



Village of Morton Grove
Zoning Board of Appeals Agenda

March 18, 2025 - 7:00 P.M.

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

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES OF:** December 17, 2024

III. **PUBLIC HEARINGS:**

CASE: ZBA 25-01

APPLICANT: Mike Kulov
9229 Oleander Place
Morton Grove, Illinois 60053

LOCATON: 9229 Oleander Place
Morton Grove, Illinois 60053

PETITION: Request for approval of variation from Section 12-3-5 to allow a fence in a front yard

CASE: ZBA 25-02

APPLICANT: John Born
7814 Lotus Avenue
Morton Grove, Illinois 60053

LOCATON: 7814 Lotus Avenue
Morton Grove, Illinois 60053

PETITION: Request for approval of variation from Section 12-2-6 to allow a window well in a required side yard

CASE: ZBA 25-03

APPLICANT: Mike Tracy
8110 River Drive
Morton Grove, Illinois 60053

LOCATON: 8545 Ferris Avenue
Morton Grove, Illinois 60053

PETITION: Request for approval of variations from Sections 12-2-5 and 12-4-2 to allow a driveway to encroach in the minimum set back from the non-driveway approach lot line and exceed maximum impermeable lot coverage

CASE: ZBA 25-04

APPLICANT: David Meccia
5818 Main Street
Morton Grove, Illinois 60053

LOCATON: 5818 Main Street
Morton Grove, Illinois 60053

PETITION: Request for approval of variation from Section 12-2-6 to allow an accessibility ramp in a required side yard

CASE: ZBA 25-05

APPLICANT: Alicja Skibicki
7111 Emerson Street
Morton Grove, Illinois 60053

LOCATON: 7111 Emerson Street
Morton Grove, Illinois 60053

PETITION: Request for approval of variation from Section 12-4-2 to allow a second story addition in a required side yard

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, March 18, 2025, to akirchner@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.

**MINUTES OF THE DECEMBER 17, 2024
MEETING OF THE ZONING BOARD OF APPEALS
VILLAGE HALL 6101 CAPULINA, MORTON GROVE, IL 60053**

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Zoning Board of Appeals was called to order at 7:00 PM by Chairman Kintner. Secretary Kirchner called the roll.

Members of the Board Present: Dorgan, Gabriel, Kintner, Liston, Mohr and Stein

Members Absent: Hussaini with notice

Village Staff Present: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator, and Secretary
Jim English, Building and Inspection Services

Trustees Present: None

Chairman Kintner described the procedures for the meeting. The Village and the applicant will present the case and the Zoning Board of Appeals (ZBA) may ask questions of the applicant. Then, anyone from the audience will be allowed to provide comment to the ZBA on the case. Four votes are required for approval, the Board decision is final and no request that is not significantly different may be submitted for one year after the decision. It was noted that all Board members were present.

Chairman Kintner asked for approval of the November 19, 2024, meeting minutes. Board Member Dorgan moved to approve the amended minutes, Board Member Gabriel seconded the motion. Chairman Kintner called for the vote.

Board Member Dorgan voting	aye
Board Member Gabriel voting	aye
Board Member Liston voting	aye
Board Member Mohr voting	aye
Board Member Stein voting	aye
Chairman Kintner voting	aye

Motion passes (6-0)

Chairman Kintner then called for the first case.

CASE ZBA 24-41

APPLICANT: Wagar Khan
5459 N. Central Avenue
Chicago, Illinois 60063

LOCATION: 5817 Reba Street
Morton Grove, IL 60053

PETITION: Requesting for approval of variations from Sections 12-2-6, 12-4-2, and 12-15-4 to allow the replacement of walkways and a step in a required setback on a nonconforming lot due to width and area.

Ms. Kirchner said the applicant is seeking approval, after the fact, for the replacement of two walkways and a front step. The walkways and step do not observe the required 3 feet side yard setback and the lot does not meet minimum width and area. This is a replacement in-kind that does not increase the impermeable lot coverage.

Mr. Liston asked if the replacement was like for like. There was no expansion.

Mr. Khan and Mr. Shakup were sworn in. It is a like for like replacement, there is no room to observe the required setback.

Chairman Kintner asked if the neighboring house at 5821 Reba is aware of the request. The neighbor had no objections.

There was no public comment.

Board member Dorgan made a motion to approve Case ZBA 24-41, a request for approval of variations from Sections 12-2-6, 12-4-2, and 12-15-4 to allow the replacement of a walkway and step in a required setback, on a non-conforming lot due to width and area, for the property commonly known as 5817 Reba Street, subject to the following conditions:

- 1) The step and walks are maintained in accordance with the plans submitted by the applicant in the Variation Application dated 11/04/2024.
- 2) The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits.

Board member Gabriel seconded the motion. Chairman Kintner called for the vote.

Board Member Dorgan voting	aye
Board Member Gabriel voting	aye
Board Member Liston voting	aye
Board Member Mohr voting	aye
Board Member Stein voting	aye
Chairman Kintner voting	aye

Motion passes (6-0)

CASE ZBA 24-42

APPLICANT: Charmoun Merza
7428 Wilson Terrace
Morton Grove, IL 60053

LOCATION: 7428 Wilson Terrace
Morton Grove, IL 60053

PETITION: Requesting for approval of variation from Section 12-2-6 to allow expansion of an attached garage in a required street side yard.

Ms. Kirchner said the current 10 feet wide garage would be expanded by 5.66 feet to the east, to accommodate a wider garage door and pedestrian door. This is an expansion of only the garage portion of the house, measuring 26.5 feet in length. The room behind the garage will not be expanded.

The current driveway will not be expanded and will serve as a drive and walkway to the garage expansion. Staff notes the plat of survey and existing site plan do not reflect the current driveway dimensions. The proposed site plan accurately depicts the driveway before and after the garage addition.

The proposed open sided porch addition in the front yard complies with the Unified Development Code and does not require a variation.

Chairman Kintner asked if the driveway is to be expanded? The current driveway will not be expanded, it is currently there. The apron does not need to be expanded and would not require ZBA approval.

Mr. Merza was sworn in. He noted that he needs protection for his car and earlier asked for a variation to place a car port in front of the garage and was denied.

Mr. Gabriel said the garage expansion is dimensionally appropriate.

There was no public comment.

Board member Liston made a motion to approve Case ZBA 24-42, a request for approval of a variation from Section 12-2-6 to allow expansion of an attached garage in a street side yard for the property commonly known as 7428 Wilson Terrace, subject to the following conditions:

- 1) The proposed addition shall be used in accordance with the plans submitted by the Applicant in the Variation Application dated 11/19/2024.
- 2) The Applicant shall file all necessary plans and applications, for review and approval.

Board member Dorgan seconded the motion. Chairman Kintner called for the vote.

Board Member Dorgan voting	yes
Board Member Gabriel voting	yes
Board Member Liston voting	yes
Board Member Mohr voting	yes
Board Member Stein voting	yes
Chairman Kintner voting	yes

Motion passes (6-0)

Chairman Kintner asked for any other business or discussion. Hearing none, Board Member Dorgan moved to adjourn the meeting, seconded by Board Member Stein. The motion to adjourn the meeting was approved unanimously pursuant to a roll call at 7:19 p.m.

Minutes respectfully submitted by Anne Ryder Kirchner.

Village of Morton Grove

Department of Community & Economic Development

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

From: Brandon Nolin, AICP, Community Development Administrator;
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: March 11, 2025

Re: ZBA 25-01 – 9229 Oleander Place (09-13-222-004-0000)
Request for approval of variation from Section 12-3-5 to allow a fence in a front yard.

STAFF REPORT

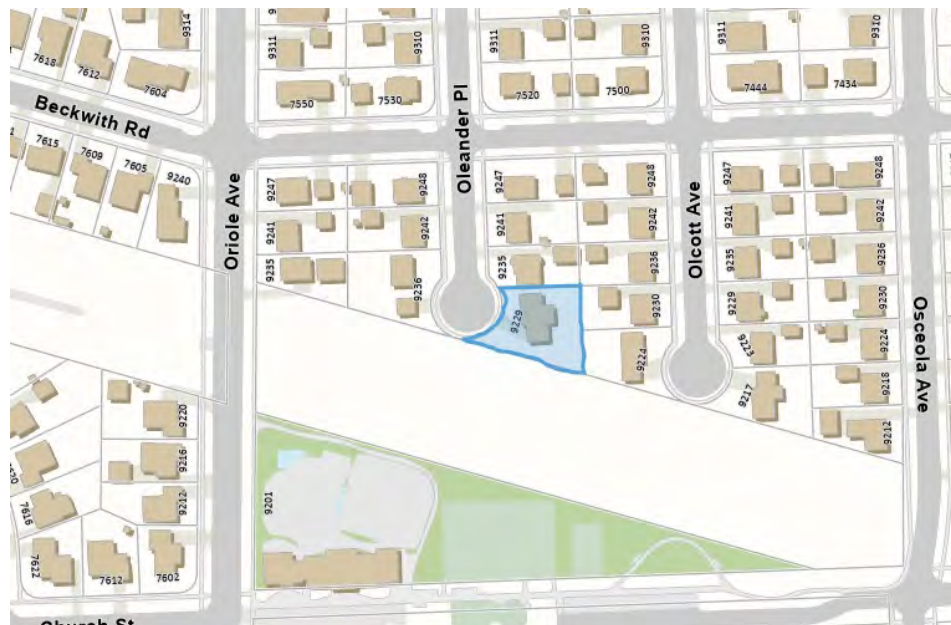
Public Notice

The Village of Morton Grove provided public notice for the March 18, 2025, Zoning Board of Appeals public hearing for ZBA 25-01 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on February 27, 2025. The Village mailed letters on February 27, 2025, notifying surrounding property owners within 100 feet of the subject property, and placed a public notice sign on the property on February 27, 2025.

Request Summary

Property Background

The subject property is a 12,740 square-foot corner lot located on the east side of Oleander Place, south of Beckwith Road and at the end of the cul-de-sac. The property is zoned R-1 Single Family Residence and is improved with a single-family dwelling. Surrounding properties are also within the R-1 District and improved with single-family residences. A Com Ed utility easement lies to the south



Subject Property Location Map

Application Overview

The applicant and subject property owner, Mike Kulov, is seeking approval of waivers to allow an existing fence in a front yard. A permit was not given for the front yard enclosure. An approved permit was given for the side and rear yard fencing.

Fence Waiver

The Applicant is requesting a waiver from Section 12-3-5 to allow a new installation of fencing within a front yard. The fencing extends 33 feet west from the southwest corner of the lot in the front yard of the home and 33 feet north of the southern lot line, enclosing a portion of the front yard. A triangular area of approximately 230 square feet is enclosed in the front yard and is nonconforming (see drawing below). The fence location meets sight line triangle requirements.



Oleander Place front yard fence



Red triangle indicating area requiring variation

Requested Variation

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

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED VARIATIONS
Front Yard Fencing (12-3-5:A)	No fence shall be allowed on any part of a front yard	Location: 14 ft. in front (west) of the principal structure	<i>Location: Waiver of 14 ft. to allow front yard fencing*</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.	Fence is more than 10 feet from the vehicular access way	Conforming

*See discussion below

As shown in the table above, the following variation is required to approve installation of a front yard fence as proposed by the Applicant:

- Section 12-3-5:A: Variation of to allow a fence in a front yard

Discussion

The Unified Development Code does not allow for front yard fencing due to the concern that such fencing will impede sight lines and potentially reduce the aesthetic appeal of properties located along the block face.

The Applicants are requesting the variation in order to retain a newly installed fence in a portion of the front yard that was installed outside of work permitted for a fence in the rear and side yards only. The 230 square feet area is fenced in by a 3 feet high fence with no transparency. Staff acknowledges the unique front yard lot shape and interprets the code to allow a fence that aligns with the front of the home using a uniform setback from the adjacent curved street. The approved fence permit allowed the side yard fence to align with the northwest corner and then observe the same setback, rather than being installed in a straight line from the front corner of the home to the front corner of the lot.

The applicant should speak as to why they cannot properly align the fence by removing or relocating the nonconforming triangle section.

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

Recommendation

Should the Board approve Case ZBA 25-01, staff recommends the following motion and conditions:

The Zoning Board of Appeals approves Case ZBA 25-01 a request for approval of a variation from Section 12-3-5 to allow a fence in a front yard subject to the following conditions:

- 1) The proposed fence shall be built in accordance with the plans submitted by the applicant in the Variation Application dated 12/18/2024; 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)



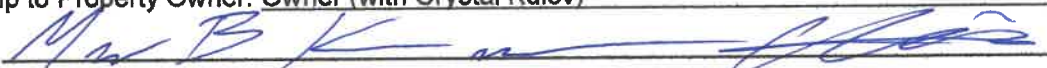
VARIATION APPLICATION

Village of Morton Grove

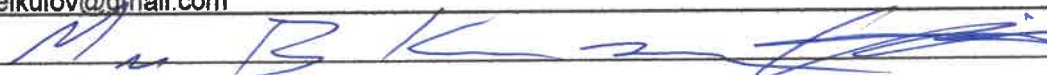
Department of Community Development
6101 Capulina Avenue, Morton Grove, Illinois 60053
commdev@mortongrovel.org | 847-663-3063

Case Number: 25-01 Date Application Filed: 12/18/2024

APPLICANT INFORMATION

Applicant Name: Mike Kulov
Applicant Address: 9229 Oleander Ave / Pl
Applicant City / State / Zip Code: 60053
Applicant Phone: (312) 554-9481
Applicant Email: michaelkulov@gmail.com
Applicant Relationship to Property Owner: Owner (with Crystal Kulov)
Applicant Signature: 

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: Mike and Crystal Kulov
Owner Address: 9229 Oleander Ave / Pl
Owner City / State / Zip Code: 60053
Owner Phone: (312) 554-9481
Owner Email: michaelkulov@gmail.com
Owner Signature: 

PROPERTY INFORMATION

Common Address of Property: 9229 Oleander Ave / Pl
Property Identification Number (PIN): 09-13-222-004-0000
Property Square Footage: 0.2544 Acres / 11,081 Square Feet
Property Zoning District: R1 Single-family Residence
Property Current Use: Residential Homestead

APPLICATION INFORMATION

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

Municipal Code Section 12-3-5 Fences, Street Side Yard Variation

Purpose of requested variation (attach as needed): 1) Limit access of wildlife (coyotes / foxes) from utility corridor, 2) Limit refuse blown-in from utility corridor, 3) Increase security and illumination to help deter utility corridor vagrancy, and 4) Improve neighborhood appeal of corner area nearest to utility transmission lines

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 property's unique nature is mostly due to 1) adjacency to the utility corridor, and 2) oversized side lot along curved corner. As such, the property receives an inordinate amount of canine scat (fox / coyote or other) as well as litter from individuals traveling / loitering in the utility corridor.

- 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 family owns 9229-9235 Oleander Ave / Pl and have been villagers of Morton Grove for over 60 years. We love it here and have no plans to move or sell, so valuation is of little importance to us. Our major considerations are to improve overall 1) safety / security, and 2) neighborhood appeal.

- 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.

Three-foot height of street side yard fence was chosen to retain openness while offering adequate protection from larger wildlife and wind-driven refuse. Curved corner area beyond the fence is improved with native white pine and wild grass / flower beds (more planned), open to all villagers.

- 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.

Community security improved by additional illumination provided by fence lighting, particularly important near unmonitored utility corridor and electricity transmission lines. Visibility is not diminished as the street side fence is three-feet tall and positioned to match circular topography.



