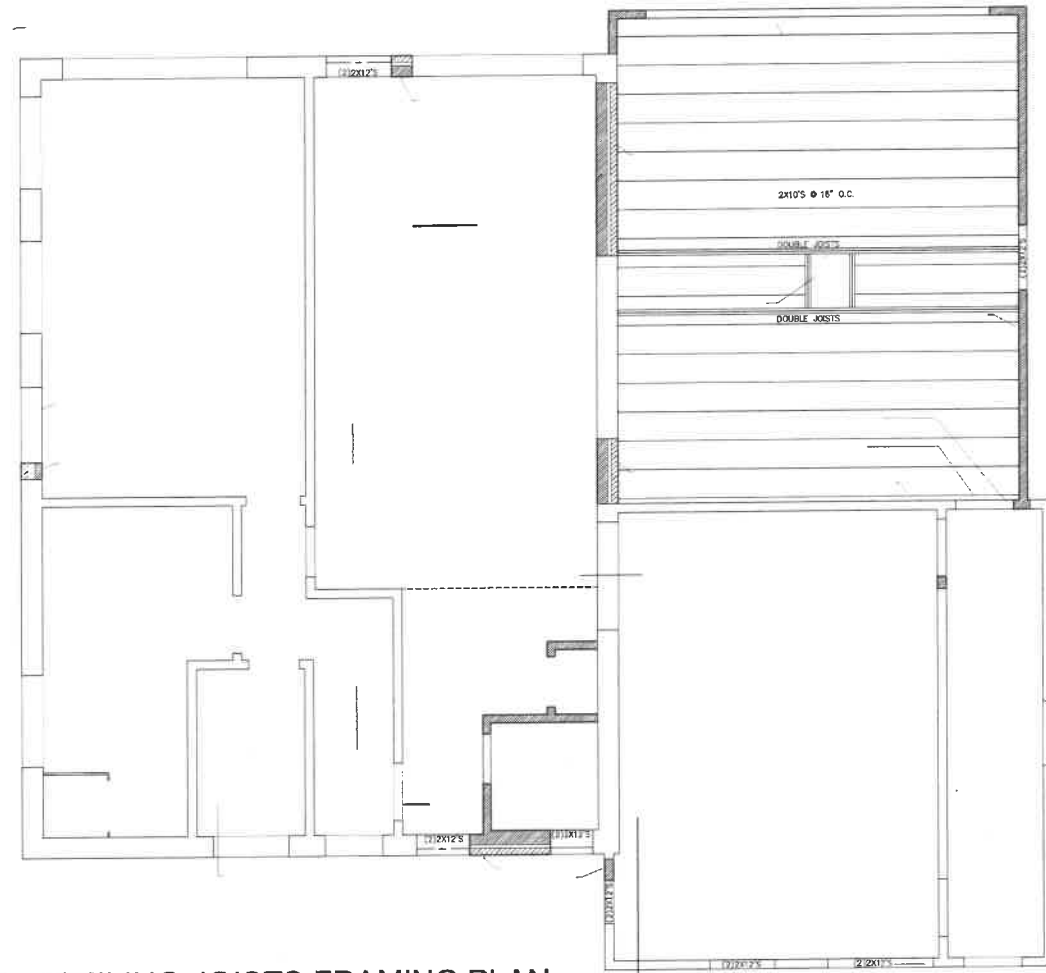


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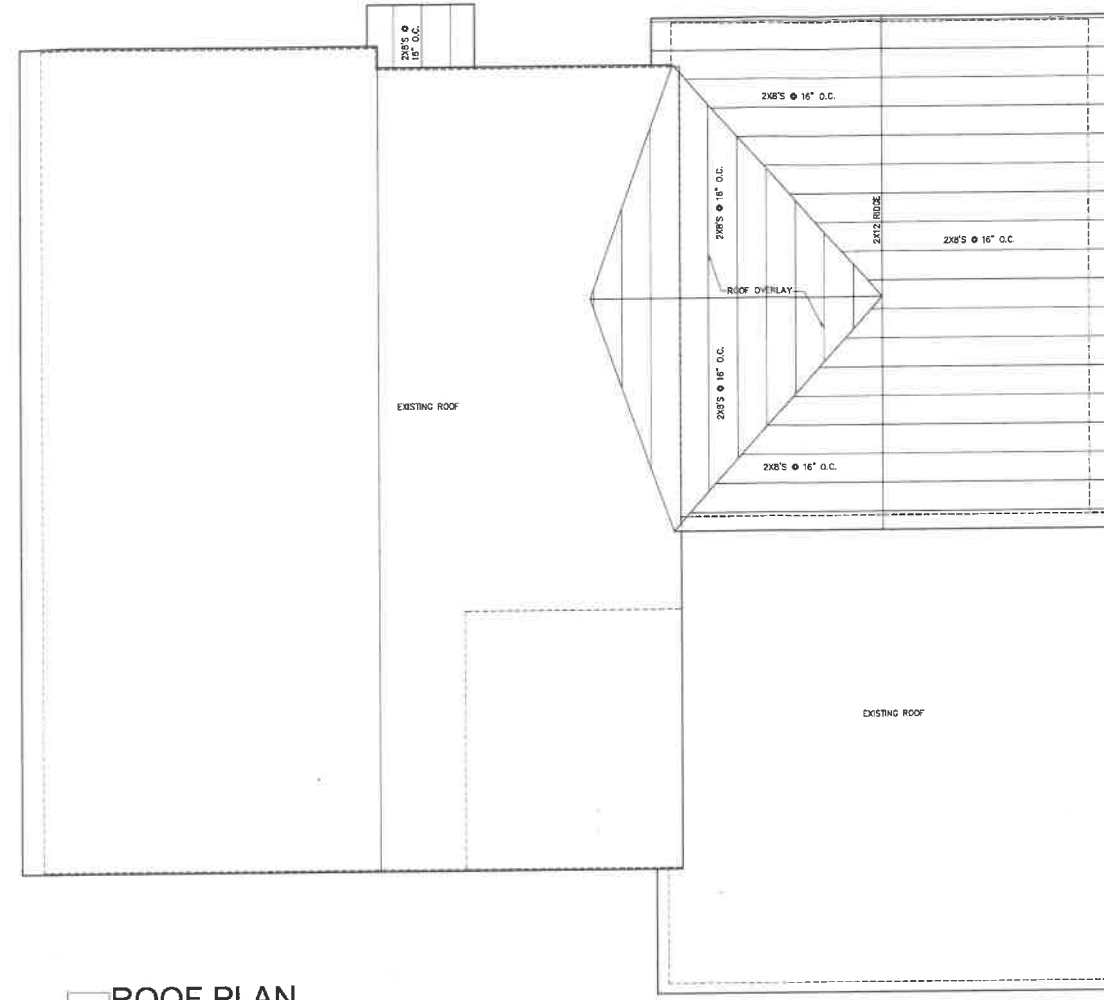
A-7
OF 9 SHEETS

DATE:

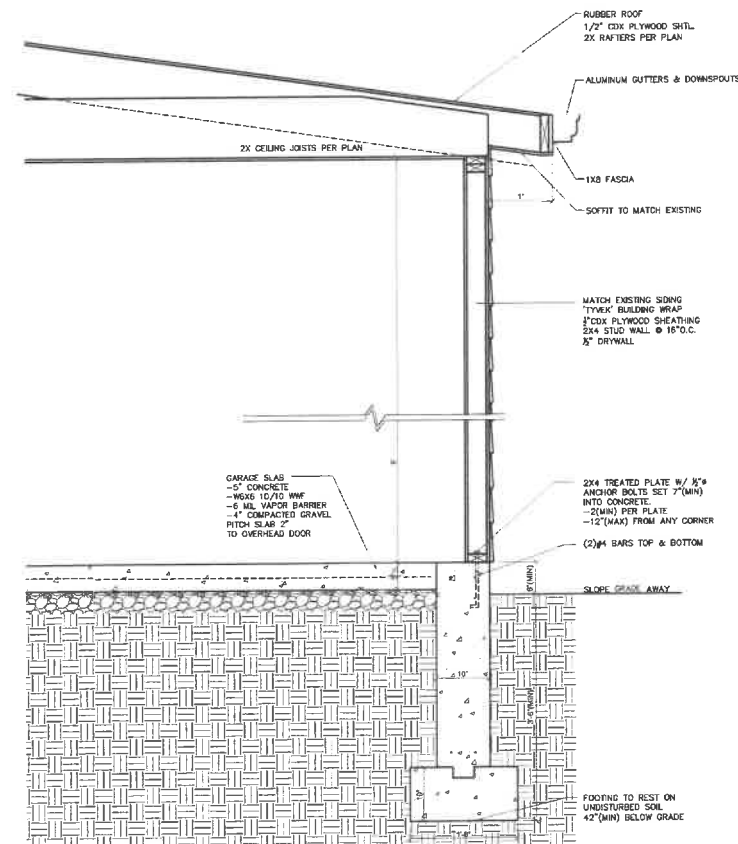
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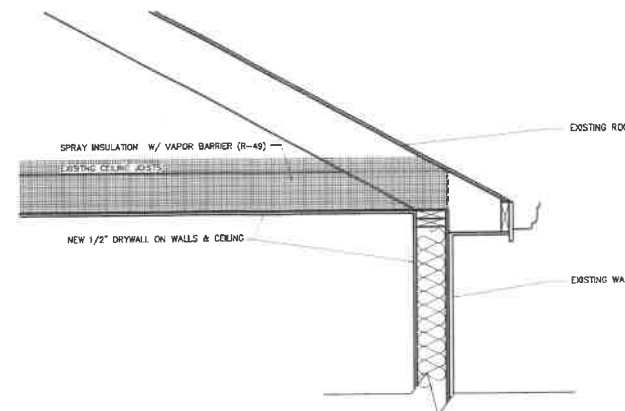
01 CEILING JOISTS FRAMING PLAN
SCALE: 1/4"=1'-0"



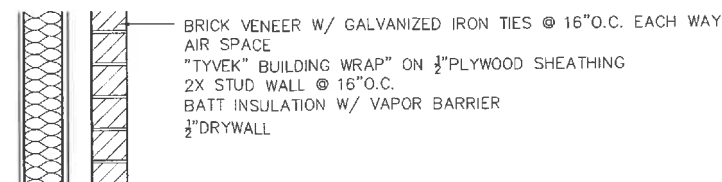
02 ROOF PLAN
SCALE: 1/4"=1'-0"



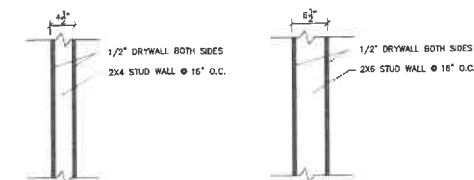
03 GARAGE WALL SECTION
SCALE: 3/4"=1'-0"



04 CEILING SECTION W/ NEW SPRAY INSULATION
SCALE: 3/4"=1'-0"



05 WALL INFILL DETAIL FOR WINDOWS/DOORS REMOVED
SCALE: 1-1/2"=1'-0"



06 TYPICAL INTERIOR WALL SECTIONS
SCALE: 3/4"=1'-0"

TOWN STUDIOS, INC.