PLAT OF SURVEY

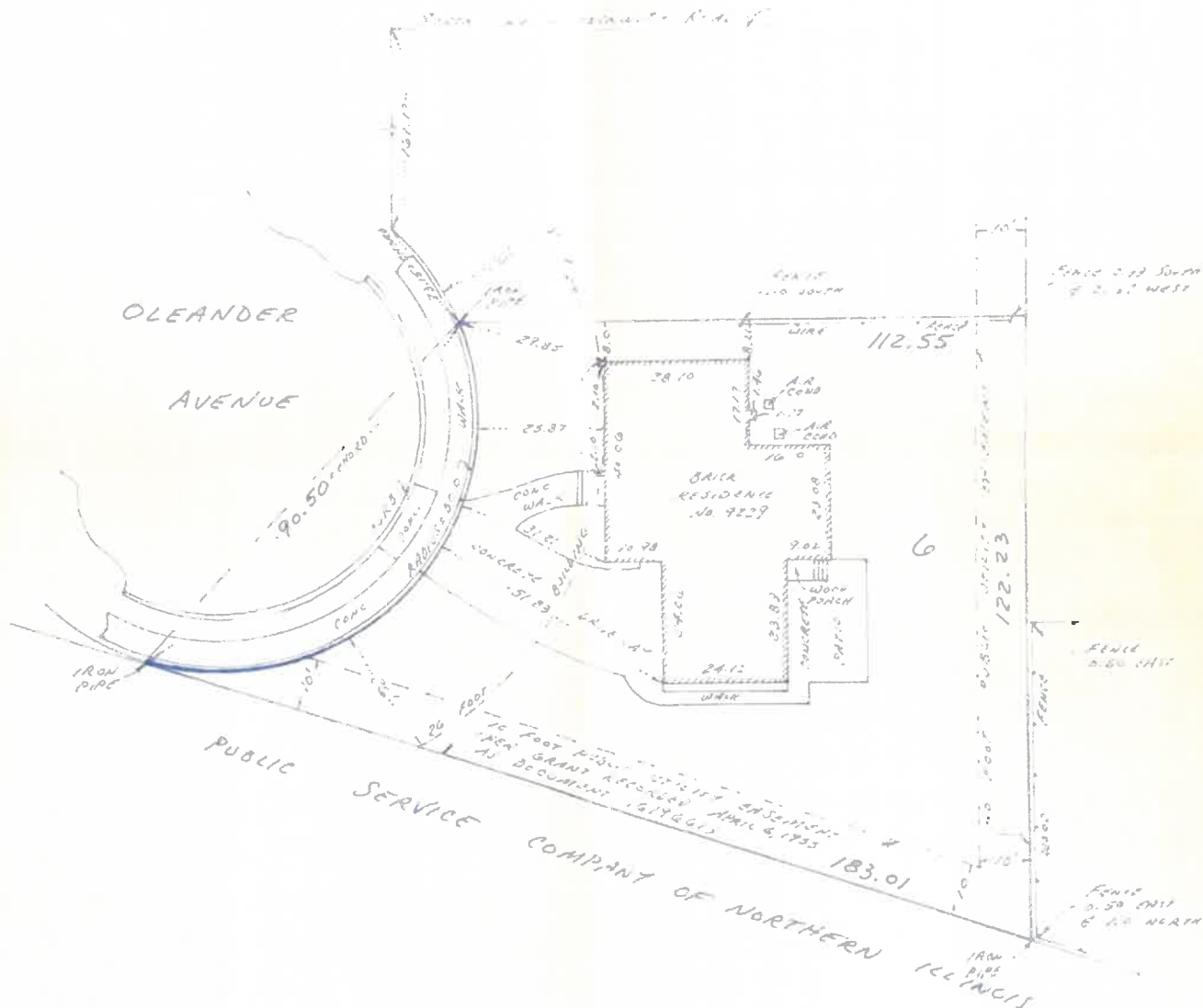


ANTON ADAMS

Illinois Professional Land Surveyor

SCALE 1"=20' Feet

Lot 6 in Block 5 in Grovesdale Home Unit No. 3, being a Subdivision of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 41 North, Range 12, East of the Third Principal Meridian, lying West of the center line of Shermer Road and North of the Right of Way of the Public Service Company of Northern Illinois, excepting therefrom that part of the South 518.50 foot thereof which lies east of a line drawn at right angles to the South line of the Northeast $\frac{1}{4}$ of Section 13 aforesaid through a point 1100.20 feet West of the center line of Shermer Road.



ORDER NUMBER 50134

FIELD BOOK 41-12

PAGE 79

ORDERED BY Ryan B. Werner, LLC

Compare legal description on this plat with deed or title policy. Compare all points before building by same and report any differences at once. Building lines and easements, if any, are shown as they appear on the recorded plat of subdivision, otherwise refer to deed, title policy or zoning ordinances. Distances or angles shown may not be assumed by scaling.



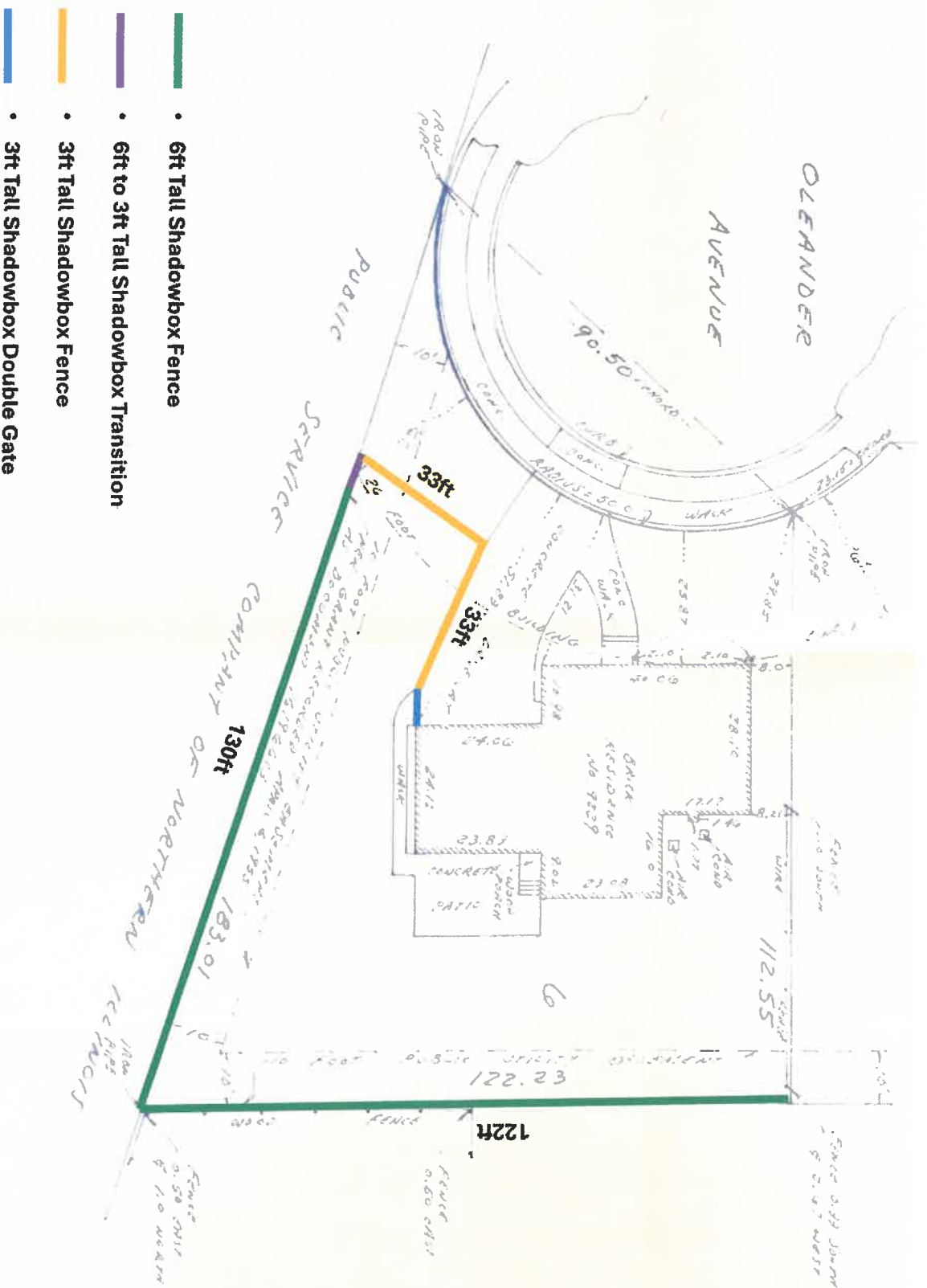
STATE OF ILLINOIS
COUNTY OF COOK

I, ANTON ADAMS, Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and that the plat hereon shown is a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

ANTON ADAMS, ILLINOIS April 21, 2023

Anton Adams
Illinois Professional Land Surveyor
License #35-2810 expires 11/24

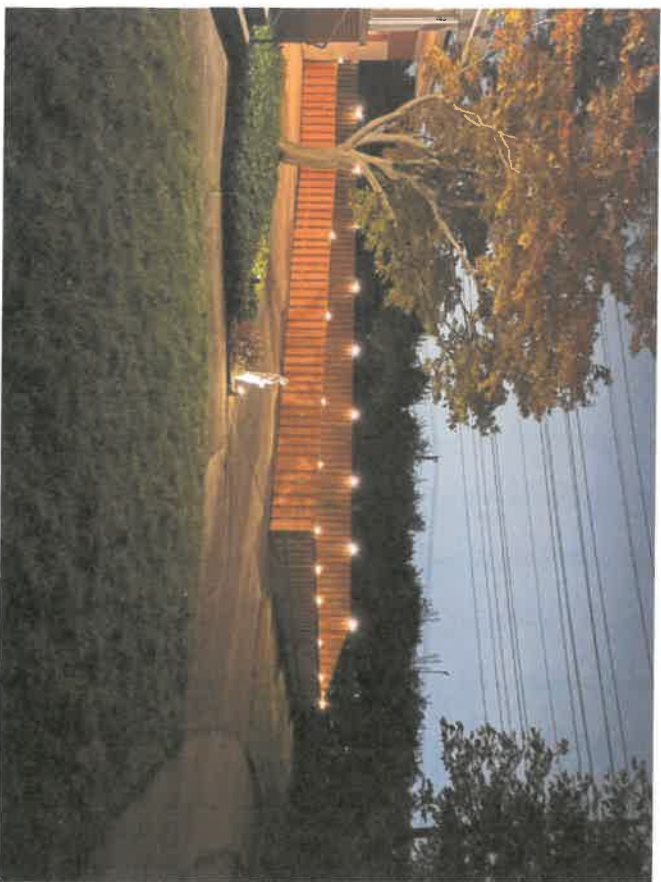
9229 Oleander Plot Map with Fence Type Detail



[illegible]

- | | |
|--|---|
| <ul style="list-style-type: none"> • 6ft Tall Shadowbox Fence • 6ft to 3ft Tall Shadowbox Transition • 3ft Tall Shadowbox Fence • 3ft Tall Shadowbox Double Gate | <div> <div>A</div> <ul style="list-style-type: none"> • Wild Grass and Flower Bed </div> <div> <div>B</div> <ul style="list-style-type: none"> • Native Eastern White Pine </div> <div> <div>C</div> <ul style="list-style-type: none"> • Roxbury Russet and Empire Apple </div> |
|--|---|

9229 Oleander Side Yard Photos



9229 Oleander Types of Refuse and Scat



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

From: Brandon Nolin, AICP, Community Development Administrator;
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: March 11, 2025

Re: ZBA 25-02 – 7814 Lotus Avenue (10-28-108-034-0000)
Request for variation from Section 12-2-6:G to allow a window well in a required side yard.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the March 18, 2025, Zoning Board of Appeals public hearing for ZBA 25-02 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on February 27, 2025. The Village mailed letters on February 27, 2025, notifying surrounding property owners within 100 feet of the subject property, and placed a public notice sign on the property on February 27, 2025.

Request Summary

Property Background

The subject property at 7814 Lotus Avenue is an interior lot located on the west side of Lotus Avenue, between Mulford Avenue and Kirk Street. The subject property is within an R-2 Single Family Residence District. An unimproved public alley abuts the subject property to the west.

Surrounding properties are also zoned within the R-2 Single Family Residence District and are improved with single-family dwellings. The boundary with the Village of Skokie is along the south side of Mulford.

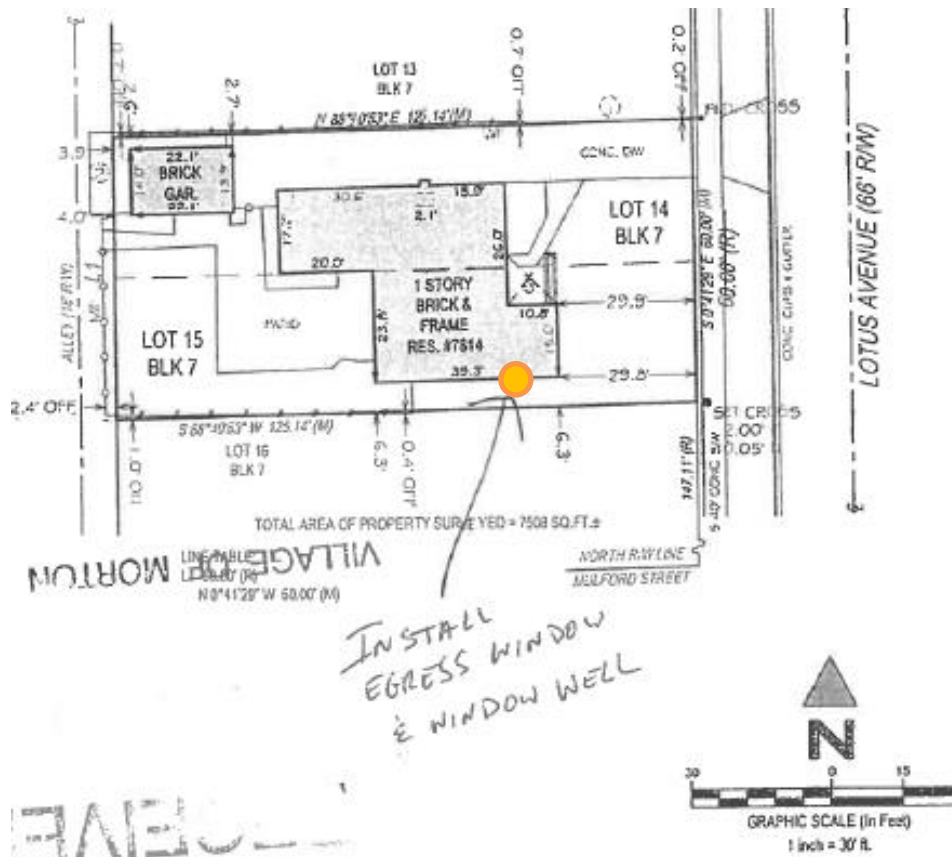


Subject Property Location Map

Application Overview

The Applicant and property owner, John Born, is requesting a waiver from Section 12-2-6:G to allow the installation of one window well within a required interior side yard that does not meet the requirements of a permitted encroachment. The proposed window well will encroach 1.7 feet into the five-foot (5 ft.) required side yard. Per Section 12-2-6:G, window wells are not a permitted obstruction of the five-foot (5 ft.) required side yard.

Section 12-2-6:G of the Unified Development Code establishes permitted obstructions of required yards, and was amended in 2020 (Ordinance 20-01) to expand the list of permitted obstructions and provide additional siting and dimensional requirements.



Building Permit Location of Proposed Window Well



Street View of 7814 Lotus
(Arrow Pointing to Approximate Proposed Location of Window Well)

Requested Variation

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

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED VARIATION
Permitted Obstructions, Window Wells (12-2-6:G)	Not permitted in required interior side yard	Proposed encroachment of 1.7 ft. into five-foot (5 ft.) interior side yard	<i>Variation to allow window well as a permitted obstruction and encroachment of 1.7 feet</i>

As shown in the table above, the following variation is required to approve construction of the window well, as proposed by the Applicant:

- Section 12-2-6:G. Waiver to allow a window well as a permitted obstruction of a five-foot (5 ft.) required interior side yard and an encroachment of 1.7 feet.

Discussion

The Applicant submitted a building permit for basement waterproofing and installing a window well on the south side of the home for egress. A variation is required as the applicant did not wish to place the window well in a conforming location, citing interference with patios, entryways and obstruction of an air conditioning unit. Staff notes that a well located in the front yard below the bedroom window would be conforming.

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 12-2-6:G

- 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 25-02, staff recommends the following motion and conditions:

The Zoning Board of Appeals approves Case ZBA 25-02, a request for variation from Section 12-2-6:G to allow a window well in a required side yard.

- 1) *The proposed window well shall be installed in accordance with the plans submitted by the Applicant in the Variation Application dated 1/13/2025.*
- 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: 25-02 Date Application Filed: 1/13/2025

APPLICANT INFORMATION

Applicant Name: JOHN BORN
Applicant Address: 7814 LOTUS AVE. MORTON GROVE, IL 60053
Applicant City / State / Zip Code: _____
Applicant Phone: 847. 567. 0260
Applicant Email: JOHN.BORN3@GMAIL.COM
Applicant Relationship to Property Owner: OWNER
Applicant Signature: [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: 7814 LOTUS AVE.
Property Identification Number (PIN): 10-28-108-034-0000
Property Square Footage: 1684
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:

12-2-6 - SIDE YARD ENCROACHMENT OF BELOW GRADE ACCESS
Purpose of requested variation (attach as needed): TO PLACE ENTRY EGRESS ALONG SIDE
YARD. SEE ATTACHED

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.

AS OWNER OF THE HOME, THIS ADDITION OF BASEMENT ACCESS IMPROVES THE SAFETY OF MY FAMILY AND CHILDREN LIVING IN THE BASEMENT BEDROOMS

- 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.

THIS EXPENSIVE EGRESS ADDITION IMPROVES THE VALUE OF MY HOME AND LAND IMPROVING THE FUTURE VALUE OF THE HOME AND SURROUNDING HOMES AND NEIGHBORS.

- 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.

THIS VARIANCE ONLY AFFECTS MY OWNED PRIVATE PROPERTY AND IMPROVES THE VALUE OF MY 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.

THIS EGRESS IMPROVES LIGHT + AIRFLOW INTO MY HOME AND IMPROVES MY SAFETY AND EXIT ACCESS DURING AN EMERGENCY.



7814 Lotus Ave.

Desire to replace existing basement window with an egress window of position 1.		
Existing Window Position	Inside	Outside
1	Preferred Space for egress exit based on basement layout of bedrooms and staircase	Side Yard and no obstructions
2	Secondary option-less preferred	Side Yard with outside gate interference
3	Not preferred based on layout	Cement patio requires breaking-A/C unit obstruction
4	Not preferred based on layout- interference with laundry room entry	Cement patio requires breaking- interference with patio entry door to family room
5	Not preferred due to bottom of staircase as primary exit	Interference with primary front door entry
6	Not preferred due to window in storage room location	Landscape disruption due to location of front yard



Desired window inside basement furthest away from staircase.

Backside of house window options require cement patio to be broken. Frontside of house window options end up inside of closets or undesired placement near normal stairwell exit.

There are no side window options on driveway side of house.



Desired egress placement and hypothetical property line based on fence location. House is approx. 7 feet from line

Window well of neighboring house is significantly less against property line.



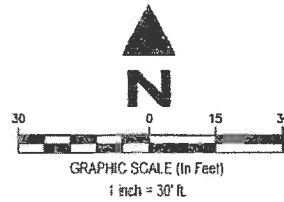
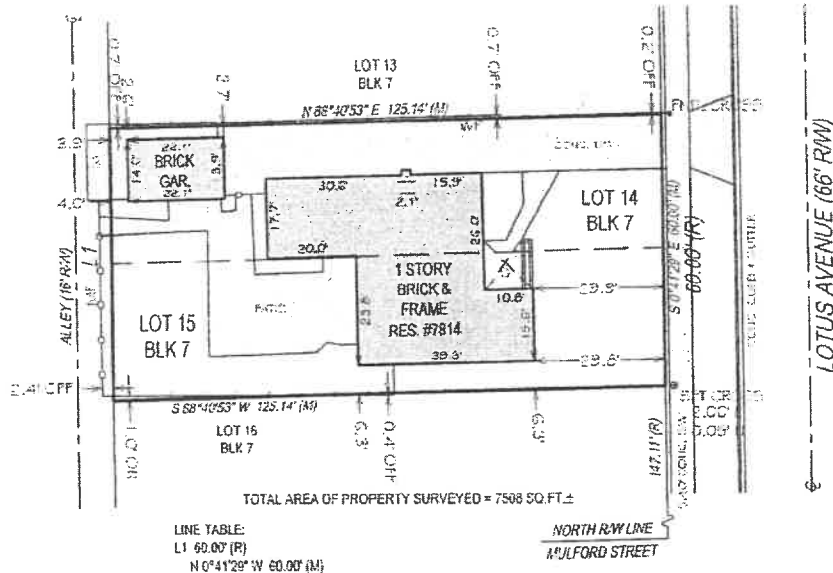
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 7814 LOTUS AVENUE, MORTON GROVE, ILLINOIS 60053

SURVEY NUMBER: 2109.7257

2109.7257
BOUNDARY SURVEY
COOK COUNTY



STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy
KENNETH A. KENNEDY
025-002823
PROFESSIONAL
LAND SURVEYOR
MORTON, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184028059-0008

POINTS OF INTEREST:
1. CONCRETE DRIVEWAY OVER PROPERTY LINE 2. WOOD DECK OVER PROPERTY LINE



Exacta Land Surveyors, LLC
PLS# 184028059
o: 773.305.4011
316 East Jackson Street, Morris, IL 60450



DATE OF SURVEY: 10/07/21
FIELD WORK DATE: 10/17/2021
REVISION DATE(S): (REV: 10/17/2021)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



SURVEY NUMBER: 2109.7257

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

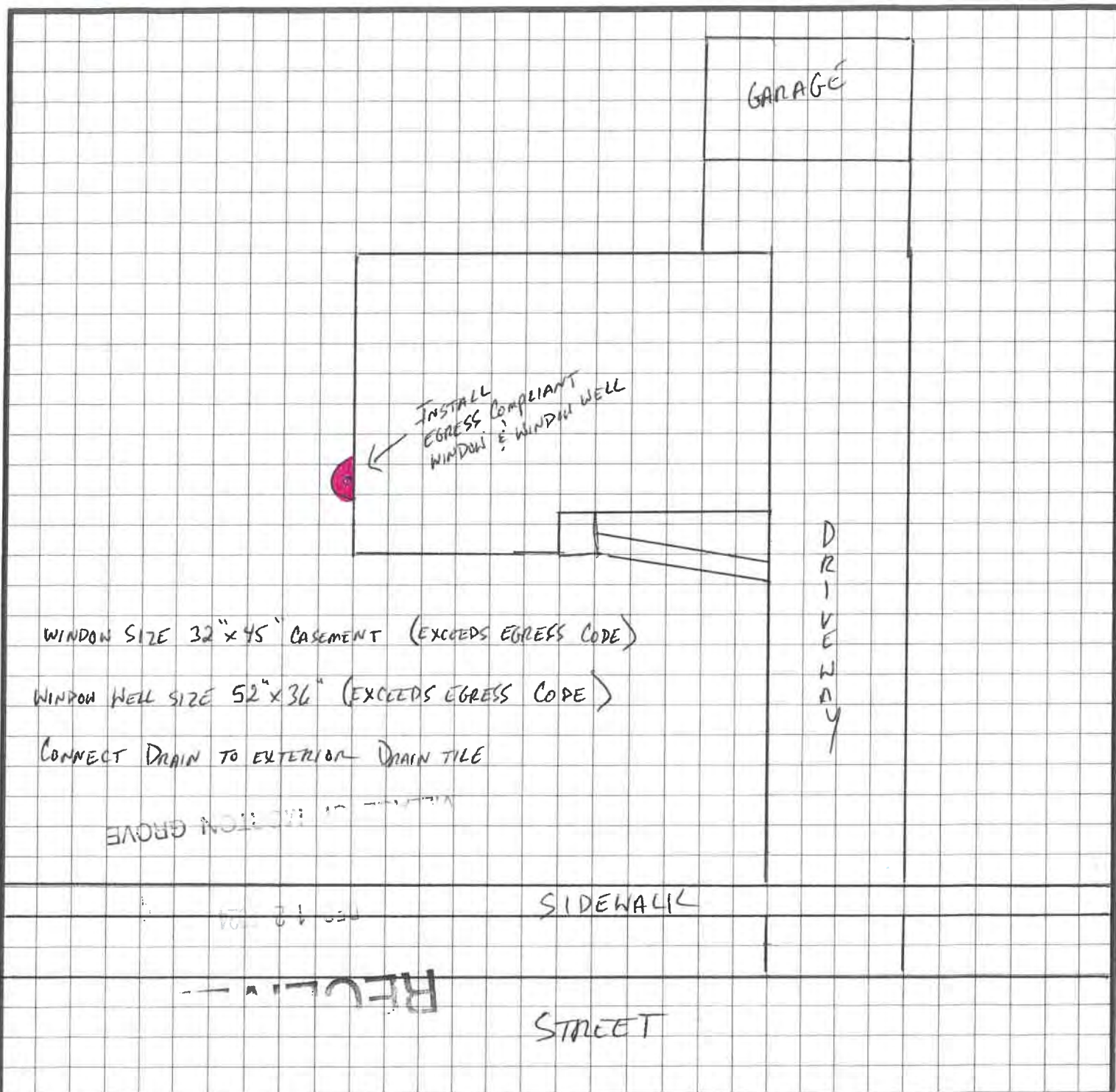
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



ULB-DRY WATERPROOFING INC.

Foundation Waterproofing Installer

Foundation Detail Sheet



ULB-DRY

WATERPROOFING INC.

705 N Princeton Ave

Villa Park, IL 60181

Tel 630-333-9292

Fax 800-375-9947

www.ulbdrywaterproofing.com

Customer: JOHN BORN

Location: 7814 LOTUS AVE, MORTON GROVE IL

Project: _____

Drawn by: VP

Date: 12/02/24

Length: _____

Width: _____

Square Foot: _____

Estimate

ULB Dry Waterproofing, Inc.

705 N Princeton Ave
Villa Park, IL 60181
(630) 333-9292
<https://ulbdrywaterproofing.com/>

Estimate Number	26990
Estimate Date	11/22/2024
Created By	Vince Pane

Customer
John Born 7814 Lotus Ave Morton Grove, IL 60053 (847) 567-0260 johnborn3@gmail.com

Description

Product Name	Qty	Unit	Unit Price	Total
Egress Window - 32" x 45" In-Swing, European style Tilt and Turn Excavate to expose foundation wall. Frame and install an egress compliant, 32" wide x 45" tall vinyl, casement window European's style, tilt and turn. Install egress compliant window well (52"x36" with variable depth) and seal it to foundation. Install and secure ladder. Install steel grate and plastic cover. Backfill as required and haul away additional soils.	1	Each	\$7,500.00	\$7,500.00
Drain Connection to Exterior Draintile	1		\$300.00	\$300.00
Permit Acquisition Fee Cost of application process - filing for permits. Actual cost of approved permit is the responsibility of the customer and is not included in this total. Customer may waive this fee by applying for permit themselves.	1	Each	\$350.00	\$350.00
Discount	1		(\$300.00)	(\$300.00)
WARRANTY - EXTERIOR DRAINAGE SYSTEMS AND CRACK REPAIRS Exterior drainage systems (French drain, buried gutters / sump discharge, brickledge / foundation waterproofing, exterior drain tile, crack repairs, egress windows, window wells) are covered by a 5-year, fully transferable warranty on specifically treated areas.	1	Each	\$0.00	\$0.00
			Total	\$7,850.00

VILLAGE OF MORTON GROVE

Acceptance of Agreement: I have read the terms and conditions of this agreement, including the arbitration agreement and warranty conditions on the reverse side. The agreement contains the total understanding of the two parties and no other oral or written representations will be binding unless specifically stated herein. No action may be maintained against ULB Dry Waterproofing, Inc. for the amount greater than the amount paid to ULB Dry Waterproofing, Inc. under this agreement.

Customer  Date 12-2-24 Consultant

1. ULB Dry Waterproofing is not responsible for the disposition of water once discharged from home.
2. If additional pumping capacity is needed to keep up with water flow or seepage flow, homeowner is responsible for additional labor and material charges.
3. Homeowner is responsible at his/her expense for adequate electrical supply for sump pumps and battery back-up sump pumps.
4. Homeowner is to provide adequate water and electricity to accommodate the repairs.
5. Homeowner is responsible for the removal and replacement of personal property, fixtures, and appliances, or other obstacles to the work area, ULB Dry Waterproofing is not responsible for any damages incurred to wall and wall coverings, flooring, landscaping, or personal property of any type due to dust, excavation, seepage, or flooding.
6. ULB Dry Waterproofing will exercise reasonable care but is not responsible for damage done to buried radiant heat, sewer, plumbing, water lines, sprinkler lines, electrical dog fences, cable lines, internet lines, conduit runs, other electrical lines, personal/municipal gas lines or satellite lines etc. (exterior/interior/or below floor).
7. ULB Dry Waterproofing will not be held responsible for any mold and/or any radon related claims.
8. If epoxy or urethane grout is injected around a sewer line, ULB Dry Waterproofing is not responsible for any subsequent clogging due to an existing open or broken sewer line.
9. ULB Dry Waterproofing reserves the right to alter the repair technique as necessary to complete project, at no additional charge to the customer.
10. If, upon opening a floor or wall, ULB Dry Waterproofing discovers previously unknown conditions considered detrimental to the proposed work, Reliable Basement Services reserves the right to cancel contract, and refund money.
11. ULB Dry Waterproofing warranty does not cover against sand or iron bacteria clogging drain tile systems or any component thereof. Iron ore bacteria is a living organism and is very difficult to detect unless the by-product of the bacteria's life cycle, an orange slimy substance, is visible. If a particular property or structure is determined to have the bacteria, either before or after a project takes place it will require additional efforts to maintain the drain tile system. Cost related to this will be at the homeowners expense. ULB-Dry will provide a quote to install features such as cleanouts to aid in the treatment and maintenance of these unforeseen soil conditions in the future.
12. If ULB Dry Waterproofing deems necessary, homeowner must provide interior access to bare masonry walls or floor for initial repair work, as well as any subsequent service work at the homeowner's expense, failure to do so will invalidate warranty.
13. ULB Dry Waterproofing warranty does not cover any above penetration of water, seepage through windows, condensation, vapor transmission, or excess humidity, and water during sewer backup, or frozen discharge lines.
14. Should any work be modified by others, and warranties will be null and void.
15. **All credit card payments are subject to a 3% transaction fee.**
16. **Deposit of 30% is due upon scheduling.**

THIS ESTIMATE IS VALID FOR 90 DAYS. PRICES SUBJECT TO CHANGE AFTER 90 DAYS.