1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062

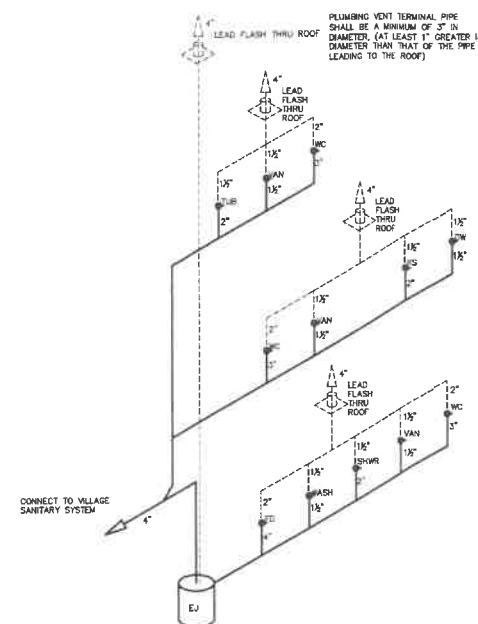
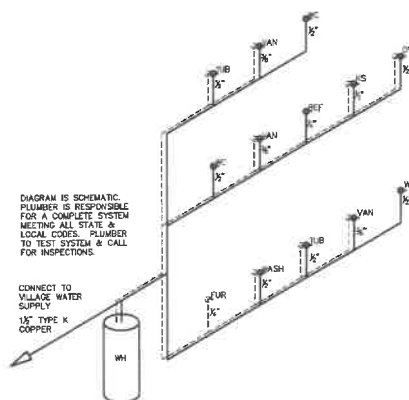
PHONE: 847-498-0900
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REMODEL & SITE IMPROVEMENTS
8027 LAWDALE AVENUE
SKOKIE, ILLINOIS 60076

DATE:
DATE X

SHEET NO.

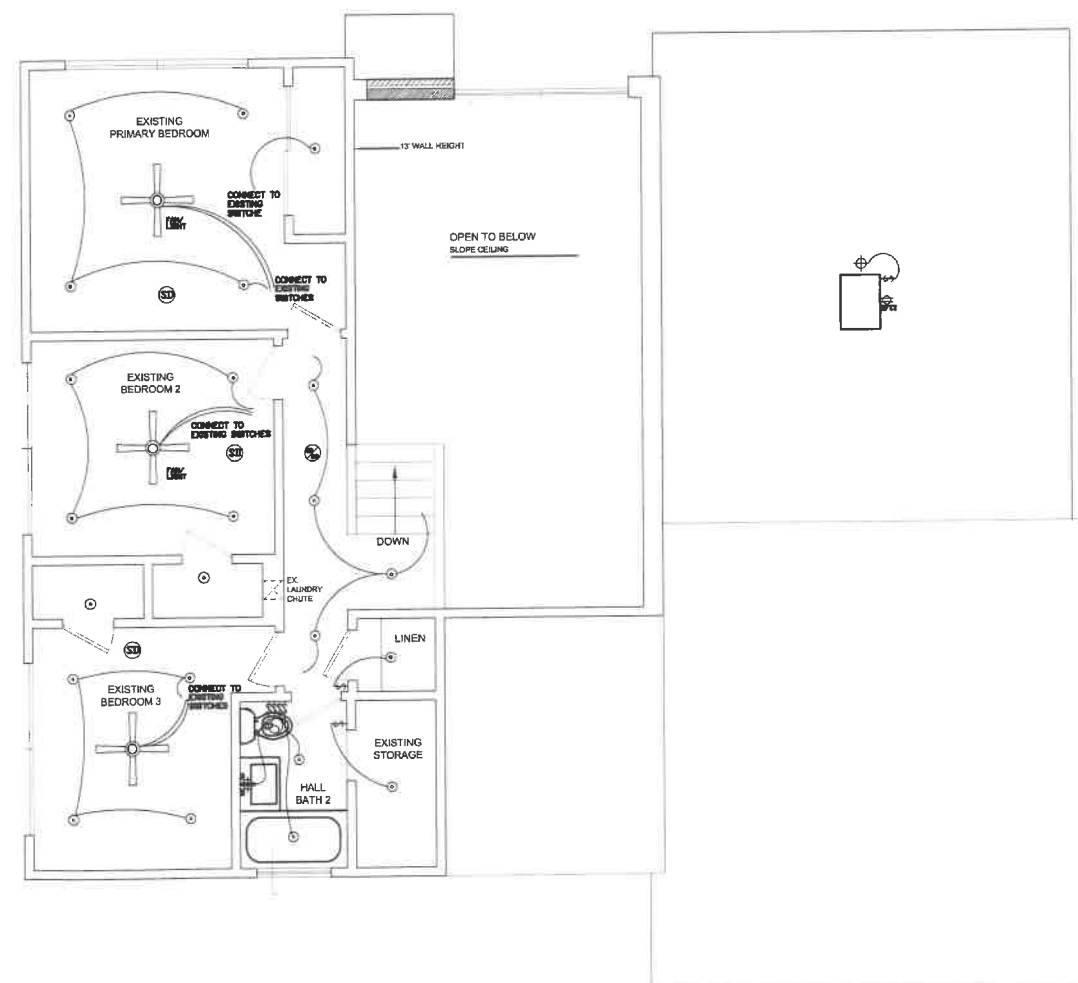
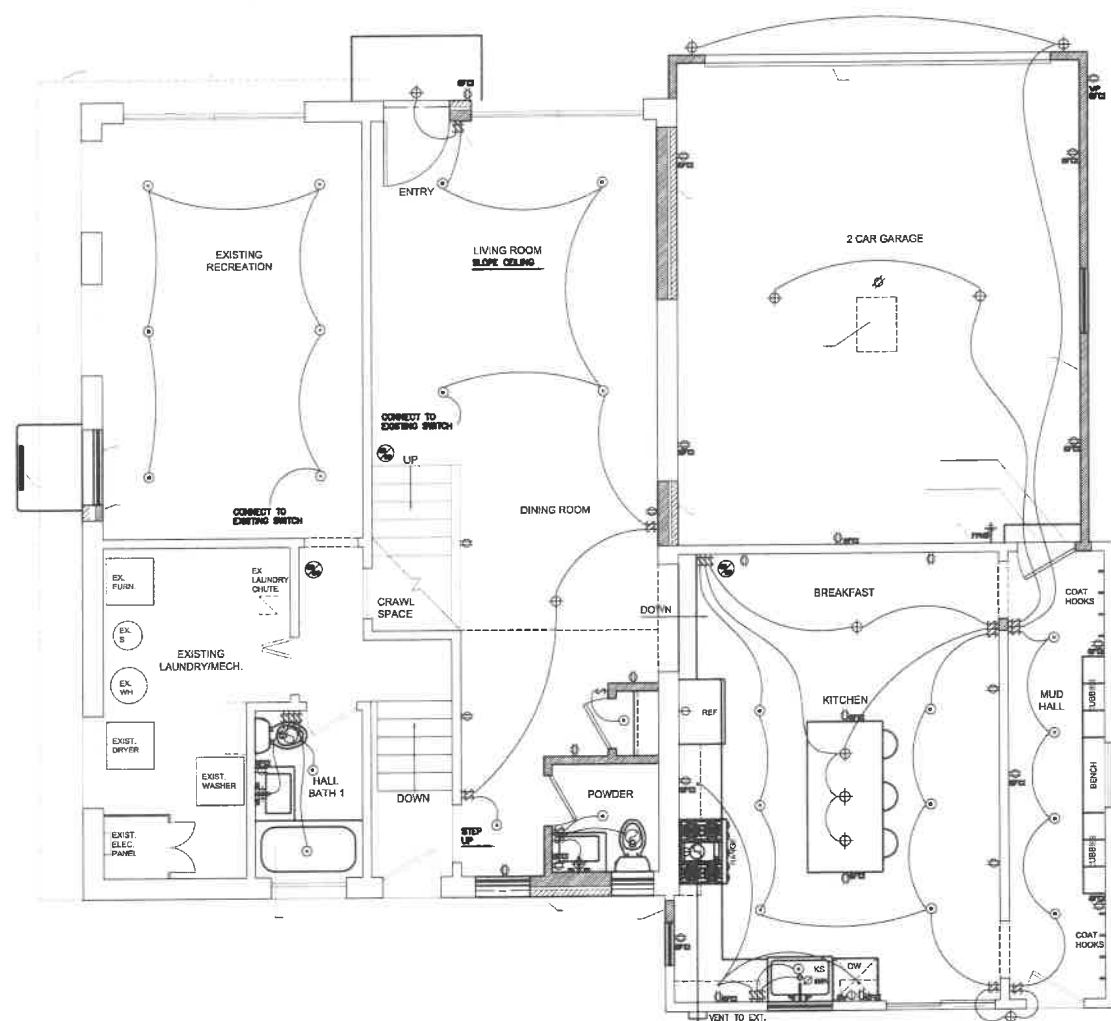
A-8
OF X SHEETS



WATER SERVICE CALCULATIONS						
FIXTURES	EXISTING			PROPOSED		
	QTY.	WSFU	FOOTRE LOAD	QTY.	WSFU	FOOTRE LOAD
WATER CLOSET	2	3	8	3	3	9
LAVATORIES & BAR SINKS	2	1	2	3	1	3
TUBS/SHOWERS	2	2	4	2	2	4
KITCHEN SINK	1	2	2	1	2	2
DISHWASHER	1	1	1	1	1	1
LAUNDRY SINK	0	3	0	0	3	0
LAUNDRY MACHINE	1	2	2	1	2	2
TOTAL	9		17	11		21
REQUIRED WATER SERVICE SIZE	1"			1"		
REQUIRED METER SIZE	¾"			¾"		

LIGHT AND VENTILATION SCHEDULE								NOTES
ROOM	AREA (S.F.)	ORDINANCE REQUIRED (S.F.)			ACTUAL PROVIDED (S.F.)			
		NATURAL LIGHT	NATURAL VENT	MECH. EXHAUST	NATURAL LIGHT	NATURAL VENT	MECH. EXHAUST	
LIVING DINING	305	24.40	12.20		75.50	45.75		50 CFM
POWDER	25							
KITCHEN BREAKFAST	309	24.77	12.36		90.00	58.50		
RECREATION	236	18.86	9.44		37.08	31.67		

WHOLE HOUSE VENTILATION CALCULATIONS:
 CONDITIONED FLOOR AREA = 2,247.35 SF
 # OF BEDROOMS = 3
 # OF BATHS = 2
 = 60 CFM CONTINUOUS CONTROLLED THROUGH THE REGULAR HVAC DISTRIBUTION SYSTEM



Village of Morton Grove

Department of Community & Economic Development

To: Chairperson Blonz and Members of the Zoning Board of Appeals

From: Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner

Date: August 8, 2023

Re: ZBA 23-13 – 5843 Capri Lane (10-17-217-003-0000)
Requesting approval of a variation from Section 12-2-5:B.5 to allow the replacement of a nonconforming driveway and open accessory parking area in a front yard

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the August 15, 2023, Zoning Board of Appeals public hearing for ZBA 23-13 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on July 27, 2023. The Village mailed letters on July 27, 2023, notifying surrounding property owners, and placed a public notice sign on the subject property on July 28, 2023.

Request Summary

Property Background

The subject property at 5843 Capri Lane is an interior lot located on the south side of Capri Lane between Marmora and Menard Avenues. The property is within an R-1 Single Family Residence District and is improved with a single-family dwelling and detached shed. Surrounding properties are also zoned in the R-1 Single Family Residence District and are improved with single-family residences. The front-loaded home is served by a one-car attached garage leading to Capri Lane. The property has no other vehicular access point or option for vehicular access to any other public street or alley.



Subject Property Location Map

Application Overview

The applicant and property owner, Michael Matthies, is requesting waivers from Sections 12-2-5:B. to replace an existing driveway that (i) is set back less than 3 feet from the east side lot line, (ii) exceeds the maximum width of 16 feet at the front lot line, (iii) exceeds the maximum interior width of 13.93 feet, and (iv) does not lead to a conforming parking area behind the front building line, creating an open accessory parking area in the front yard.

The existing driveway measures approximately 22 feet at the front lot line and is set back approximately 1 foot from the east side lot line, where a minimum of 3 feet are required. 13.93 feet in width of the existing driveway is conforming because it leads directly to an attached garage measuring 13.93 feet in width. The remaining 8.07 feet in driveway width does not lead to a conforming parking area and is therefore considered open accessory parking area in a front yard.

Approval of the request as presented will authorize the in-kind replacement of the existing driveway. The property complies with maximum impervious lot coverage restrictions for the R-1 District.

Requested Waivers

The following chart provides a summary of the requested waivers based on Unified Development Code requirements:

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED WAIVERS
Driveway Maximum Width 12-2-5:B	Interior width: 13.93 ft. Width at lot line: 16 ft.	Interior width: 22 ft. Width at lot line: 22 ft.	<i>Waiver of 8.07 ft. to allow an interior driveway width of 22 ft.</i> <i>Waiver of 6 ft. to allow a width of 22 ft. at the front lot line</i>
Driveway Minimum Setback 12-2-5:B	3 ft.	1 ft.	<i>Waiver of 2 ft. to allow a driveway setback of 1 ft. at east side lot line</i>
Open Accessory Parking Area 12-2-6:G	Min. 3 ft. from all lot lines, not permitted in front or street side yards	1 ft. at east side lot line, open accessory parking area in front yard	<i>Waiver of 2 ft. to allow setback of 1 ft. at east side lot line</i> <i>Waiver to allow an open accessory parking area in a front yard</i>

As shown in the table, the following waivers are required to authorize the replacement and expansion of the existing driveway and open accessory parking area, as proposed by the applicant:

- **Section 12-2-5:B:** Waiver of 6 feet to allow a driveway width of 22 feet at the front lot line and waiver of 8.07 feet to allow an interior driveway width of 22 feet.
- **Section 12-2-5:B:** Waiver of 2 feet to the minimum 3-foot side setback for driveways to allow a setback of 1 foot from the east side lot line.
- **Section 12-2-6:G:** Waiver of 2 feet to the minimum 3-foot side setback for open accessory parking spaces to allow a setback of 1 foot from the east side lot line and waiver to allow an open accessory parking area in the front yard.



Subject Property Street View

Discussion

The applicant is requesting waivers from the ZBA to allow the in-kind replacement of an existing driveway that creates an open accessory parking space within a front yard. Staff notes that the applicant is not proposing to replace the apron located in the public right of way due to its good condition. If the applicant is denied the variation request and moves forward with the driveway replacement, the apron north of the public sidewalk will be wider than the private driveway until the apron is replaced.

Per the applicant, the homeowners rely on use of the front yard parking area to park their second vehicle while allowing for independent vehicular access to the attached single-car garage. A 6.99-foot-wide east side yard is too narrow to construct a conforming open accessory parking area behind the front building line.

Variation Standards

The Zoning Board of Appeals can approve the application as presented, approve it with conditions, or deny the application based on the following standards, established in Section 12-16-3:A:

- a. Not Self-Imposed: The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.
- b. Nonmonetary Considerations: The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of his land. Mere loss in value shall not justify a variation.
- c. Not Detrimental to Public Welfare: The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.
- d. Not Detrimental to Neighborhood: The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

Recommendation

Should the Board approve Case ZBA 23-13, staff recommends the following motion and conditions:

Motion to approve Case ZBA 23-13, a request for approval of variations from Sections 12-2-5:B.5 to allow the replacement of a nonconforming driveway and open accessory parking area in the front yard for the property commonly known as 5843 Capri Lane, subject to the following conditions:

- 1) *The proposed flatwork shall be installed in accordance with the plans submitted by the applicant in the Variation Application dated 7/11/2023.*
- 2) *The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.*

Attachments

Application and related materials (submitted by applicant)



VARIATION APPLICATION

Village of Morton Grove
Department of Community Development
6101 Capulina Avenue, Morton Grove, Illinois 60053
commdev@mortongroveil.org | 847-663-3063

Case Number: 23-13 Date Application Filed: 7/11/23

APPLICANT INFORMATION

Applicant Name: Michael Matthies
Applicant Address: 5843 Capri Lane
Applicant City / State / Zip Code: Morton Grove, IL 60053
Applicant Phone: 224/522-9483 (Cell)
Applicant Email: m.matthies1969@gmail.com
Applicant Relationship to Property Owner: Property Owner
Applicant Signature: Michael Matthies

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: _____
Owner Address: _____
Owner City / State / Zip Code: _____
Owner Phone: _____
Owner Email: _____
Owner Signature: _____

PROPERTY INFORMATION

Common Address of Property: 5843 Capri Lane
Property Identification Number (PIN): 10-17-217-003-0000
Property Square Footage: 7492 driveway is 594
Property Zoning District: Capri Cove section 17
Property Current Use: full time residence

APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code:
12-2-5

Purpose of requested variation (attach as needed): _____
replace existing driveway to same dimensions as current driveway which is outside the 2' from
garage door on east side of property

RESPONSES TO STANDARDS FOR VARIATION

Provide responses to the four (4) Standards for a Variation as listed in Section 12-16-3-A-2 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Zoning Board of Appeals. The Variation Standards are as follows:

- a. **Not Self-Imposed:** The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.
correct this is not self imposed

- b. **Nonmonetary Considerations:** The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of their land. Mere loss in value shall not justify a variation.

I would not be able to use my driveway to park 2 vehicles as we currently need to.

- c. **Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.

We are currently looking to replace the driveway to the same dimensions as it currently is and does not affect my neighbors property to the east as there are bushes currently separating my driveway to their lawn.