Homeowner x

Agreement to Arbitrate

You and we agree to submit any dispute (s) arising under this agreement, with the exception of disputes alleging criminal violations, to binding arbitration in accordance with the rules of the Better Business Bureau of Chicago & Northern Illinois, Inc. (BBB) (Binding). Such disputes shall include any controversy or claim arising from or relating to home repairs or upgrades on the date below, including, but not limited to, claims relating to the negotiation of the purchased construction services and any dispute relating to any service contract purchased or provided at the time the construction services were purchased and any question about whether a matter is subject to arbitration under this important legal arbitration agreement. A single BBB selected arbitrator will render a decision that the arbitrator considers to be fair and in the accordance with legal principals. The Arbitrator's decision will be final and binding on both you and us, and judgment on the decision may be entered in any court having jurisdiction. BBB fees for the arbitration process shall be paid by the parties as follows: both parties will share charges equally. Further information about BBB arbitration may be obtained by calling the BBB of Chicago at (312) 832-0500. The address is 330 N Wabash Ave, Suite 2006, Chicago, IL 60611. The agreement to arbitrate affects important legal rights. Neither of us will be able to go to court for dispute that must be arbitrated. No action may be maintained against ULB-Dry for the amount greater than paid to Reliable Basement Services under this agreement. NEITHER OF US WILL BE COMMITTED BY THE TERMS OF THIS AGREEMENT TO ARBITRATE UNLESS YOU SIGN BELOW, IN WHICH EVENT WE WILL BOTH BE COMMITTED.

Village of Morton Grove

Department of Community & Economic Development

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

From: Brandon Nolin, AICP, Community Development Administrator;
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: March 11, 2025

Re: ZBA 25-03 –8545 Ferris Avenue (10-20-112-012-0000, 10-20-112-013-0000)

Request for approval of variation from Section 12-2-5 and 12-4-2 to allow a driveway to encroach in the minimum setback from the on-driveway approach lot line and exceed maximum allowable impermeable lot coverage.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the March 18, 2025, Zoning Board of Appeals public hearing for ZBA 25-03 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on February 27, 2025. The Village mailed letters on February 27, 2025, notifying surrounding property owners within 100 feet of the subject property, and placed a public notice sign on the property on February 27, 2025.

Request Summary

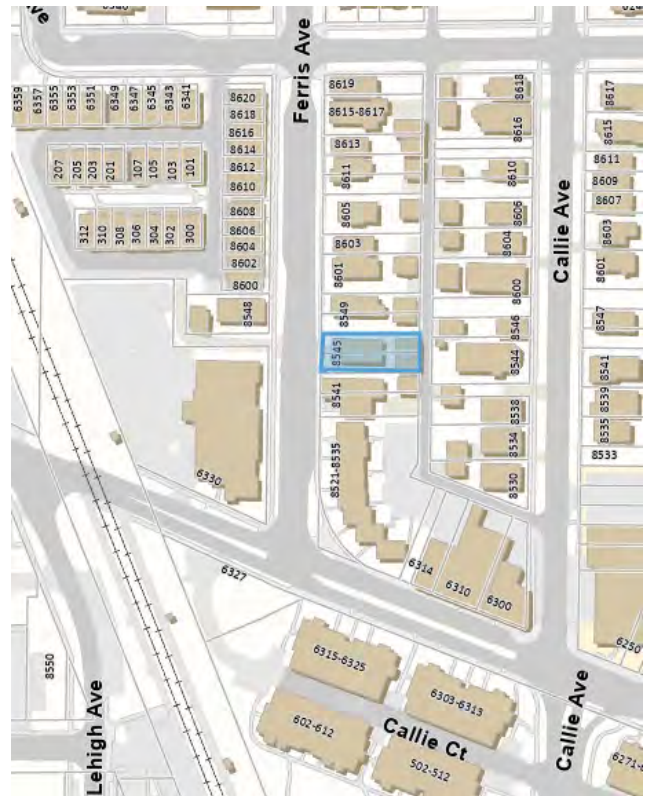
Property Background

The subject property at 8545 Ferris Avenue is a 6,200-square-foot lot located on the east side of Ferris Avenue between Capulina Avenue and Lincoln Avenue. The property is within a R-3 General Residence District and is improved with a two-family dwelling and detached garage. Properties to the north and east are also zoned in the R-3 General Residence District and are improved with single-family, two-family and multi-family residences. Properties to the south and west are within the C/R Commercial/Residential District and are improved with an adjacent restaurant and attached dwellings to the south, multi-family dwellings, attached dwellings and a single-family home to the west.

Application Overview

The Applicant and property owner, Michael A. Tracy, is requesting waivers from Sections 12-2-5 and 12-2-4 to authorize the replacement of a driveway after the fact. Driveways must observe a minimum setback of three feet from any non-driveway approach lot line.

The property does not comply with maximum impervious lot coverage restrictions for the R-3 District. The maximum impermeable coverage for a lot in the R-3 District is 65%. The impermeable coverage for 8545 Ferris is 94 percent, with the only permeable areas being two strips of landscape rocks abutting the driveway to the north and the south.



The replacement of an existing driveway on a lot that exceeds maximum permeable lot coverage is permitted if the replacement complies with all other dimensional controls and does not increase impermeable lot coverage. Separately, further zoning variations will need to be sought for the additional work proposed, as shown on the application for spring 2025, as the lot coverage will continue to exceed the maximum 65% allowed.

Requested Waivers

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

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED WAIVERS
Driveway Replacement 12-2-5:B	Maximum width of 16 feet at any front lot line	14.2 feet	Compliant
	Minimum setback of 3 ft. from any non-driveway approach lot line	2.3 feet	<i>Waiver of .7 feet required</i>
Impermeable Lot Coverage 12-4-2:D	The replacement of an existing driveway on a lot that exceeds maximum permeable lot coverage is permitted if the replacement complies with all other dimensional controls and does not increase impermeable lot coverage.	Setback variation required, therefore replacement not allowed without impermeable lot coverage variation Impermeable lot coverage of 94 %	Waiver of 29% to allow lot coverage to exceed 65%

As shown in the table, the following waiver is required to authorize the replacement and expansion of the existing driveway, as proposed by the Applicant:

- Section 12-2-5:B: Waiver of 0.7 feet to allow a driveway with a 2.3 feet setback from the south non-driveway approach lot line.
- Section 12-4-2:D: Waiver of 29% to allow impermeable lot coverage of 94%.

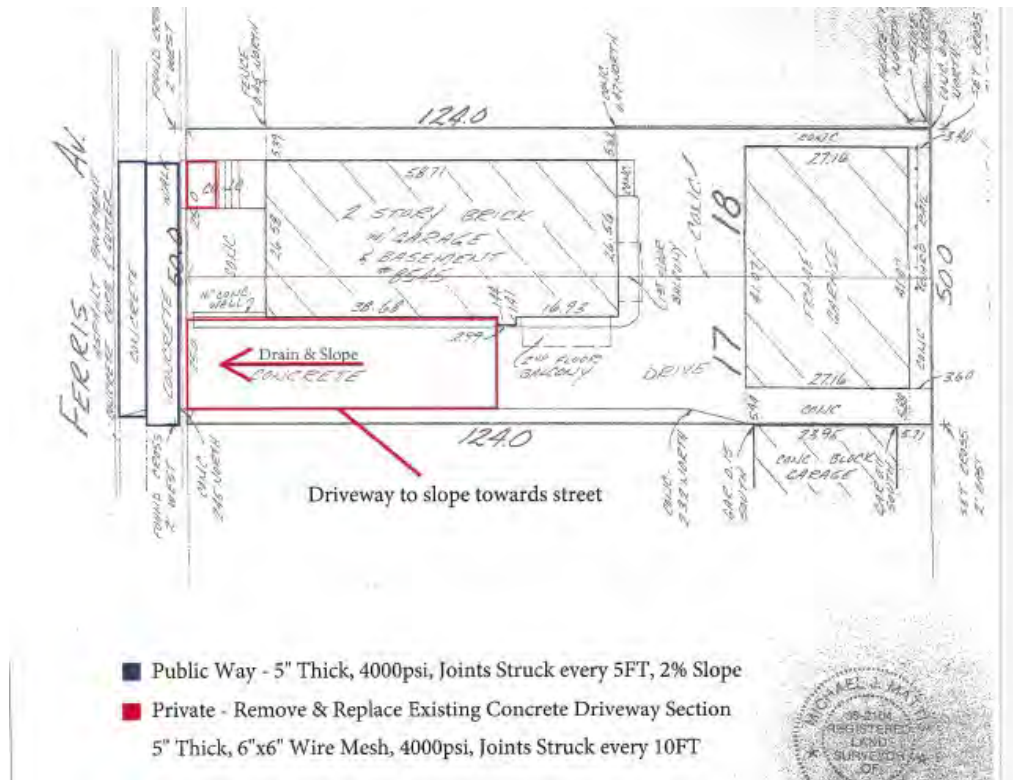


Subject Property Street View (Left) and Aerial Image (Right)

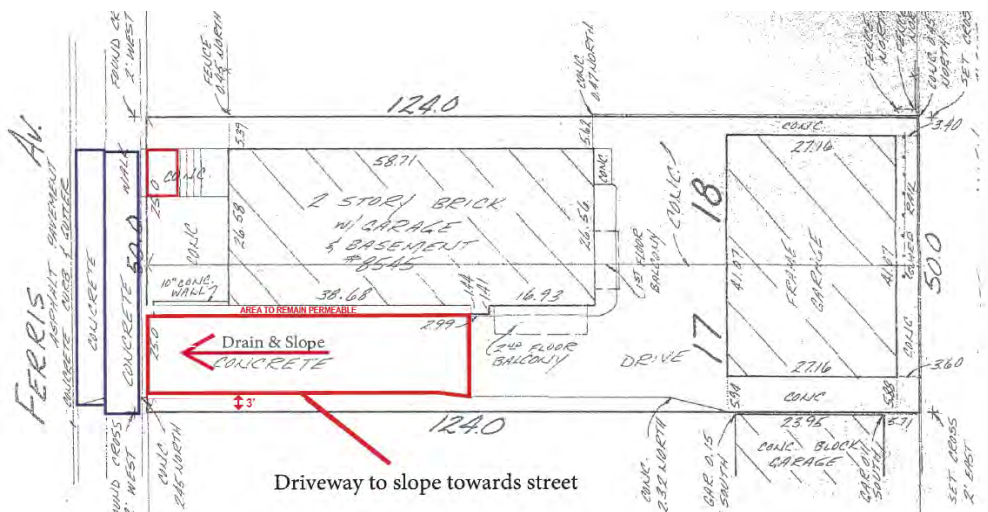
Discussion

The applicant applied for a permit to replace and expand the driveway in July of 2023. The plan was not approved as it (a) did not comply with all dimensional controls (minimum setback for driveways) and (b) increased impermeable lot coverage. A revised approvable plan was provided by Staff to the applicant in August of 2023. The plan reflected the new driveway area set back 3 feet from the south side lot line (an increase in setback of approximately 6 inches), and a strip of permeable landscape rocks abutting the two-flat building to the south remaining permeable.

The current driveway installation did not increase impermeable lot coverage but does require the setback variation. Staff notes that the curb and pitch of the driveway will prevent run-off from impacting the neighboring property to the south.



Plan submitted for permit 2023 (Not approved)



Approvable Plan prepared in 2023 by Staff

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 provided incomplete responses to these standards in the Variation Application and is expected to discuss how the project meets the standards at the ZBA hearing.

Recommendation

Should the Board approve Case ZBA 25-03, staff recommends the following motion and conditions:

Motion to approve Case ZBA 25-03, a request for approval of variations from Sections 12-2-5:and 12-2-4 to allow the replacement of a driveway for the property commonly known as 8545 Ferris Avenue, subject to the following conditions:

- 1) *The proposed driveway was installed in accordance with the plans submitted by the Applicant in the Variation Application dated 1/13/2025.*
- 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: 25-03

Date Application Filed: 1/13/2025

APPLICANT INFORMATION

Applicant Name: Michael A. Tracy

Applicant Address: 8110 River Drive

Applicant City / State / Zip Code: Morton Grove, IL 60053

Applicant Phone: (847) 470-8100

Applicant Email: disinc1@hotmail.com

Applicant Relationship to Property Owner: Self

Applicant Signature: _____

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: Michael A. Tracy as beneficiary to CTLTC Trust 212

Owner Address: 8110 River Drive

Owner City / State / Zip Code: Morton Grove, IL 60053

Owner Phone: (773) 569-5759

Owner Email: disinc1@hotmail.com

Owner Signature: 

PROPERTY INFORMATION

Common Address of Property: 8545 Ferris Ave

Property Identification Number (PIN): 10201120120000, 10201120130000

Property Square Footage: 6,200

Property Zoning District: R3

Property Current Use: 2 Flat

APPLICATION INFORMATION

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

12-2-5 of the Zoning Code

Purpose of requested variation (attach as needed): To exceed the sideyard setback requirements by an additional 6"

to allow access to the rear of the building. The driveway was removed and replaced in the same location and dimensions.

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 lot at 8545 Ferris Ave is unique and "non-conforming" so a standard 3' side yard setback was

never an issue when the building was built in 1987. Since then, the codes have changed to modify the

sideyard setback to 3', however the replacement of the concrete slab is in the exact location it was previously.
- 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.

Without this variance, parking and access to the rear of the building and garage would not be possible.
- 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.

Repairs of the broken concrete slab are not detrimental 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.

Repairs of the broken concrete slab are not detrimental to the neighborhood.

PLAT OF SURVEY

—BY—

SAMBORSKI, MATTIS, INC.

LAND SURVEYORS

3418 W. MAIN STREET SKOKIE, ILL. 60076

(312) 674-7373

OF

LOT 17 AND 18 IN BLOCK 2 IN BINGHAM AND FERNALDS MORTON GROVE SUBDIVISION BEING LOT 40 OF COUNTY CLERK'S DIVISION OF SECTION 20 AND THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A TRACT 200 FEET NORTH AND SOUTH BY 118.9 FEET EAST AND WEST AT THE SOUTH WEST CORNER OF SAID LOT 40) IN COOK COUNTY, ILLINOIS.



- New sewer to be installed by the City of Morton Grove
- New Curb parallel to driveway. To allow drainage to the street.
- Stairs, landing pad, rear parking to be completed in spring of 2025
- Public Way Sidewalk, Curb, Gutter - To be completed by the City of Morton Grove
- Private - Remove & Replace Existing Concrete Driveway Section
5" Thick, 6"x6" Wire Mesh, 4000psi, Joints Struck every 10FT.
Already completed.

SCALE: 1 inch = 15 feet

NO. 42-85

PAGE: 1

ED BY: MIKE TRACY

STATE OF ILLINOIS
COUNTY OF COOK

I, **MICHAEL J. MATTIS**, a registered Illinois Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.