- d. **Not Detrimental to Neighborhood:** The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

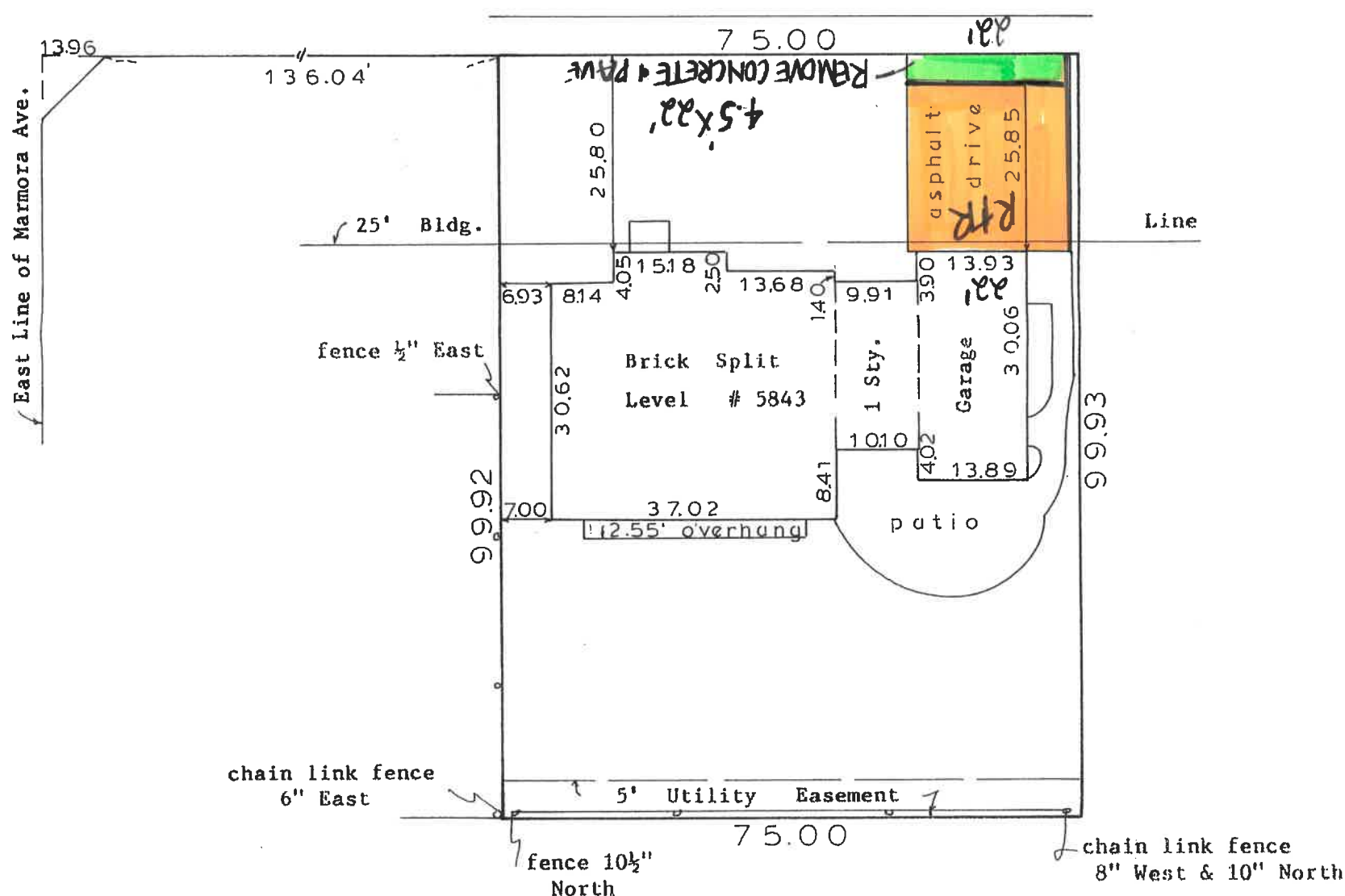
It is not detrimental as it is a direct replacement of current driveway dimensions

Plat of Surbey

Lot 32 in N. J. Rizzo's Capri Cove, a subdivision in the East half of Section 17, Township 41 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded May 17, 1955, as Document No. 16239031, in Cook County, Illinois.

CAPRI

LANE.



Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed _____ Dec. 7 1993
Building Located _____ Dec. 7 1993

Scale: 1 inch = 20 ft.

Order No. 931268

Order No. _____
Ordered By: Lillig & Thorsness, Attorneys

STATE OF ILLINOIS }
COUNTY OF COOK } s.s.

I, STEPHEN J. BALEK, an Illinois Registered Land Surveyor,
hereby certify that I have surveyed the property described above
and the plat hereon drawn is a correct representation of said
survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Stephen J. Balch
Illinois Registered Land Surveyor No. 1712

FLAT WORK APPLICATION

All information below must be filled in prior to submission (please print):

Date Filed: 6/23/23
Project Address: 5843 Capri Lane Unit #:
Area (sq. ft.): 594 Value of Work: 3636 —

<p align="center">Office Use Only</p> <p>Permit #: <u>JDPW 23-0096</u></p> <p>Date Issued: <u> </u></p>

(Please Circle all that Apply)

DRIVEWAY

PARKING PAD

STAIRS

SIDEWALK

PATIO

OTHER

Property Owner: <u>Michael Matthies</u>	Contractor: <u>Kaplan Paving, LLC.</u>
Address: <u>5843 Capri Lane</u>	Address: (No P.O. Box) <u>34523 N. Wilson Rd.</u>
City / State / Zip Code: <u>Morton Grove, IL 60053</u>	City / State / Zip Code: <u>Ingleside IL 60041</u>
Phone: <u>224-522-9483</u> Email: <u>m.matthies1969@gmail.com</u>	Phone #: <u>847-996-3686</u> License No.: <u> </u> Email: <u>rsanchez@kaplanpaving.com</u>

Requirements:

Required Submissions - This application must be accompanied by the following:

- Plat of Survey (3)
- Construction Plans (3 sets)

Required Approvals -

Before a Permit is granted, approval is required for the following:

- Building Zoning

Required Inspections - When this permit is approved, the following inspections will be made.

The applicant is required to request these inspections at least (24) twenty four hours in advance, and the

Authorized agent must be present.

- Concrete Pre-Pour
- Final - Building

RECEIVED

JUL - 5 2023

VILLAGE OF MORTON GROVE

J.U.L.I.E.

Arrangements shall be made for adequate protection against interference with underground utilities by calling J.U.L.I.E. 1-800-892-0123 or 811 and MORTON GROVE PUBLIC WORKS 847/ 470-5235 AT LEAST 48 HOURS BEFORE EXCAVATING OR DIGGING.



Contract 2023

Proposal Number 27523

Created on: 05/09/2023

Submitted by or on behalf of
Lee Greenberg

on
May 19, 2023

34523 N Wilson Road Ingleside, IL 60041
T: 847-949-1500 | F: 847-949-1660
info@kaplanpaving.com

Submitted To

Michael Matthies
5843 Capri Lane
Morton Grove, IL 60053
224-522-9483
m.matthies1969@gmail.com

Project Location

5843 Capri Lane
Morton Grove, IL 60053

We propose hereby to furnish the following services:

Two Lift - 3" Remove & Replace

\$2,700.00 ☒

- Up to 506 SF- DRIVEWAY
- Remove existing asphalt surface up to 3" and haul off site
- Regrade existing stone for proper grade and thoroughly compact
- Pave base layer with an average depth of 2" of Illinois Class I Bituminous Concrete binder (asphalt) and roll to an approximate compacted depth of 1.5"
- Pave surface layer with an average depth of 2" of Illinois Class I Bituminous Concrete surface (asphalt) and roll to an approximate compacted depth of 1.5"
- Clean and haul excess debris from site
- Stake off new area for traffic protection

NOTES:

- Landscape restoration and backfilling is not included. Landscape restoration and backfill pricing is available upon request.
- Please note some municipalities will not approve the final inspection until landscape and backfill work is complete.
- **If any area of the base does not meet Village Code, Kaplan requires that the base be brought to code prior to installation. This additional work will be billed at a rate of \$4.00 per square foot for excavation and \$35.00 per ton for stone. These costs will be added to the final invoice.**
- Any permits required for this work are not included

Two Lift - 3" Remove Concrete & Pave

\$736.00 ☒

- Up to 88 SF - APRON
- Remove existing concrete surface and haul off site
- Excavate sub-base to depth of 12" below proposed surface grade
- Haul in approximately 9" of crushed stone, grade as required and thoroughly compact
- Pave base layer with an average depth of 2" of Illinois Class I Bituminous Concrete Surface (asphalt) and roll to an approximate compacted depth of 1.5"
- Pave surface layer with an average depth of 2" of Illinois Class I Bituminous Concrete Surface (asphalt) and roll to an approximate compacted depth of 1.5"
- Clean and haul excess debris from site
- Stake off new area for traffic protection

NOTES:

- Landscape restoration and backfilling is not included. Landscape restoration and backfill pricing is available upon request.
- Please note some municipalities will not approve the final inspection until landscape and backfill work is complete.
- Any permits required for this work are not included

Change Order. Any additional costs are the responsibility of the Owner/General Contractor and will be added to the final invoice.

- If any other agreement is entered into between the parties, the terms of this agreement shall be incorporated into any such agreement and shall supersede any conflicting terms contained therein.
- Kaplan reserves the right to refuse to construct any pavement unless a minimum grade of 2% is attainable for surface drainage. If the Owner/General Contractor directs construction with less than a minimum grade of 2%, it is understood that ponding may occur and that no warranty is provided for the work as to surface drainage. Kaplan is not responsible for the redesign/correction of any existing conditions to establish the required minimum 2% grade.
- If any area of the existing sub-base does not meet Village Code, Kaplan requires that the existing sub- base be brought to code prior to installation. This additional work will be billed at a rate of \$4.00 per square foot for excavation and \$35.00 per ton for stone. These costs will be added to the final invoice.
- No materials will be placed on a wet, unstable, or frozen sub grade. A suitable sub grade shall be furnished to Kaplan as a condition precedent to the performance of any work required under this agreement. All sub grades must be rough graded by the Owner/General Contractor to within +/- 0.10". Kaplan will not warranty any material that Kaplan did not originally install i.e. sub-base.
- When resurfacing concrete, brick or asphalt pavements, Kaplan is not responsible for the reproduction of cracks or expansion joints which may occur.
- If during the course of construction activities, Kaplan is required to travel across existing concrete or asphalt pavements, Kaplan is not liable for damage done with trucks delivering or removing materials or equipment to or from the project location to the existing pavements.
- The Owner/General Contractor, at its sole expense, shall comply and obtain all necessary licenses and permits under present and future laws, statutes, ordinances, rules, orders or regulations of any governmental body having jurisdiction over this site, the work, or the Owner/General Contractor shall bear the sole cost of any fines or penalties for failure to comply with or obtain the same.
- Kaplan proposes to furnish material and labor complete in accordance with the attached specifications and pricing. All materials supplied by Kaplan shall remain the property of Kaplan until payment in full is received. Kaplan shall retain the right to remove any materials for which payment is at least 30 days overdue. Kaplan is entitled to full payment upon completion of the work required herein. Payment is due upon receipt of invoice. A 2% per month finance charge will be assessed for all outstanding balances.
- If any amount due under this contract is not paid in full per payment terms, referred to any attorney for collection (whether or not litigation is commenced), or if any legal advice, services or actions are necessary, the Owner/General Contractor agrees to pay for all attorney's fees, costs and expenses incurred by Kaplan. Any legal action with respect to this proposal shall be brought in the Circuit Court of Lake County, Illinois and the parties agree to submit to venue in Lake County, Illinois.

Kaplan Paving, LLC is protected by Liability, Automobile and Workman's Compensation Insurance. Certificates will be forwarded upon request.

Client's Signature: Michael Matthies Date of acceptance: 5-26-2023



Village of Morton Grove

Department of Community & Economic Development

To: Chairperson Blonz and Members of the Zoning Board of Appeals

From: Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner

Date: August 8, 2023

Re: **ZBA 23-14 – 5836 Church Street (10-17-217-003-0000)**
Requesting an extension in time for ZBA Case 20-14 approval of variations from Sections 12-2-5 and 12-4-2 to allow a rear yard less than 30 feet for a detached accessory structure located less than 10 feet from a principal structure.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the August 15, 2023, Zoning Board of Appeals public hearing for ZBA 23-14 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on July 27, 2023. The Village mailed letters on July 27, 2023, notifying surrounding property owners, and placed a public notice sign on the subject property on July 28, 2023.

Request Summary

Application Overview

The applicants and property owners, Valeriu and Eugnia Morariu, are requesting an extension in time for ZBA Case 20-14. Please see the enclosed original Variation Application plan submittal, the staff report dated September 16, 2020, and the ZBA determination dated September 21, 2020. Per Section 12-13-3, authorized variations shall be valid for a period of no longer than one (1) year from the date of approval unless a building permit is issued and construction is actually begun within that period and is thereafter actively pursued to completion, or unless the applicant applies for and the Zoning Board of Appeals grants an extension of time.

Discussion

The applicants received approval for ZBA Case 20-14 on September 21, 2020. Building permit applications for the project were submitted on June 30, 2021, May 3, 2022, and June 12, 2023. Each permit application has been denied through review of the building department or due to the expiration of the zoning variation. There have been no changes to the Unified Municipal Code which would affect the zoning determination for Case ZBA 20-14. The most recent submitted building permit application complies with the requirement for a minimum separation of 1 foot between detached accessory garage and deck, a condition of approval set forth by the ZBA.

Recommendation

Should the Board approve Case ZBA 23-14, staff recommends the following motion and conditions:

Motion to approve Case ZBA 23-14, a request for an extension of time for ZBA Case 20-14 approval of variations from Sections 12-2-5 and 12-4-2 to allow a rear yard less than 30 feet for a detached accessory structure located less than 10 feet from a principal structure, subject to the following conditions:

- 1) *The proposed deck shall be installed in accordance with the determination in the Variation Application for Case ZBA 20-14.*
- 2) *The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.*

Attachments

Application and related materials (submitted by applicant)

September 21, 2020

ZONING BOARD OF APPEALS DECISION

Case:	ZBA 20-14
Address:	5836 Church Street
Applicants:	James Howard
RE:	Request for variations from Sections 12-2-5 and 12-4-2 to allow a rear yard less than 30 feet or a detached accessory structure located less than 10 feet from a principal structure
Public Hearing Date(s):	September 21, 2020
ZBA Action:	Approved with conditions

The Village of Morton Grove Zoning Board of Appeals held a public hearing for ZBA 20-14 on September 21, 2020. The Applicant, James Howard, is the current tenant of the subject property, which is owned by Eugenia and Val Morariu. On July 17, 2020, the Owners submitted a Deck Permit Application to reconstruct an elevated deck located between the principal structure and detached garage, which connected the two structures. No record of permitting for the deck's original construction could be found on file with the Building Department. However, a plat of survey dated May 11, 1978, documents that the deck was in existence at that time.

The deck, which is depicted in the submitted plat of survey, had become deteriorated and a safety concern for the Applicant and Owners. The deck was aptly demolished by the Owners and Applicant in 2020 with the expectation that it would be reconstructed in-kind. The Applicant prepared plans for re-construction of a 22.42-foot by 23-foot wood construction deck with a stairwell to connect the single-family home with the detached garage. However, the permit application proposing the in-kind replacement was denied by the Village due to non-compliance with Section 12-2-5:B.1, which states as follows:

12-2-5:B.1. In no event may an accessory structure become attached to a principal structure where such a combined structure would not comply with the applicable bulk regulations of the zoning district within which it is located.

With authorization from the Owners, the Applicant is requesting waivers to the attached accessory structure requirement and the minimum rear yard requirement to allow a rear yard of 18.41 feet to allow for in-kind replacement of the attached deck.

If the Zoning Board of Appeals is not supportive of the request, the Applicant and Owners are willing to reconstruct the deck to provide separation between the detached garage and deck. However, the Applicant will request the ZBA's approval of a separation distance less than the 10 feet required by Section 12-2-5:B.2.d in order to maintain a larger deck area. The Applicant did not specify the separation distance he would request as an alternative to the original design. Staff provided due public notice in the event that the alternative design was preferred by the ZBA.

Requested Waivers

The following chart provides a summary of the requested waivers based on Unified Development Code requirements:

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED VARIANCE
Attached Accessory Structures	In no event may an accessory structure become attached to a principal structure where such a combined structure would not comply with the applicable bulk regulations of the zoning district within which it is located. (12-2-5:B.1)	Combined structure does not comply with R1 District bulk regulations	<i>Waiver to bulk regulations for combined principal structure and attached accessory structures</i>
Rear Yard	Min. 30 ft. (12-4-2:D)	18.41 ft.	<i>Waiver of 11.59 ft. to allow a rear yard of 18.41 ft.</i>

As shown above, the following waivers are required in order to approve in-kind replacement of the deck as proposed by the Applicant:

- Section 12-2-5:B.1: Waiver to zoning district bulk regulations for combined principal structure and attached accessory structures.
- Section 12-4-2:D: Waiver of 11.59 feet to the minimum rear yard requirement of 30 feet for the R1 District to allow a rear yard of 18.41 feet.

As discussed, the Applicant is willing to provide separation between the detached garage and attached deck as an alternative to in-kind replacement of the deck. In this case, the Applicant plans to request a separation distance less than 10 feet, as required by Section 12-2-5:B.2.d. The depth of the attached deck would likely be determined at the public hearing. If the alternative waiver is requested, it would be as follows:

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED VARIANCE
Detached Accessory Structures (Garage)	Min. 10 ft. from the principal structure (12-2-5:B.2.d)	To be determined	<i>Waiver to allow separation distance less than 10 ft. between a detached garage and principal structure</i>

As shown in the table above, the following waiver is required in order to approve the alternative deck design:

- Section 12-2-5:B.2.d: Waiver to allow separation distance less than 10 ft. between a detached garage and principal structure.

ZBA Hearing and Action

On September 21, 2020, the Village of Morton Grove Zoning Board of Appeals held a public hearing for ZBA 20-14. All six members were present for the hearing. After reviewing and hearing the staff's report and the applicant's presentation of their request, the ZBA discussed the merits of the application. The motion was as follows:

Motion 1: *Motion to approve Case ZBA 20-14, a request for variations from Section 12-2-5 to allow a detached accessory structure located less than 10 feet from a principal structure, subject to the following conditions:*

- 1) *The proposed deck shall be installed in accordance with the plans submitted by the Applicant in the Variation Application dated 08/14/2020, or as specifically discussed and modified at the public hearing for Case ZBA 20-14.*

- 2) *As specifically discussed at the public hearing for Case ZBA 20-14, the proposed deck shall provide a minimum separation of one (1) foot between the detached accessory garage and deck.*
- 3) *The Applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of installation.*

Motion 1 was approved (6-0) by the Zoning Board of Appeals.



Zoe Heidorn, Land Use Planner

09/22/ 2020

Date

<p>NOTE: No demolition or construction work shall commence until the Applicant has filed for and been issued all necessary permits through the Building Department.</p>
--

Village of Morton Grove

Department of Community & Economic Development

To: Chairperson Blonz and Members of the Zoning Board of Appeals

From: Zoe Heidorn, Land Use Planner

Date: September 15, 2020 (revised September 16, 2020)

Re: **ZBA 20-14 – 5836 Church Street**
Request for variations from Sections 12-2-5 and 12-4-2 to allow a rear yard less than 30 feet or a detached accessory structure located less than 10 feet from a principal structure

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the September 21, 2020, Zoning Board of Appeals public hearing for ZBA 20-14 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on September 3, 2020. The Village mailed letters on September 3, 2020, notifying surrounding property owners, and placed a public notice sign on the subject property on August 31, 2020.