DATED THIS 21ST DAY OF OCTOBER

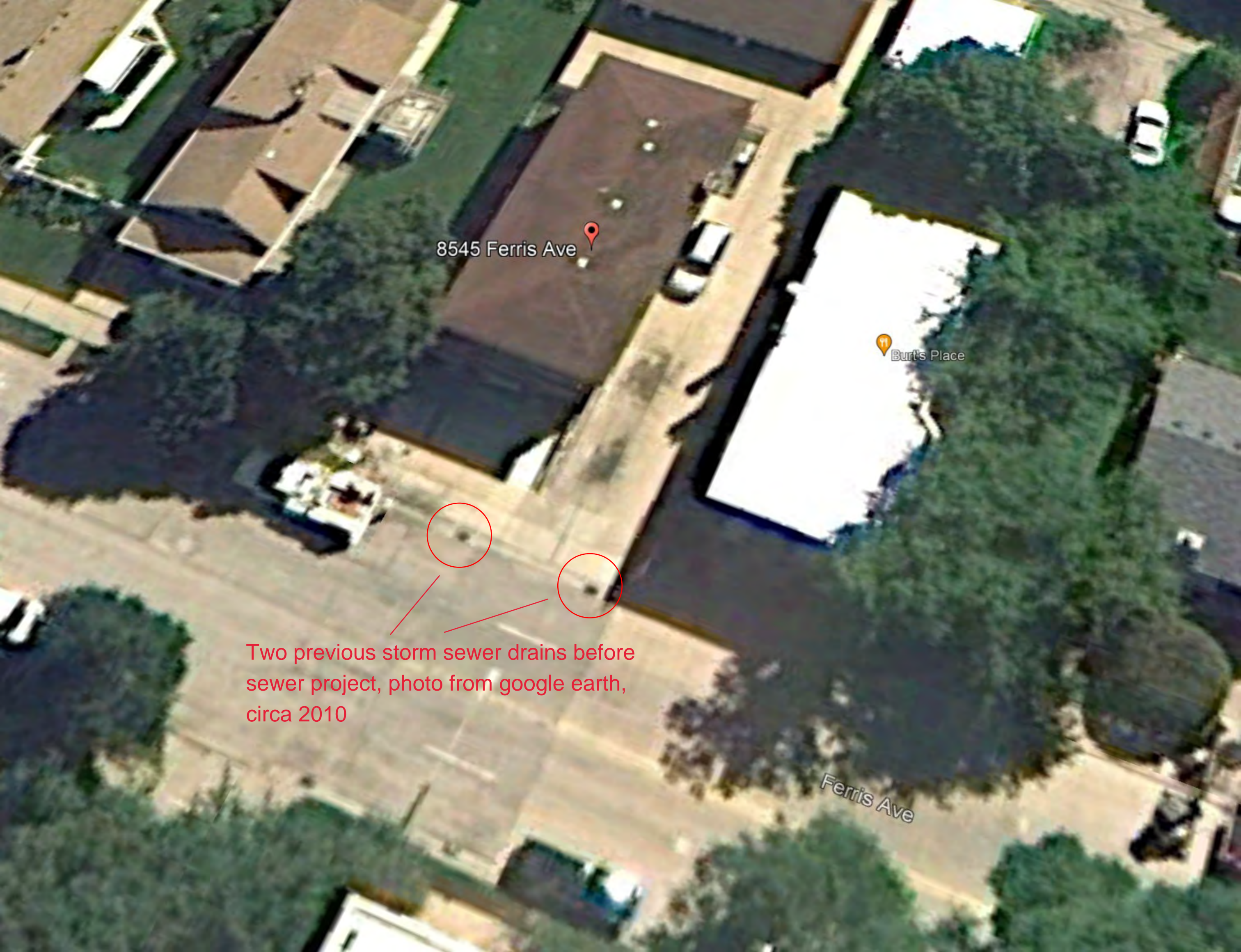
Michael J. Mattis

Illinois Registered Land Surveyor No. 88-2104

Measurements are shown in feet and decimals and are correct at 68 degrees Fahrenheit.

LOCATION OF BUILDING

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



8545 Ferris Ave

Burt's Place

Ferris Ave

Two previous storm sewer drains before
sewer project, photo from google earth,
circa 2010

















Village of Morton Grove

Department of Community & Economic Development

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

From: Brandon Nolin, AICP, Community Development Administrator;
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: March 11, 2025

Re: ZBA 25-04 – 5818 Main Street (10-20-230-016-0000, 10-20-230-017-0000)
Request for approval of a variation from Section 12-2-6:G to replace an accessibility ramp within a required side setback

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the March 18, 2025, Zoning Board of Appeals public hearing for ZBA 25-04 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on February 27, 2025. The Village mailed letters on February 27, 2025, notifying surrounding property owners within 100 feet of the subject property, and placed a public notice sign on the property on February 27, 2025.

Request Summary

Property Background

The subject property is a 6,749-square-foot lot located on the southeast corner of Main Street and Mansfield Avenue between Oriole and Osceola Avenues. The property is zoned R-2 Single Family Residence and is improved with a single-family dwelling and detached garage. Surrounding properties are also within the R-2 District and improved with single-family residences.

Application Overview

The applicant and subject property owner, David Meccia, is seeking approval of a waiver to authorize the replacement of an accessibility ramp and associated sidewalk within the required side setback. The ramp extends from the backyard door of the home to the sidewalk connecting to the detached garage and driveway. The accessibility ramp measures 4.5 feet in width and is 29 feet in length. Per Village Code Section 12-2-6:G, an accessibility ramp is a permitted obstruction of a required side yard, but must provide a minimum setback of 3 feet. The subject property has a west side yard width of 5.13 feet and the ramp location results in a setback of only one-half foot (0.5 ft.).

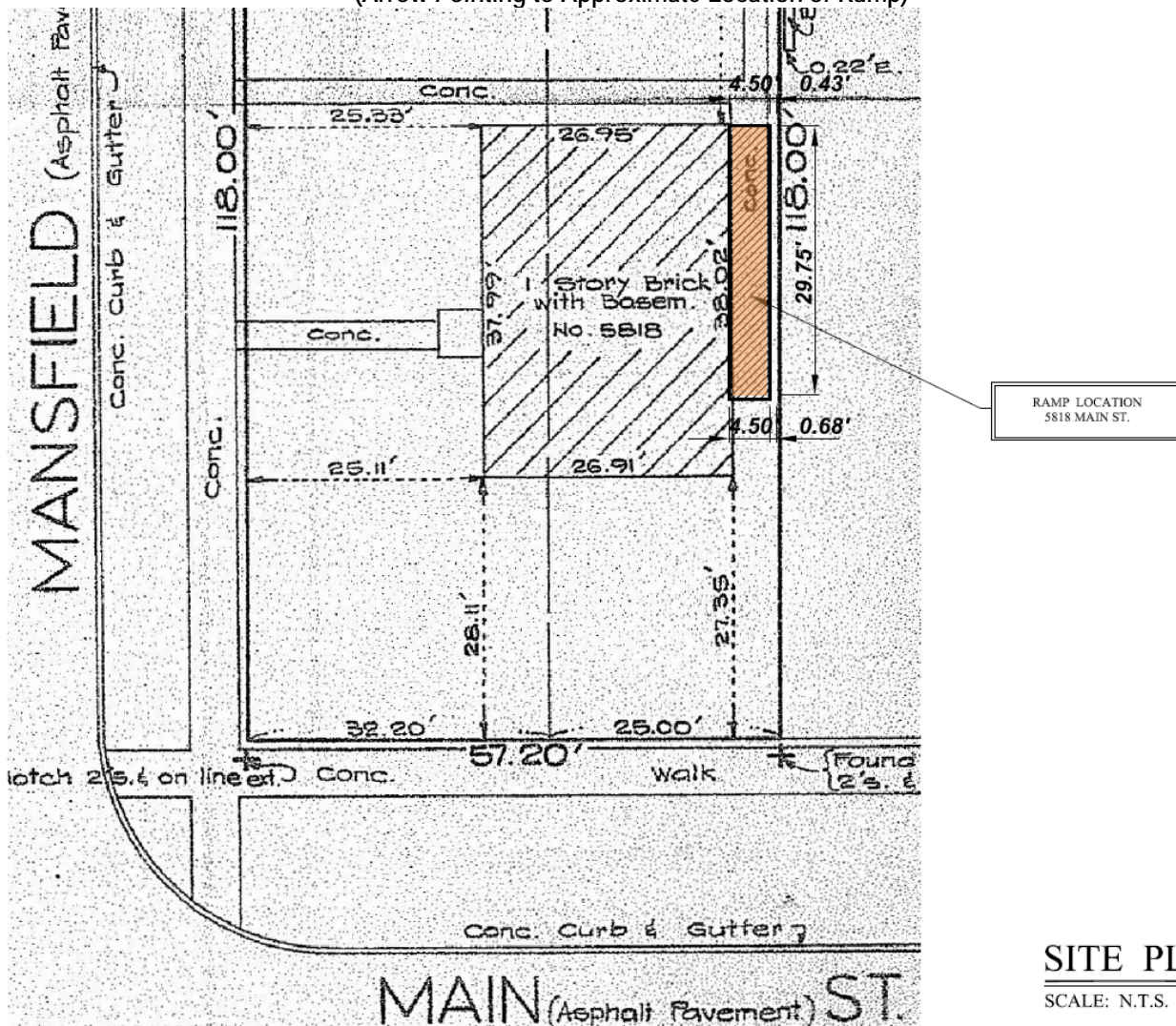
The proposed site plan is compliant with the maximum impermeable lot coverage permitted in the R-2 District.



Subject Property Location Map



Subject Property Street View
(Arrow Pointing to Approximate Location of Ramp)



SITE PLAN
SCALE: N.T.S.

Ramp Location within Existing Site Plan

The following table provides an overview of the applicable dimensional requirements and waiver requested to allow the replacement patio as presented:

Dimensional Control	Code Requirement	Existing	Proposed	Waiver Request
Minimum Side Setback (12-2-6:G)	3 ft.	.5 ft.	.5 ft.	<i>Waiver of 2.5 ft. requested</i>
Maximum Lot Coverage (12-4-2:D)	60.0% (4,050 sq. ft.)	36.0% (2,414 sq. ft.)	36.0% (2,414 sq. ft.)	Compliant

As indicated in the table, the following waiver is required to authorize the proposed project:

- **Section 12-2-6:G** - Waiver of 2.5 feet to the minimum side yard to allow a side setback of .5 (1/2) foot.

Discussion

The applicant is requesting the ZBA's approval to replace an existing accessibility ramp and a portion of the side yard sidewalk. The new installation will be one-half foot (0.5 ft.) from the east property line, where currently it is on the property line. The existing ramp has been located on the property for over 24 years. Several letters of support from area residents were included in the application materials. The immediate neighbor at 5816 Main Street called Staff regarding the variation and did not object to the request.

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

Recommendation

Should the Board approve Case ZBA 25-04, staff recommends the following motion and conditions:

The Zoning Board of Appeals approves Case ZBA 25-04 a request for approval of a variation from Section 12-2-6:G to replace an accessibility ramp within a required side setback, subject to the following conditions:

- 1) *The proposed accessibility ramps and walk shall be built in accordance with the plans submitted by the applicant in the Variation Application dated 01/29/2025 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: 25-04 Date Application Filed: 1/29/2025

APPLICANT INFORMATION

Applicant Name: David Meccia
Applicant Address: 5818 Main Street
Applicant City / State / Zip Code: Morton Grove, IL 60053
Applicant Phone: 847-965-3811 LL
Applicant Email: davemeccia@gmail.com
Applicant Relationship to Property Owner: Same
Applicant Signature: David Meccia

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: 5818 Main Street Morton Grove, IL 60053
Property Identification Number (PIN): 10-20-230-016-0000 / 10-20-230-017-0000
Property Square Footage: 1025'
Property Zoning District: _____
Property Current Use: Single family house

APPLICATION INFORMATION

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

Not Self-Imposed & Nonmonetary Considerations
Purpose of requested variation (attach as needed): Replacing current wheelchair ramp

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.

My son Matthew can not walk whatsoever, and needs a wheelchair to get around. Without a wheelchair ramp leading to the back door of the house, we could not get him inside.

- 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.

When the house was built in 1956 the sidewalk was 4'6" wide, and it ran along the back of the house. The new wheelchair ramp will also be 4'6" wide. Without the ramp, Matthew cannot enter the house.

- 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.

Agree with "Not Detrimental to Public Welfare" above statement.

- 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.

Agree with "Not Detrimental to Neighborhood" above statement.

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

PLAT OF SURVEY
OF

LOTS 24 AND 25 IN OLIVER SALINGER AND COMPANY'S SECOND LINCOLN AVENUE
SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 41,
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 6,749 SQ.FT. = 0.188 ACRES.

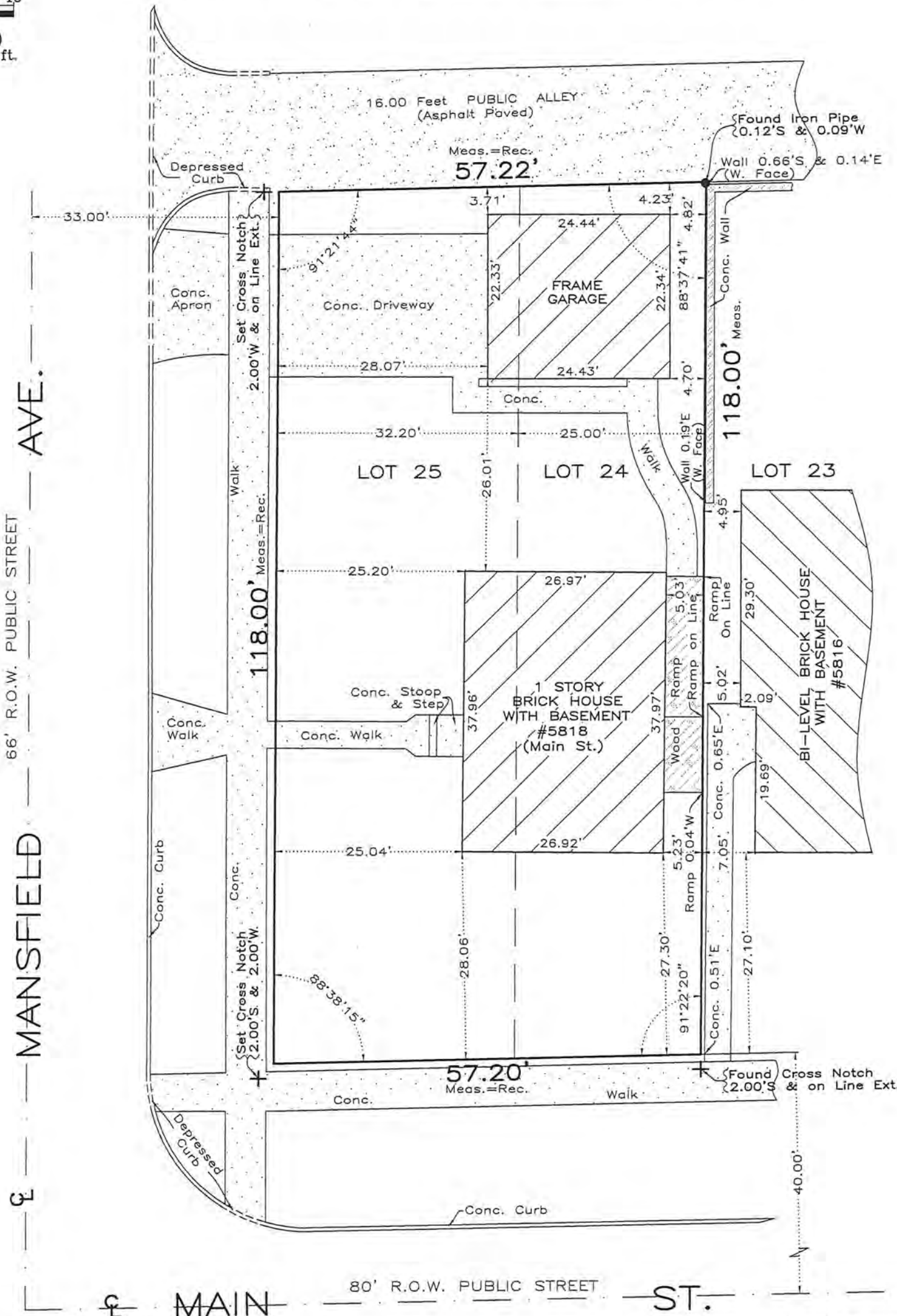
COMMONLY KNOWN AS: 5818 MAIN STREET, MORTON GROVE, ILLINOIS.



GRAPHIC SCALE

0 16

(IN FEET)
1 inch = 16 ft.



NOTE:
COPY OF CURRENT TITLE INSURANCE POLICY
WAS NOT PROVIDED TO THE SURVEYOR.

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. 109959

Scale: 1 inch = 16 feet.

Date of Field Work: January 23, 2025.

Ordered by: Dave Meccia



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE
DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND
AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.
County of Cook

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

Date: January 27, 2025.

Paul Jaros 035-003937
ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2026.

Drawn by: A.T.