Request Summary

Property Background

The subject property at 5836 Church Street is an interior lot located on the north side of Church Street between Marmora and Menard Avenues. The property contains approximately 17,600 square feet (0.4 acres) in land area and is located within an R1 Single Family Residence District. The property is improved with a single-family dwelling and a detached 3-car garage. Properties to the north and west are also located in the R1 District, and properties to the south and east are located in an R2 Single Family Residence District. Mansfield Park abuts the subject property to the east and north. All other surrounding properties are improved with single-family residences.



Subject Property Map

Application Overview

The Applicant, James Howard, is the current tenant of the subject property, which is owned by Eugenia and Val Morariu. On July 17, 2020, the Owners submitted a Deck Permit Application to reconstruct an elevated deck located between the principal structure and detached garage, which connected the two structures. No record of permitting for the deck's original construction could be found on file with the Building Department. However, a plat of survey dated May 11, 1978, documents that the deck was in existence at that time.

The deck, which is depicted in the submitted plat of survey, had become deteriorated and a safety concern for the Applicant and Owners. The deck was aptly demolished by the Owners and Applicant in 2020 with the expectation that it would be reconstructed in-kind. The Applicant prepared plans for re-construction of a 22.42-

foot by 23-foot wood construction deck with a stairwell to connect the single-family home with the detached garage. However, the permit application proposing the in-kind replacement was denied by the Village due to non-compliance with Section 12-2-5:B.1, which states as follows:

12-2-5:B.1. In no event may an accessory structure become attached to a principal structure where such a combined structure would not comply with the applicable bulk regulations of the zoning district within which it is located.

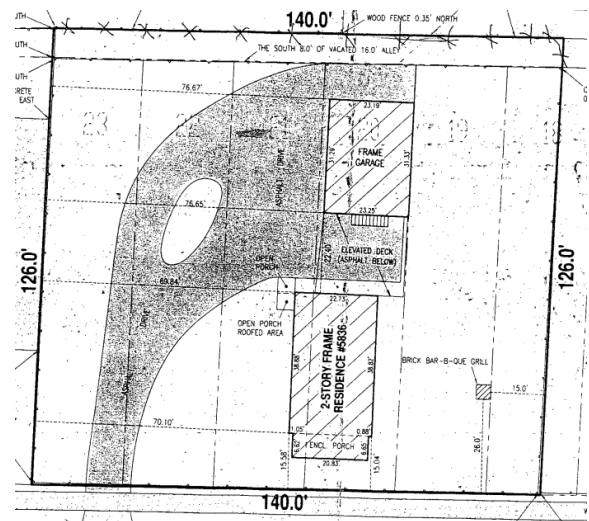
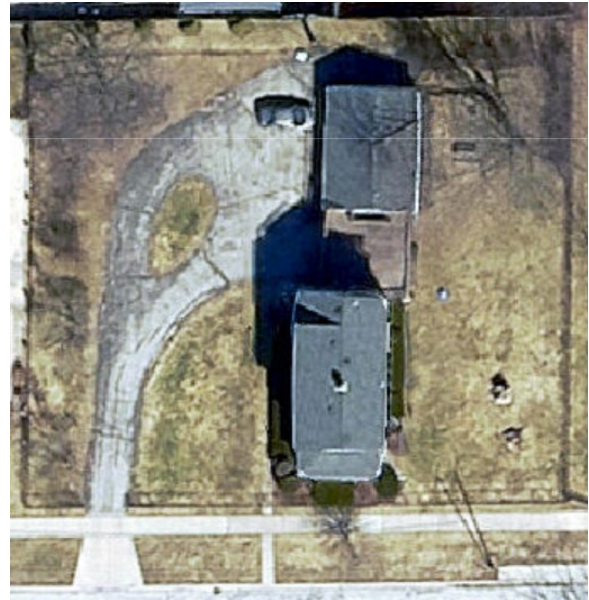
The combined structure, including the residence, deck, and detached garage, would be subject to a minimum rear yard requirement of 30 feet, whereas the proposed combined structure provided a rear setback of 18.41 feet. The 18.41-foot rear yard includes an 8-foot portion of vacated alley, which is indicated on the submitted plat of survey.

With authorization from the Owners, the Applicant is requesting waivers to the attached accessory structure requirement and the minimum rear yard requirement to allow a rear yard of 18.41 feet to allow for in-kind replacement of the attached deck.

If the Zoning Board of Appeals is not supportive of the request, the Applicant and Owners are willing to reconstruct the deck to provide separation between the detached garage and deck. However, the Applicant will request the ZBA's approval of a separation distance less than the 10 feet required by Section 12-2-5:B.2.d in order to maintain a larger deck area. The Applicant did not specify the separation distance he would request as an alternative to the original design. Staff provided due public notice in the event that the alternative design was preferred by the ZBA.

Requested Waivers

The following chart provides a summary of the requested waivers based on Unified Development Code requirements:



Aerial Image and Plat Showing Original Deck

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED VARIANCE
Attached Accessory Structures	In no event may an accessory structure become attached to a principal structure where such a combined structure would not comply with the applicable bulk regulations of the zoning district within which it is located. (12-2-5:B.1)	Combined structure does not comply with R1 District bulk regulations	Waiver to bulk regulations for combined principal structure and attached accessory structures
Rear Yard	Min. 30 ft. (12-4-2:D)	18.41 ft.	Waiver of 11.59 ft. to allow a rear yard of 18.41 ft.

As shown in the table on the previous page, the following waivers are required in order to approve in-kind replacement of the deck as proposed by the Applicant:

- Section 12-2-5:B.1: Waiver to zoning district bulk regulations for combined principal structure and attached accessory structures.
- Section 12-4-2:D: Waiver of 11.59 feet to the minimum rear yard requirement of 30 feet for the R1 District to allow a rear yard of 18.41 feet.

As discussed, the Applicant is willing to provide separation between the detached garage and attached deck as an alternative to in-kind replacement of the deck. In this case, the Applicant plans to request a separation distance less than 10 feet, as required by Section 12-2-5:B.2.d. The depth of the attached deck would likely be determined at the public hearing. If the alternative waiver is requested, it would be as follows:

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED VARIANCE
Detached Accessory Structures (Garage)	Min. 10 ft. from the principal structure (12-2-5:B.2.d)	To be determined	<i>Waiver to allow separation distance less than 10 ft. between a detached garage and principal structure</i>

As shown in the table above, the following waiver is required in order to approve the alternative deck design:

- Section 12-2-5:B.2.d: Waiver to allow separation distance less than 10 ft. between a detached garage and principal structure.



Subject Property Street Views Showing Original Deck

Discussion

Staff finds the subject property and request to be unique for the following reasons:

- The subject property measures approximately 17,600 square feet (0.4 acres) in land area, which is 10,100 square feet greater than the current R1 District minimum lot area requirement of 7,500 square feet.
- The combined principal structure, original deck, and garage provide side yards of 70.10 feet (west) and 40.14 feet (east). The minimum side yard requirements for the R1 District are 6 feet for each yard and 14 feet for both yards combined.
- The property abuts a public park, which is likely to be maintained as open space in perpetuity. The structures in question are in closer proximity to lot lines, or portions thereof, abutting the park property than to those of abutting surrounding residential property.
- The original deck was in existence and enjoyed by the subject property's residents for at least 42 years. No complaints regarding the deck's former existence and use are on file with the Building Department.

Variation Standards

The Zoning Board of Appeals can approve the application as presented, approve it with conditions, or deny the application based on the following standards, established in Section 12-16-3:A:

- a. Not Self-Imposed: The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.
- b. Nonmonetary Considerations: The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of his land. Mere loss in value shall not justify a variation.
- c. Not Detrimental to Public Welfare: The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.
- d. Not Detrimental to Neighborhood: The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

The Applicant has provided their responses to these standards in the Variation Application.

Recommendation

Should the Board approve Case ZBA 20-14, staff recommends the following motion and conditions:

Motion to approve Case ZBA 20-14, a request for variations from Sections 12-2-5 and 12-4-2 to allow a rear yard less than 30 feet [or a request for variations from Section 12-2-5 to allow a detached accessory structure located less than 10 feet from a principal structure], subject to the following conditions:

- 1) *The proposed deck shall be installed in accordance with the plans submitted by the Applicant in the Variation Application dated 08/14/2020, or as specifically discussed and modified at the public hearing for Case ZBA 20-14.*
- 2) *The Applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of installation.*

Attachments

Application and related materials (submitted by Applicant)

H.R. SMITH
R.R. HANSEN
MEMBERS
ILLINOIS PROFESSIONAL
LAND SURVEYORS
ASSOCIATION

PLAT OF SURVEY

B.H. SUHR & COMPANY, INC.

ESTABLISHED IN 1911
840 CUSTER AVENUE, EVANSTON, ILLINOIS 60202

TELEPHONE (847) 864-6315

WEB PAGE WWW.BHSUHR.COM

TELEPHONE (773) 273-5315

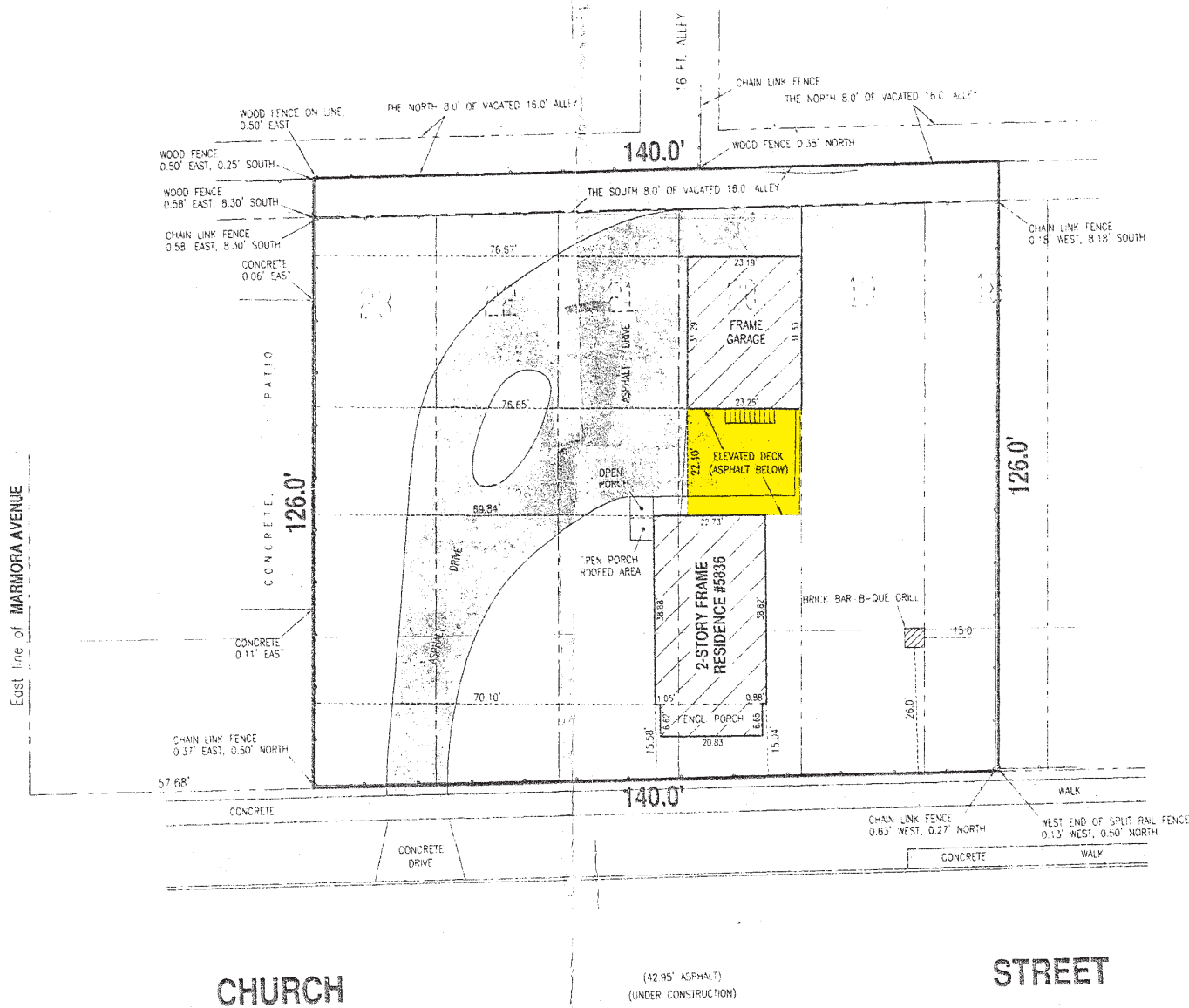
BOOK 00 PAGE 575
ORDERED BY MARCELLA TRIPP

ORDER NO 00-575

EVANSTON JULY 10, 20 00
FOR

THE WEST 15 FT. OF LOT 18, AND ALL OF LOTS 19, 20, 21, 22, AND 23 IN BLOCK 8, IN NORTH AUSTIN AVENUE GARDENS,
A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, LYING NORTH OF THE CENTER LINE OF BECKWITH ROAD, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5836 CHURCH STREET, MORTON GROVE, ILLINOIS.



SCALE: 1" = 20 ft.
TOP OF PLAT IS NORTH

STATE OF ILLINOIS }
COUNTY OF COOK }

EVANSTON, JULY 10, 20 00

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises, unless noted hereon.

SURVEYOR

STATE OF ILLINOIS }
COUNTY OF COOK }

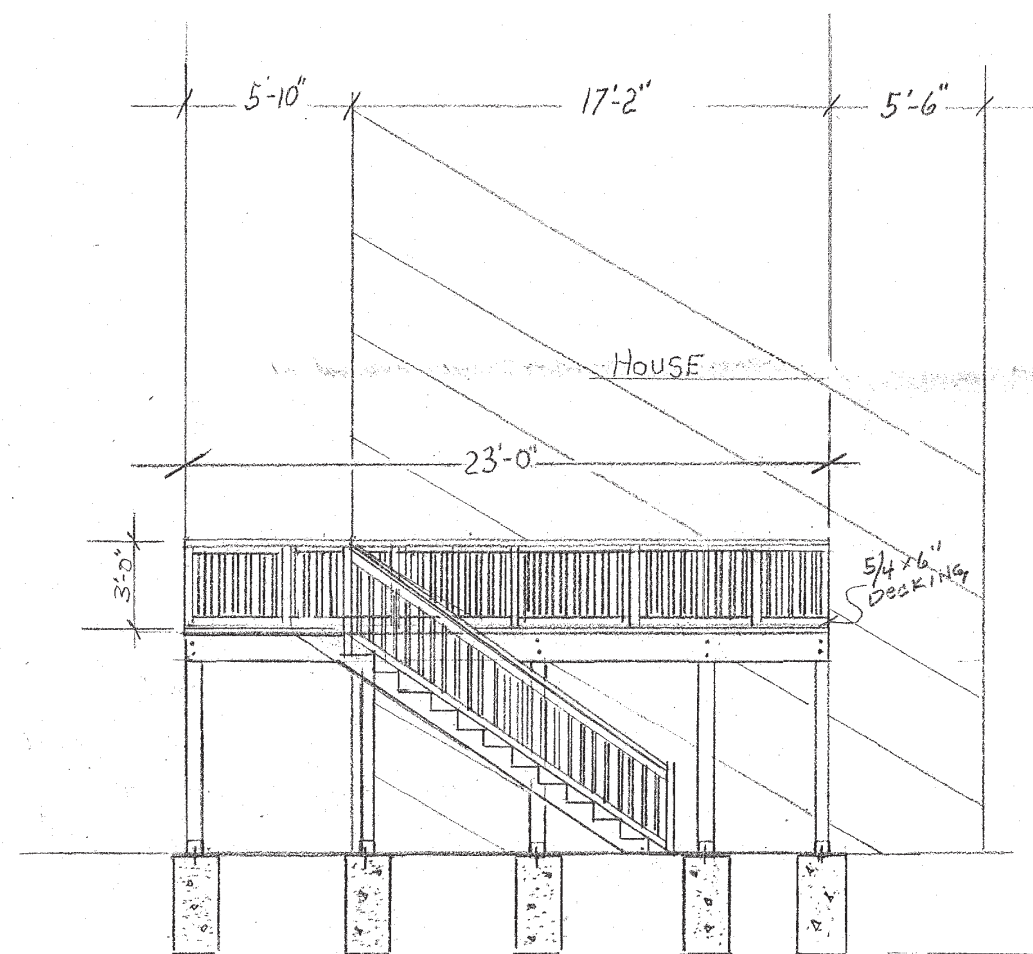
EVANSTON, JULY 10, 20 00

This is to certify that we have surveyed the above described property and the above plat correctly represents said survey.

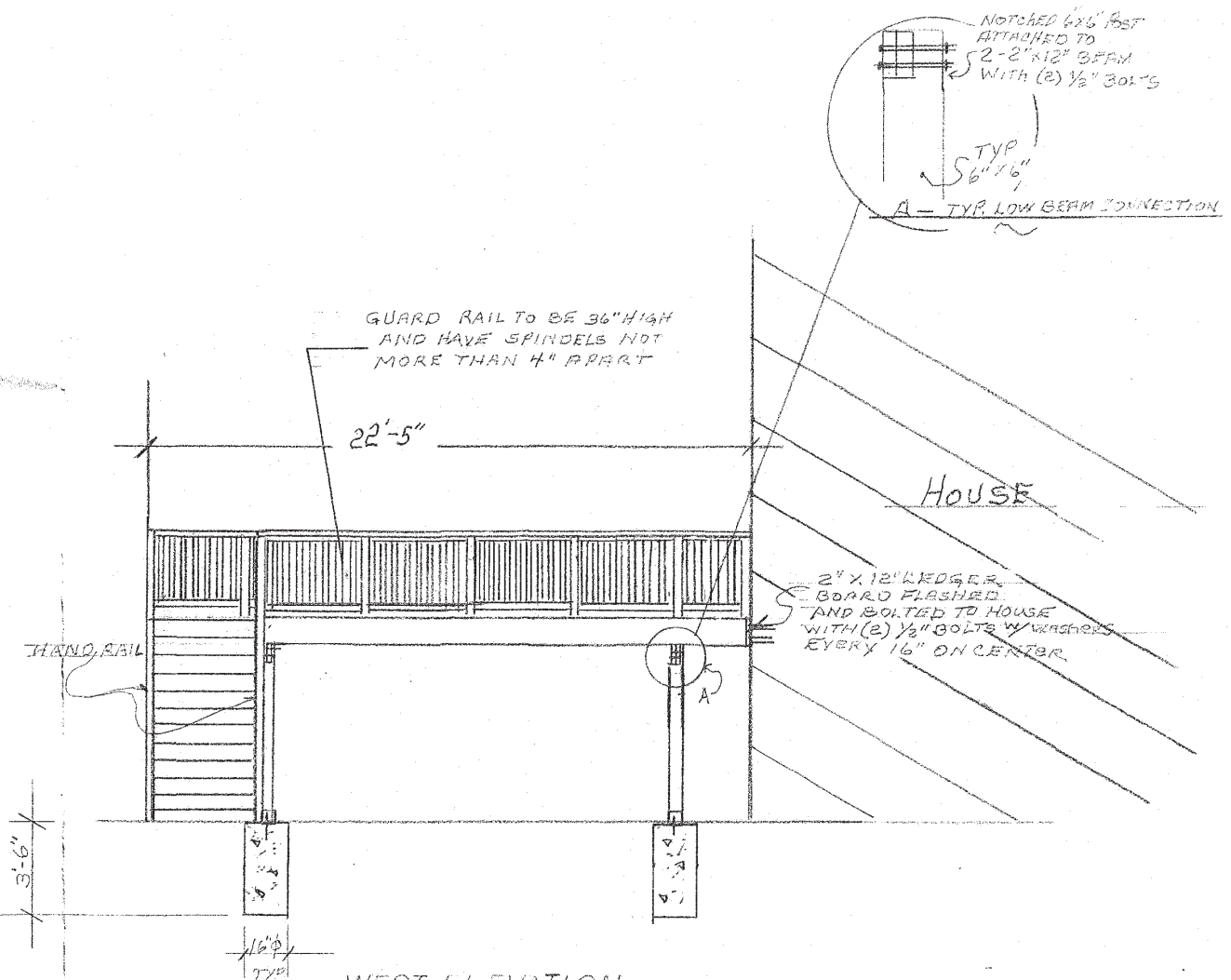
B.H. SUHR & COMPANY, INC.
SURVEYORS

By
© 2000 B. H. Suhr & Company, Inc.
All rights reserved

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title. All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by the Surveyor.
This survey has been made for the use in connection with a mortgage loan transaction or real estate transfer and is not to be used for any improvements unless corners are monumented and shown on plat, also compare all points before building by name and report any discrepancy at once.
Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