NOTICE TO CONTRACTOR:

1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
2. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
3. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT - THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
4. DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
5. THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
6. THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
5. THE CONTRACTOR MUST SUBMIT TO THE OWNER A CERTIFICATE OF INSURANCE WHICH WILL NAME THE FOLLOWING AS ADDITIONALLY INSURED:
 - THE OWNER
 - THE ARCHITECT
 - THE CITY OF MORTON GROVE

GENERAL NOTES:

1. GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS IN FIELD.
2. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
3. ALL EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR CONCRETE.
4. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.
6. UNLESS NOTED, GUTTERS (AND DOWNSPOUTS) WILL BE PREFINISHED ALUMINUM WITH MINIMUM PITCH OF 1/16" PER FOOT.
7. CONSTRUCTOR MUST VERIFY IF EXISTING WALL IS IN GOOD SOUND CONDITION TO BE ABLE TO SUPPORT THE REPLACED PORCH.

STRUCTURAL DESIGN CRITERIA:

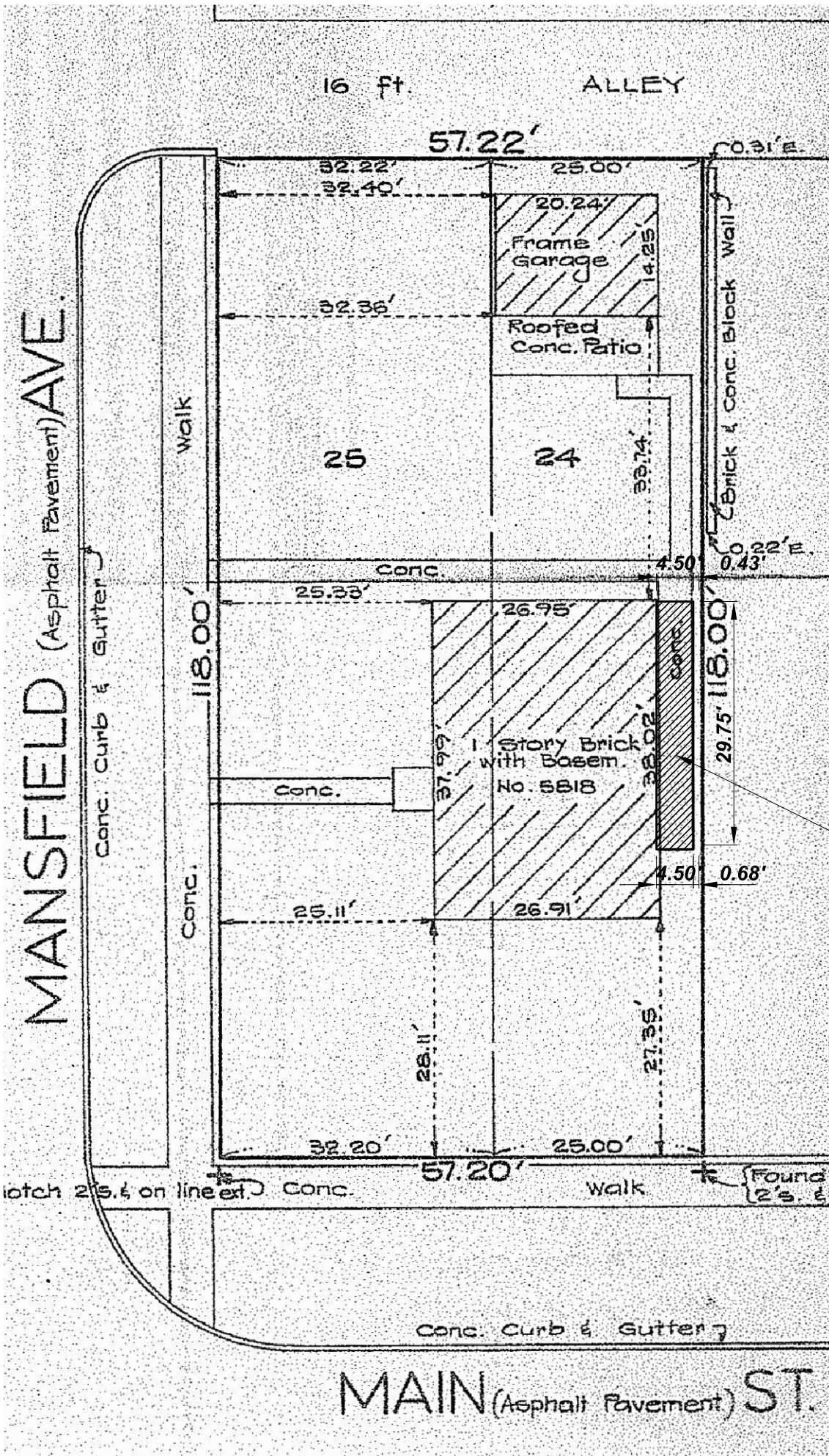
1. ROOF: SNOW LOAD 30PSF, WIND UPLIFT LOAD 20PSF.
2. FLOOR: LIVE LOAD 60PSF + 10PSF DEAD LOAD
3. LUMBER: SOUTHERN PINE #2 OR BETTER (EXCEPT COLUMNS - USE SOUTHER PINE #1)
4. SOIL BEARING: 3,000PSF, CONCRETE: 3500PSI @ 28 DAYS
5. STAIRWAY & BALCONY RAILING DESIGNED TO RESIST SIMULTANEOUS HORIZONTAL AND VERTICAL THRUST OF 50 PLF & APPLIED POINT LOAD OF 200 POUNDS AT ANY LOCATION ALONG TOP RAIL.

CARPENTRY NOTES:

1. USE WATER PROTECTED WOOD FOR OUTSIDE CONSTRUCTION.
2. DO NOT CUT OR DRILL THROUGH THE BOTTOM OF ANY JOIST OR BEAM.
3. ALL WOOD BEARING ON MASONRY SHALL HAVE 6" MIN. BEARING.
4. REPLACE EXISTING DECK LUMBER WHERE REQUIRED.
5. FURNISH AND INSTALL ALL HANGERS AND CONNECTION DEVICES AS REQUIRED TO INSURE PROPER FRAMING CONNECTIONS FOR ALL STRUCTURE, ALL HANGERS AND CONNECTORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
6. ALL SPLICES IN POSTS MUST BE PER DETAIL OR CITY GUIDELINES.

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION
INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 EDITION
INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2018 EDITION
INTERNATIONAL FUEL GAS CODE (IFGC) 2018 EDITION
INTERNATIONAL MECHANICAL CODE (IMC) 2018 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018 EDITION (ORD. 12-14, 5-14-2012)



REMOVE & REPLACE EXISTING WOOD RAMP

5818 MAIN ST, MORTON GROVE, IL

RAMP LOCATION
5818 MAIN ST.

SHEET INDEX

T-1,	SITE PLAN , CODE MATRIX , NOTES.
A-1,	FLOOR PLANS - PORCH
A-2,	PORCH SECTION
A-3,	PORCH ELEVATIONS
A-4,	DETAILS

SITE PLAN

SCALE: N.T.S.



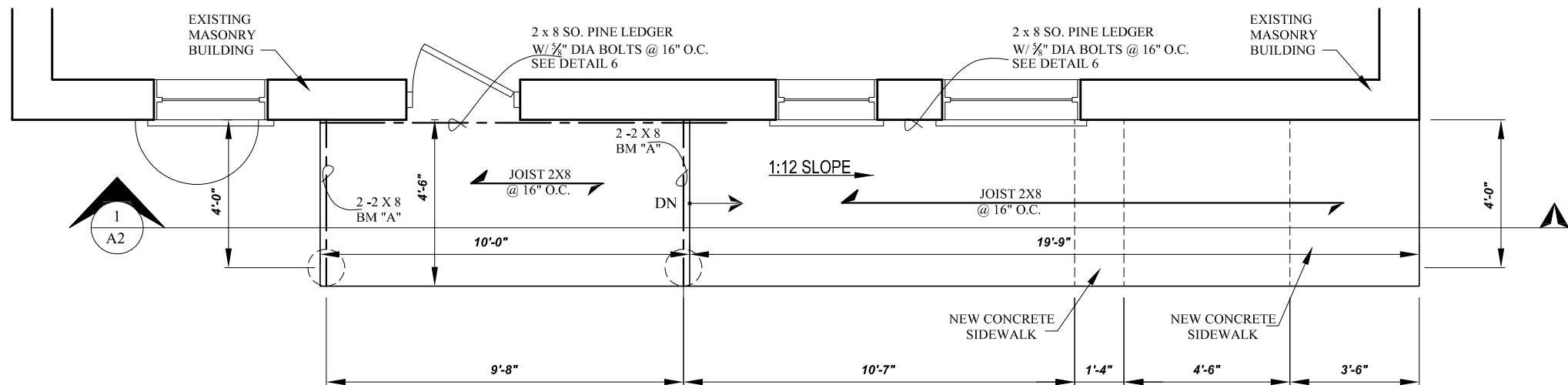
REMOVE & REPLACE
EXISTING WOOD RAMP

5818 MAIN ST.
MORTON GROVE, IL

SHEET :

T1
1 OF 5

KRAKOW CONSTRUCTION INC.
690 LYONS CIRCLE
HIGHLAND PARK, IL 60035
phone: 773-415-6201
email: krakow.construction@gmail.com



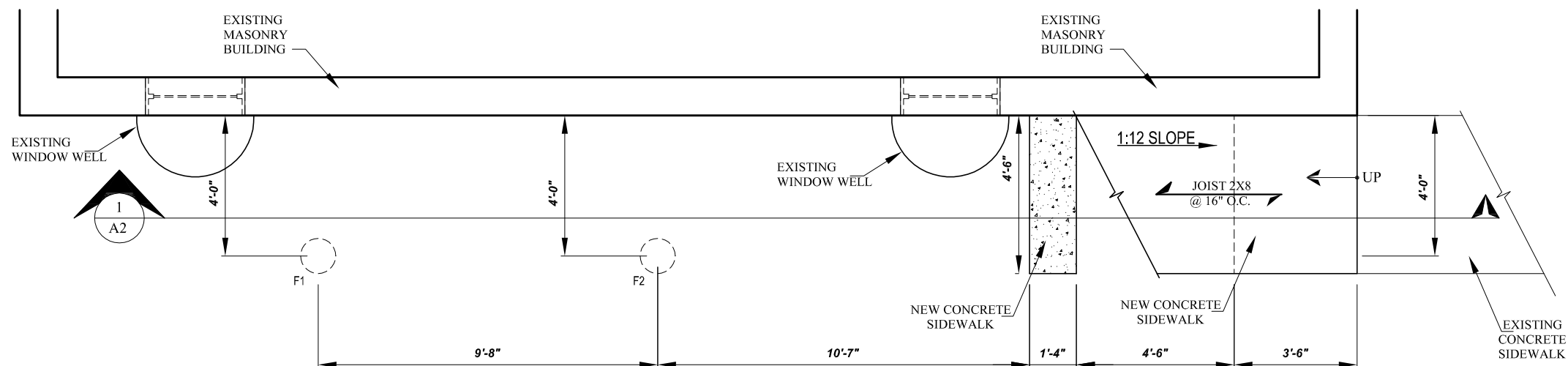
2
A3

FIRST FLOOR LEVEL

SCALE: 1/4" = 1'- 0"

0' 1' 2' 4' 8'

N



2
A3

GRADE LEVEL

SCALE: 1/4" = 1'- 0"

0' 1' 2' 4' 8'

N

FOOTING SCHEDULE	
F 1	12" DIA. SONATUBE, 42" DEEP
F 2	12" DIA. SONATUBE, 42" DEEP

• SEE DETAIL 1&2

HANDRAILS NOT
SHOWN FOR CLARITY.
CORRECT ALL HANDRAILS
& GUARDRAILS TO
CONFORM WITH DETAIL 5

ALL 6 X 6 & 4 X 6
WOOD POSTS CONTINUOUS
TO TOP FLOOR
UNLESS NOTED OTHERWISE.

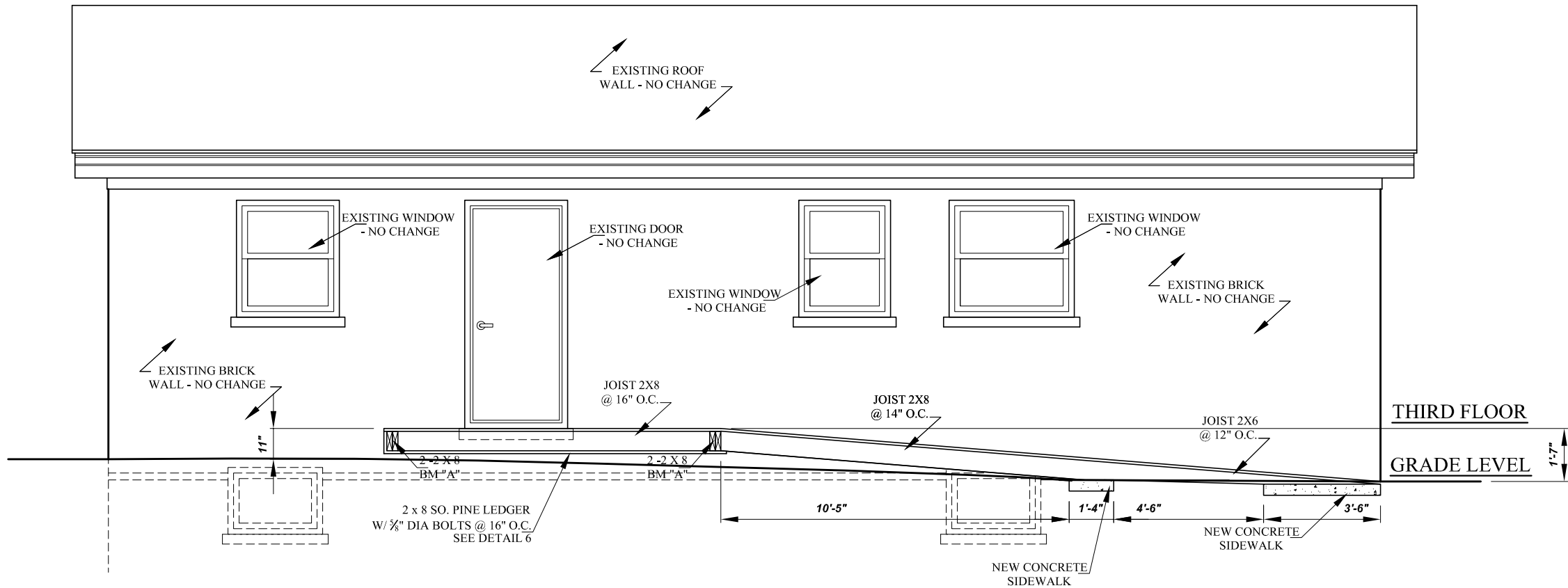
STRUCTURAL DESIGN CRITERIA:

1. ROOF: SNOW LOAD 25PSF, WIND UPLIFT LOAD 20PSF.
2. FLOOR: LIVE LOAD 100PSF + 10PSF DEAD LOAD
3. LUMBER: SOUTHERN PINE #2 OR BETTER, COLUMNS : SOUTHERN PINE #1
4. SOIL BEARING: 3000PSF, CONCRETE: 3500PSI @ 28 DAYS
5. STAIRWAY & BALCONY RAILING DESIGNED TO RESIST SIMULTANEOUS HORIZONTAL AND VERTICAL THRUST OF 50 PLF & APPLIED POINT LOAD OF 200 POUNDS AT ANY LOCATION ALONG TOP RAIL.