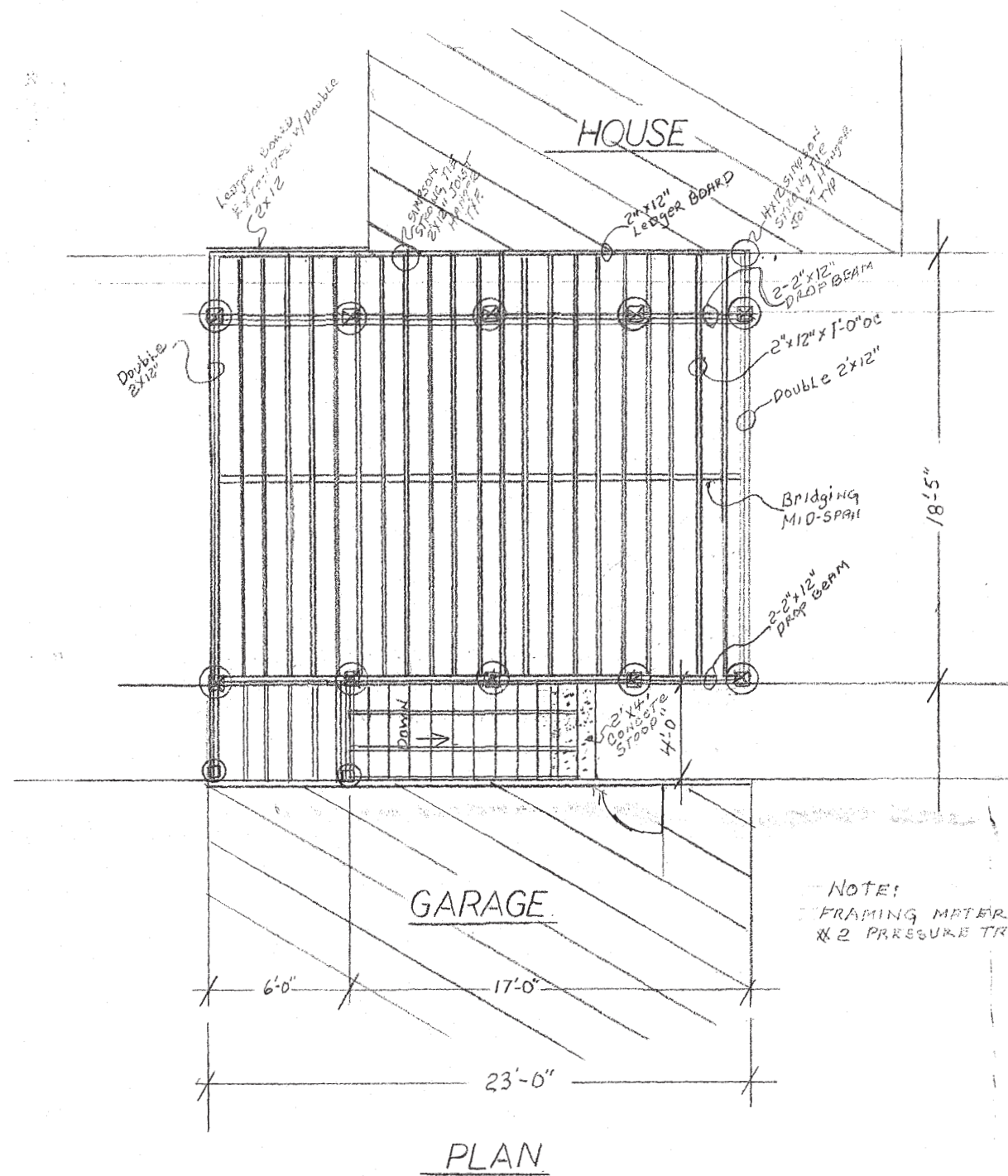


NORTH ELEVATION

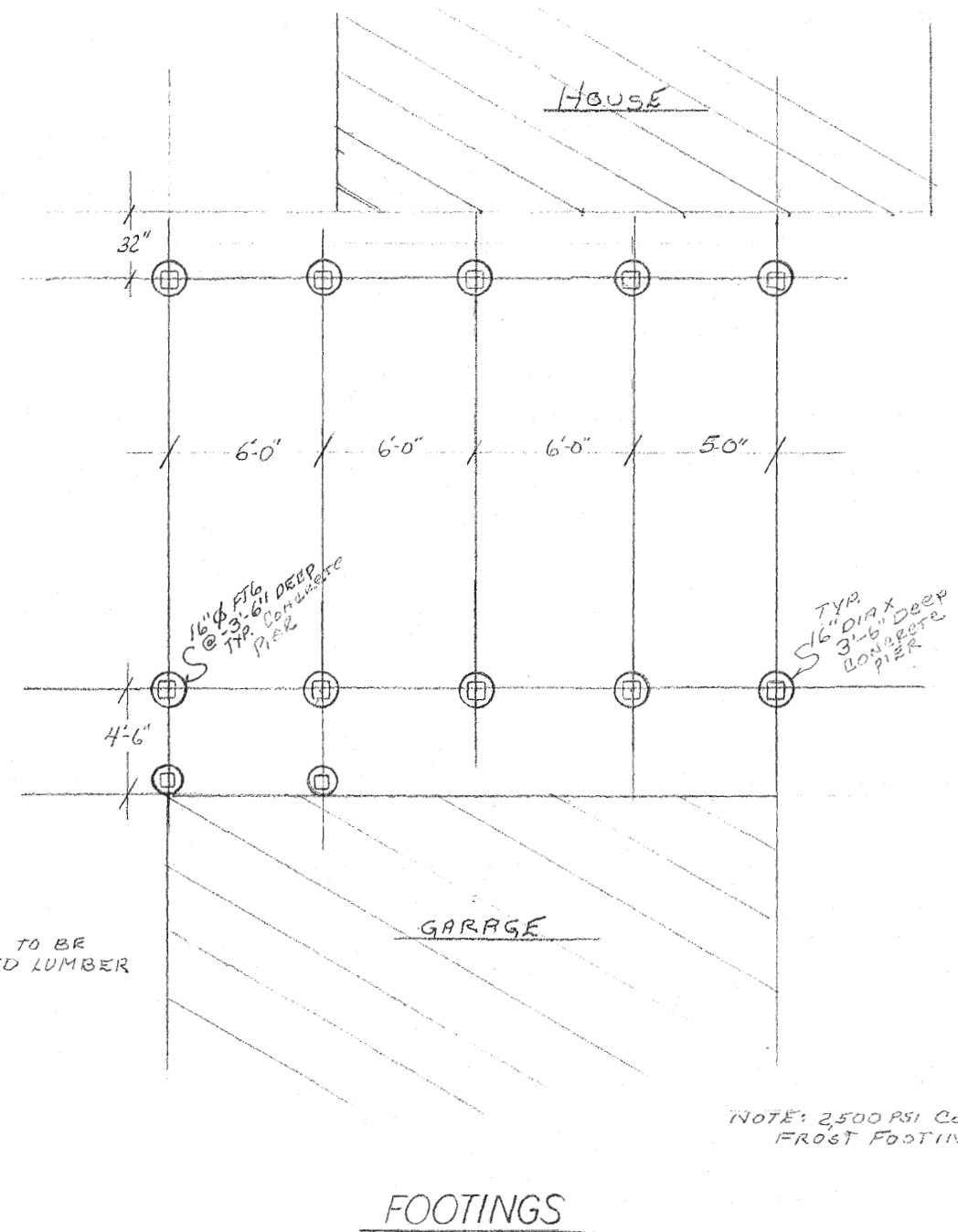


WEST ELEVATION

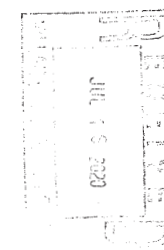
REAR DECK REPLACEMENT			
5836 CHURCH, MORTON GROVE			
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: JMH	
DATE:		REVISED	
ELEVATIONS			
DRAWING NUMBER			2 of 2



NOTE:
FRAMING MATERIALS TO BE
#2 PRESSURE TREATED LUMBER



NOTE: 2,500 PSI CONCRETE
FROST FOOTINGS FND.



REAR DECK REPLACEMENT RESIDENCE @ 5836 CHURCH ST. MORTON GROVE	
SCALE: $\frac{1}{4}" = 1'-0"$	APPROVED BY:
DATE:	DRAWN BY: JMH REVISED:
PLAN VIEW & FOOTINGS	
DRAWING NUMBER 1 of 2	