KRAKOW CONSTRUCTION INC.
690 LYONS CIRCLE
HIGHLAND PARK, IL 60035
phone: 773-415-6201
email: krakow.construction@gmail.com

**REMOVE & REPLACE
EXISTING WOOD RAMP**
5818 MAIN ST.
MORTON GROVE, IL

SHEET :
A 1
2 OF 5



RAMP SECTION

SCALE: $\frac{1}{4}'' = 1' - 0''$



HANDRAILS NOT SHOWN FOR CLARITY. CORRECT ALL HANDRAILS & GUARDRAILS TO CONFORM WITH DETAIL 5

ALL 6 X 6 & 4 X 6 WOOD POSTS CONTINUOUS TO TOP FLOOR UNLESS NOTED OTHERWISE.

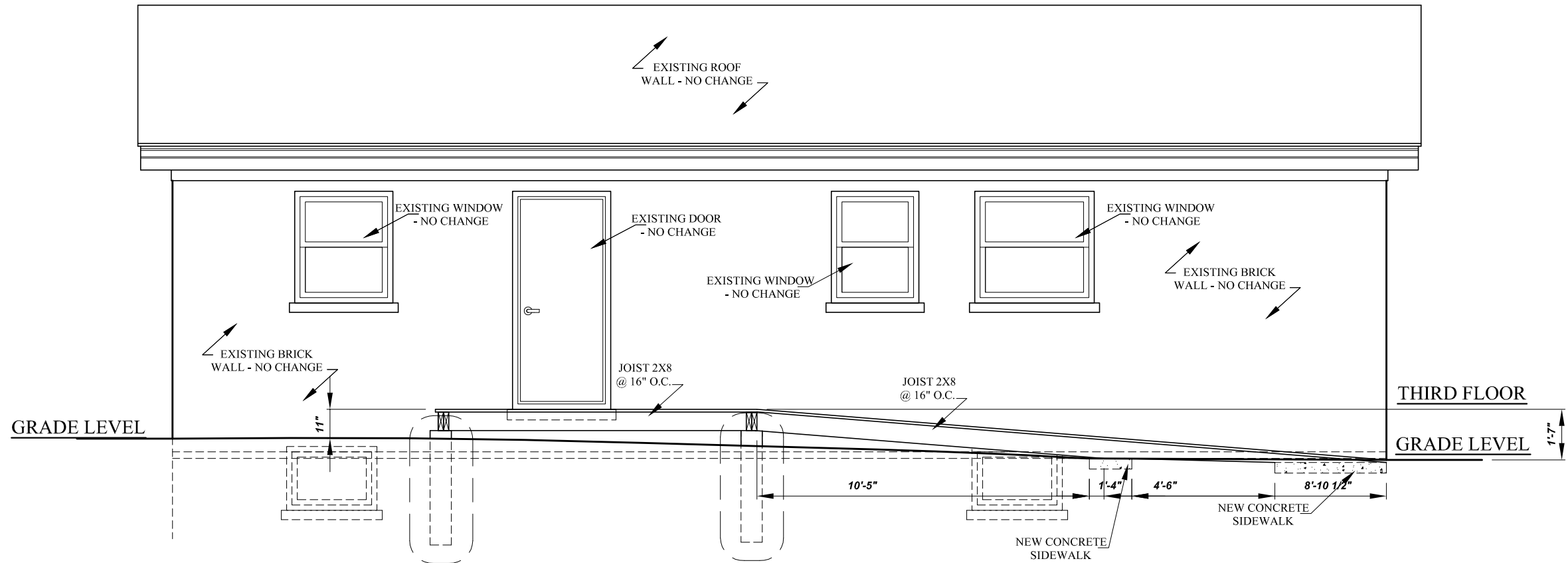
STRINGERS - NOTCHED 2x12
W/ 2X6 SCAB

STRUCTURAL DESIGN CRITERIA:

1. ROOF: SNOW LOAD 25PSF, WIND UPLIFT LOAD 20PSF.
2. FLOOR: LIVE LOAD 100PSF + 10PSF DEAD LOAD
3. LUMBER: SOUTHERN PINE #2 OR BETTER, COLUMNS : SOUTHERN PINE #1
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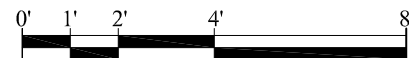
REMOVE & REPLACE
EXISTING WOOD RAMP
5818 MAIN ST.
MORTON GROVE, IL

KRAKOW CONSTRUCTION INC.
690 LYONS CIRCLE
HIGHLAND PARK, IL 60035
phone: 773-415-6201
email: krakow.construction@gmail.com



RAMP ELEVATION

SCALE: 1/4" = 1'-0"



2
-

HANDRAILS NOT SHOWN FOR CLARITY. CORRECT ALL HANDRAILS & GUARDRAILS TO CONFORM WITH DETAIL 5

ALL 6 X 6 & 4 X 6 WOOD POSTS CONTINUOUS TO TOP FLOOR UNLESS NOTED OTHERWISE.

STRINGERS - NOTCHED 2x12
W/ 2X6 SCAB

STRUCTURAL DESIGN CRITERIA:

1. ROOF: SNOW LOAD 25PSF, WIND UPLIFT LOAD 20PSF.
2. FLOOR: LIVE LOAD 100PSF + 10PSF DEAD LOAD
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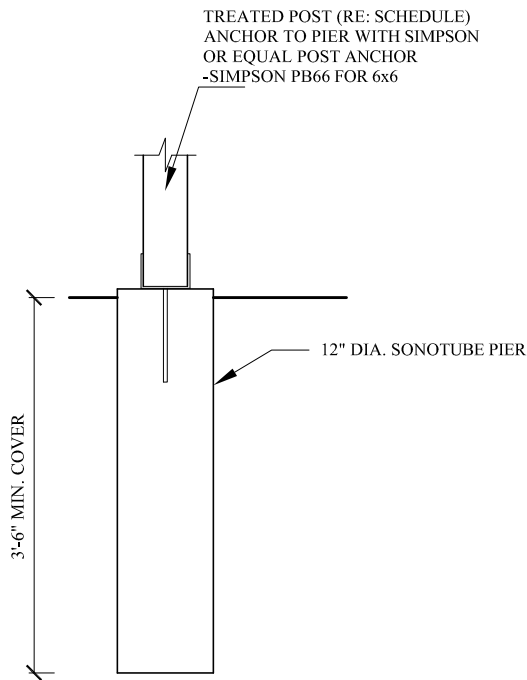
KRAKOW CONSTRUCTION INC.
690 LYONS CIRCLE
HIGHLAND PARK, IL 60035
phone: 773-415-6201
email: krakow.construction@gmail.com

REMOVE & REPLACE
EXISTING WOOD RAMP
5818 MAIN ST.
MORTON GROVE, IL

SHEET :

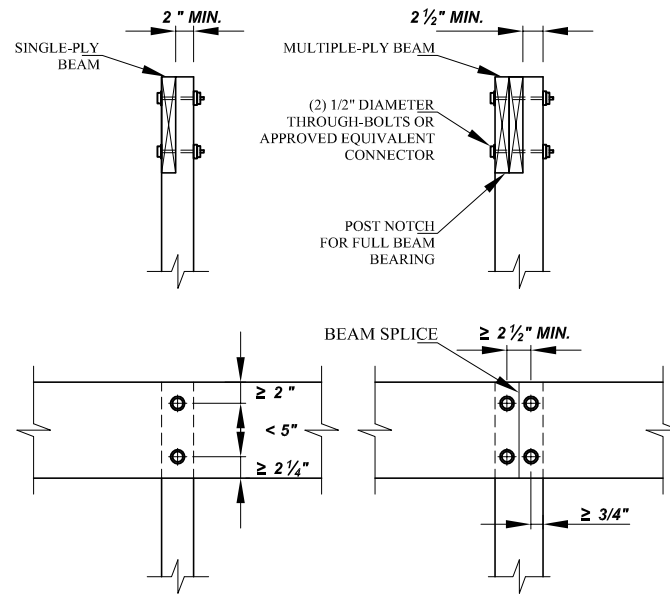
A 3

4 OF 5

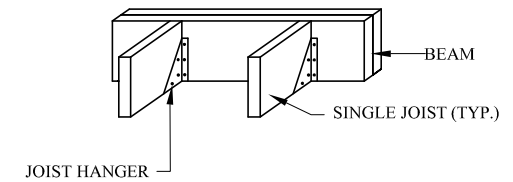


DETAIL 1
SCALE: N.T.S.

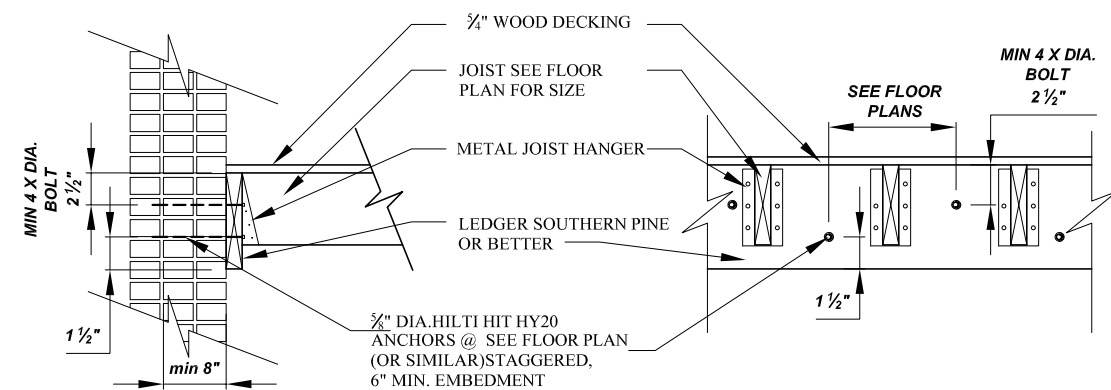
TYP. FOOTING & PIER DETAIL



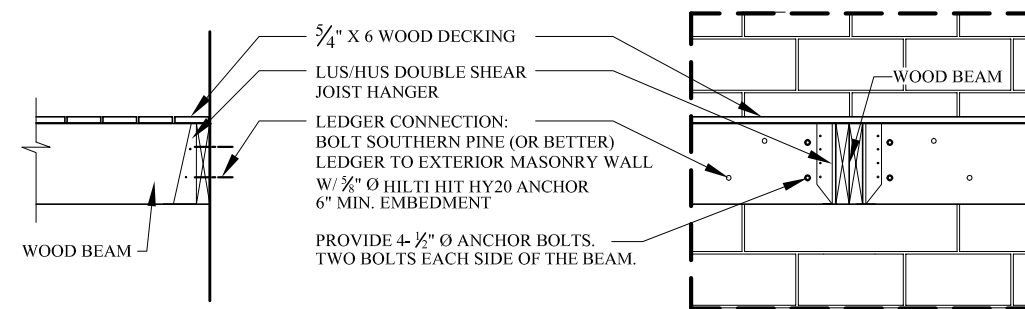
DETAIL 2
SCALE: N.T.S.
NOTCHED POST TO-BEAM CONNECTION



DETAIL 8
SCALE: N.T.S.
BEAM - JOIST CONNECTION



DETAIL 6
SCALE: N.T.S.
TYP. LEDGER DETAIL
MASONRY WALL



DETAIL 17
SCALE: N.T.S.
BEAM TO LEDGER CONNECTION

KRAKOW CONSTRUCTION INC.
690 LYONS CIRCLE
HIGHLAND PARK, IL 60035
phone: 773-415-6201
email: krakow.construction@gmail.com

**REMOVE & REPLACE
EXISTING WOOD RAMP**
5818 MAIN ST.
MORTON GROVE, IL

DATE: March 4, 2025

TO: Anne Ryder Kirchner
Zoning Board of Appeals

FROM: Dave & Valerie Meccia

Enclosed are copies of letters from our neighbors in support of my Zoning Appeal Case No. ZBA 25-04 (5818 Main Street).

All of the enclosed letters are from people who know our son Matthew and the need for a wheelchair ramp.

Let me know if you have any questions.

Thanks,

David and Valerie Meccia
5818 Main Street
Morton Grove, IL 60053
(847) 965-3811

DATE: March 4, 2025

TO: Village of Morton Grove Zoning Board of Appeals

FROM: Dave & Valerie Meccia

Thank you for hearing my Zoning Appeal Case No. ZBA 25-04 (5818 Main Street).

We have been residents of Morton Grove for 41 years. Our son Matthew is 35 years old and has been in a wheelchair since birth. Once he transferred from a baby stroller to a wheelchair we required a ramp to gain access to the rear entrance of our house. It is our continued desire to have Matthew live with us for as long as possible, and in order to do that we need to replace the 24-year-old ramp.

When our house was built in 1956 the sidewalk that ran along the rear of the house leading to the back entrance was four feet six inches wide. The replacement ramp we would like to build would also be four feet six inches wide (and only about 10-12 inches high).

To build a ramp to our front entrance would double, if not triple, the cost. I think it would not be as aesthetically pleasing due to the increased height and length required to be ADA compliant. Our living room would also need to be renovated to accommodate the wheelchair/tires, as the treads trap salt in the winter, water/mud when it rains, and miscellaneous other grime from parking lots. Most importantly, due to our ever-changing society, a much longer ramp in our front yard may be seen as a lure to attract would be burglars looking for an easy house to rob.

Respectfully,



David and Valerie Meccia
5818 Main Street
Morton Grove, IL 60053
(847) 965-3811

February 28, 2025

To whom it may concern,

My parents, Dave and Valerie Meccia, are requesting a variance to replace a wheelchair ramp at the back door of their home, which currently enables them to transport my brother Matthew in and out of their house. Because of how their house is situated on the lot when built in the 1950s, there is only 5 feet between the back of the house to the property line. Morton Grove Village regulations require a replacement ramp to be built at least 3 feet from the property line. This regulation prevents replacing the existing ramp. However, standards and regulations are intended to protect the safety and welfare of residents, and therefore the spirit of a regulation should be considered when strict application creates an undue burden. In this case, enforcement of this regulation does not promote the safety and welfare of my brother, but creates a hardship.

With no wheelchair ramp at the property whatsoever, my brother would instantly be rendered homebound. When Matthew was very young, I remember my parents lifting him, seated in his wheelchair, up and down the two steps leading from the back door of our house. Doubtless overwhelmed by the responsibilities of caring for two young children, they persisted in daily lifting for years before Matthew's growing size and weight necessitated a wheelchair ramp instead. At his present size and weight, my mom and dad would not be capable of lifting Matthew up and down these two steps, but removal of the existing wheelchair ramp would demand them do so. This would cause unreasonable hardship on them.

If my parents were forced to switch the primary entrance and exit to the front door, not just the exterior of the house would need to change, but also the interior. When questioned about the possibility of swapping the ramp location to the front door, my dad replied, "it would be easier to move to a different house than to have a ramp at the front door." On the surface, suggesting a wheelchair ramp at the front door of the home appears to be a convenient solution, however, the consequences of this decision are greater than is immediately apparent, and would cause undue hardship on my parents.

Replacing the current wheelchair ramp appears to be the best solution. A new wooden wheelchair ramp will be temporary. Unlike an addition to the home, or even a concrete sidewalk ramp, an above-ground wooden fixture is removable and the property can be easily and completely restored to its original regulation-upholding state.

From my point of view, replacing the existing wheelchair ramp will have no negative impact, despite requiring a variance. Furthermore, if this variance is denied and my parents move, the surrounding community will suffer from their absence. Matthew is very social and enjoys being taken on long walks around the neighborhood during which he and my dad have befriended many residents. Building a replacement wheelchair ramp would not degrade the neighborhood, and would actually improve Morton Grove by allowing my family to remain a positive influence in the Village. Based on the goals of the legislation, granting a variance for this project is the best option for upholding the spirit of the law.

Sincerely,

A handwritten signature in black ink that reads "Nick Meccia & Joanna Meccia". The signature is written in a cursive, flowing style.

Nick & Joanna Meccia
7123 Church Street
Morton Grove, IL 60053



February 14, 2025

Patient: **Matthew C Meccia**
Date of Birth: **9/24/1989**

To Whom It May Concern,

I am writing in support of my patient, Matthew Meccia, who requires a wheelchair ramp at his home at 5818 Main Street, Morton Grove, IL. Matthew relies on a wheelchair for mobility, and a safe, accessible entryway is essential for his health.

The current ramp is over 24 years old and must be replaced. The proposed new ramp is a medical necessity to ensure his safety and daily function. I strongly urge approval of the required variance to accommodate his needs.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "D Berman M", is written over a light blue horizontal line.

Daniel S Berman, MD

6131 W. Dempster St.
Morton Grove IL 60053
PH: 847-967-5010
Fax: 847-967-5147

To: Village of Morton Grove, Illinois
From: Jo Ann Karr, 5830 Main Street, Morton Grove, Illinois
Ref: Wheelchair ramp Permit
Date: February 27, 2025

My house is across the street from the Meccia home at 5818 Main Street in Morton Grove. I have owned my home since 2015. The first persons to welcome me to the block was Dave, Valorie and Matthew. Dave pushed Matt's wheelchair over to my front door, introduced me to Matt who is also totally immobile, not able to shake my hand. He was able to say hello to me.

Since that first introduction, I have seen Matt's mother or father use a ramp to get him into car. Nearly daily I watch Dave push Matt's wheelchair to the nearby park, around the neighborhood from Oakton to Dempster. My dog Rozey sees his wheelchair coming to the park, runs to greet him and give him a big kiss. Matt smiles but can't move to pet Rozey. His smile seems to be enough for her.

I urge the Village to grant the permit for a ramp to the house. A up to date ramp to allow ease of entry for Matt sitting on his wheelchair to go in and out with the assistance of his parents is a must. As a young man who depends on the wheelchair for movement is entitled to this accommodation. The ramp is a necessity and I agree should be allowed.

Jo Ann Karr

Jo Ann Karr
Cell: 1-773-802-6937
Email: jkarrhappy1@gmail.com

Village of Morton Grove Planning Commission,

We are writing to express our support for the variance application submitted by our neighbors, David and Valerie Meccia, for the replacement of a wheelchair ramp at their residence located at 5818 Main Street.

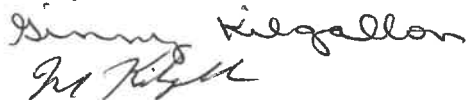
We have been neighbors of the Meccia family for 41 years. They are contributing members to our village. As a community, it is important that we create an environment where all residents, regardless of physical ability, have access to their homes and can live with dignity and independence. The replacement of their wheelchair ramp will provide essential access for Matthew, who faces significant mobility challenges. The ramp will ensure that Matt can safely enter and exit their home.

We understand that variance applications are carefully considered to ensure that they do not disrupt the character of the neighborhood. However, we believe that this specific request will have minimal impact on the surrounding area and is a necessary accommodation for a neighbor in need. The ramp is designed to be both functional and unobtrusive, aligning with the needs of the resident without altering the aesthetics or integrity of the property.

We respectfully ask that you grant the variance request to support Matthew's ability to remain in their home and have equal access to it. Thank you for considering this important matter.

Sincerely,

Ginny and Mark Kilgallon

Handwritten signatures of Ginny and Mark Kilgallon. The signature for Ginny is written in a cursive script, and the signature for Mark is written in a more stylized, bold cursive script.

8417 Mansfield Avenue

2/25/25

I am a neighbor and have known the Meccia family since they moved into their home.

I am well aware of Matthew's condition. I am a registered nurse and have cared for him occasionally when his parents have gone out for 2-3 hours. He is total care and is definitely wheelchair bound.

Dave and Valerie often take Matthew out in their specialized van. Dave also wheels him around the neighborhood almost daily except in inclement weather. Matthew enjoys being outside and it is very important to his well-being. These activities require a sturdy ramp to transport him safely outside.

If you have any questions, feel free to contact me at 224-436-6962.

Lea Beaubien
5823 Main St.
Morton Grove, IL 60053

February 16, 2025

Dear Dave & Valerie,

Karyl and I have known you for many years and we acknowledge the fact that Matthew is in a wheelchair and requires the wheelchair ramp to gain access to your home.

If anyone requires any other information, please contact me at 847-207-6647.

Please let us know if you need anything else.

A handwritten signature in black ink, appearing to read "Glenn Hacker". The signature is fluid and cursive, with the first name "Glenn" and last name "Hacker" clearly distinguishable.

Glenn Hacker

5806 Main Street

Morton Grove, IL 60053

February 18, 2025

To Whom It May Concern:

We live at 5810 Main Street in Morton Grove, Illinois and have known Matthew Meccia for 20+ years and know that he is handicapped and cannot walk on his own therefore he needs a wheelchair for mobility. Please approve this ramp at 5818 Main to be replaced.

Thank You,

Carol & Dennis Remke

5810 Main Street

Morton Grove, Il 60053

Village of Morton Grove

Department of Community & Economic Development

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

From: Brandon Nolin, AICP, Community Development Administrator;
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: March 11, 2025

Re: ZBA 25-05 – 7111 Emerson Street (10-18-118-011-0000)
Requesting approval of variations from Sections 12-2-6:G and 12-4-2:D to allow for an addition to a principal structure within a required side yard

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the March 18, 2025, Zoning Board of Appeals public hearing for ZBA 25-05 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on February 27, 2025. The Village mailed letters on February 27, 2025, notifying surrounding property owners within 100 feet of the subject property, and placed a public notice sign on the property on February 27, 2025.

Request Summary

Property Background

The subject property at 7111 Emerson Street is an interior lot located on the south side of Emerson Street, between Marion Avenue and National Avenue. The 6,548-square-foot property is in an R-2 Single Family Residence District and is improved with a single-family residence with an attached front-loading garage. Adjacent properties are also zoned in the R-2 District. The property to the south is National Park.



Subject Property Map

Application Overview

The applicant and property owner, Alilja Skibicki, is requesting a variation to authorize the construction of a second-floor addition within the 5-foot required side yard. The applicant is proposing the construction of a 29-foot by 18-foot second story addition above the attached garage. The addition increases the nonconformity that was previously granted a variation (see discussion). A new eave and gutter will further encroach on the west side yard.

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

Dimensional Control	Code Requirement	Existing	Proposed	Waiver Request
Minimum Front Yard (12-4-2:D)	30 ft. Average setback	30.07 Garage setback	No change	Compliant Eave and bay window are permitted encroachments
Minimum Side Yard (12-4-2:D)	5 ft.	West side yard: 3.3 ft. East side yard: 8.7 ft.	No change	<i>Waiver of 1.7 feet (2nd story addition)</i> <i>Waiver of 1 foot (Eave encroachment)</i>
Minimum Rear Yard (12-4-2:D)	30 ft.	29.4 ft.	No change	<i>Variation granted Case 1353</i>
Maximum Floor Area Ratio (12-4-2:D)	0.60	0.27 (1,852 sq. ft.)	0.34 (2,374 sq. ft.)	Compliant
Maximum Lot Coverage (12-4-2:D)	60%	37%	No change	Compliant

As shown in the zoning review table, the following waivers are necessary in order to authorize the addition as proposed by the applicants:

- **Section 12-2-6:G:** *Waiver of 1.0 foot to the minimum side yard to allow an encroachment of 1 foot.*
- **Section 12-4-2:D:** *Waiver of 1.7 feet to the minimum side yard to allow a side setback of 3.3 feet.*

Discussion

The applicant was granted variations in 2001, ZBA Case 1353, to allow the demolition of an existing carport to be replaced with an attached one and one half-car garage. The garage required a side yard variation of 1.9 feet to observe a 3.1 side yard. A variation of one off-street parking space was also granted, as was a variation after-the-fact for the room addition at the rear of the home which did not observe the required 30 feet rear yard.

The applicant now proposes a second-story addition above the attached garage in order to not increase lot coverage and to maintain the current first floor plan. The garage footings were designed to support a second story. Although the proposed addition does not expand the footprint of the primary structure, a vertical addition in a non-compliant location requires a new zoning variation.

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 provided their responses to these standards in the submitted Variation Application.

Recommendation

Should the Board approve Case ZBA 25-05, staff recommends the following motion and conditions:

Motion to approve Case ZBA 25-05, a request for approval of variations from Sections 12-2-6:G and 12-4-2:D to allow an addition to a principal structure within a required side yard, subject to the following conditions:

- 1) *The addition shall be constructed in accordance with the plans submitted by the applicant in the Variation Application dated 2/10/2025.*
- 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 applicants)



100 West 1st Street, Morton Grove, IL 60053

VARIATION APPLICATION

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

Case Number: 25-05

Date Application Filed: 2/10/25

APPLICANT INFORMATION

Applicant Name: ALICJA SKIBICKI

Applicant Address: 7111 EMERSON ST

Applicant City / State / Zip Code: MORTON GROVE IL 60053

Applicant Phone: 847 707 9504

Applicant Email: ALICJA.SKIBICKI@BAIRDWARNER.COM

Applicant Relationship to Property Owner: OWNER

Applicant Signature: Alice Skibicki

Richard Skibicki

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: Richard and Alicja Skibicki

Owner Address: 7111 EMERSON ST

Owner City / State / Zip Code: MORTON GROVE, IL 60053

Owner Phone: 847-707-9504

Owner Email: alicja.skibicki@bairdwarner.com

Owner Signature: Alice Skibicki

Richard Skibicki

PROPERTY INFORMATION

Common Address of Property: 7111 EMERSON ST

Property Identification Number (PIN): 10-18-118-011

Property Square Footage: 3176.6 + 891.59 ADD. 2ND FL

Property Zoning District: R-2

Property Current Use: S.F.R.

APPLICATION INFORMATION

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

12-4-2 D SIDE SETBACK REDUCTION FROM 5'0 TO 3.3'

Purpose of requested variation (attach as needed): ALLOW FOR 2ND STORY ADDITION TO FOLLOW EXISTING 1ST FLOOR FOOTPRINT

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 existing established footprint has existed for over 24 years, and there was
no intention by owners to be used as hardship.

- 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.

The other design consideration suggests building a side addition taking up
usable backyard space and taking up a considerable amount of needed impervious areas

- 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 proposed design is consistent with adjacent developments in the area.
All other zoning requirements are met as required for properties zoned R-2.

- 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 proposed addition correlates with current developments in the neighborhood.
The code required ten feet of separation between buildings so light and vent are
still maintained, therefore will not increase the potential of damage or fire.

To whom it may concern,

We are the neighbors of 7111 Emerson Street, Morton Grove, on the east and west side of the property. Having received the draft of the proposed second story addition to the existing garage, we have no objections to this addition.

Judith Wagner, 9401 Marion Ave, Morton Grove, IL 60053

 Judith Wagner

Alice Kaldani, 7107 Emerson St, Morton Grove, IL 60053

N. Alice Kaldani 2/7/2025

TOP STORY ADDITION TO EXISTING SINGLE STORY RESIDENCE

7111 Emerson St Morton Grove, IL 60053



EXISTING STREET VIEW



1 STREET VIEW (VA)

2/10/25



PRO-PLAN ARCHITECTS, PC
architect
andy kacprzyński
705 devon ave park ridge il 60068

PROJECT MANAGER
AREK JAROG
773 505 9998
AJAROG@LIVE.COM

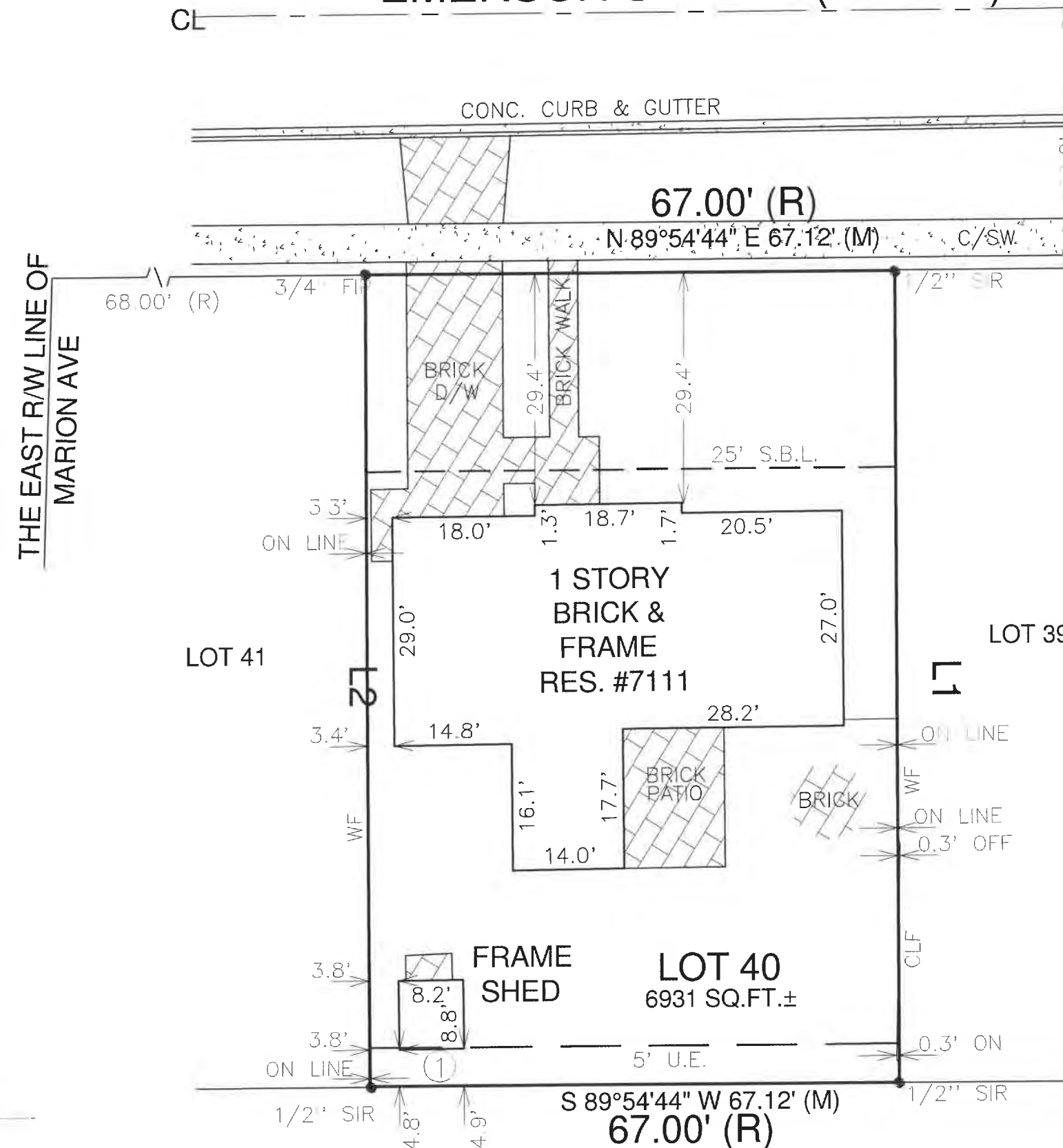
REVISIONS:

7111 Emerson St Morton Grove, IL 60053	
DATE: 2/10/25	SCALE:
JOB NAME: TOP STORY ADDITION TO EXISTING SINGLE STORY RESIDENCE	

DRAWING TITLE: COVER SHEET

SHEET NUMBER: VA1.0

EMERSON STREET (66' R/W)



LINE TABLE:
L1 S 0°18'05" E 103.26' (M)
103.26' (R)
L2 N 0°18'05" W 103.26' (M)
103.26' (R)

1 EXISTING SITE PLAN (VA)
3/64" = 1'-0"

2/10/25



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REVISIONS:

7111 Emerson St Morton Grove, IL 60053

DATE: 2/10/25

SCALE: 3/64" = 1'-0"

JOB NAME:

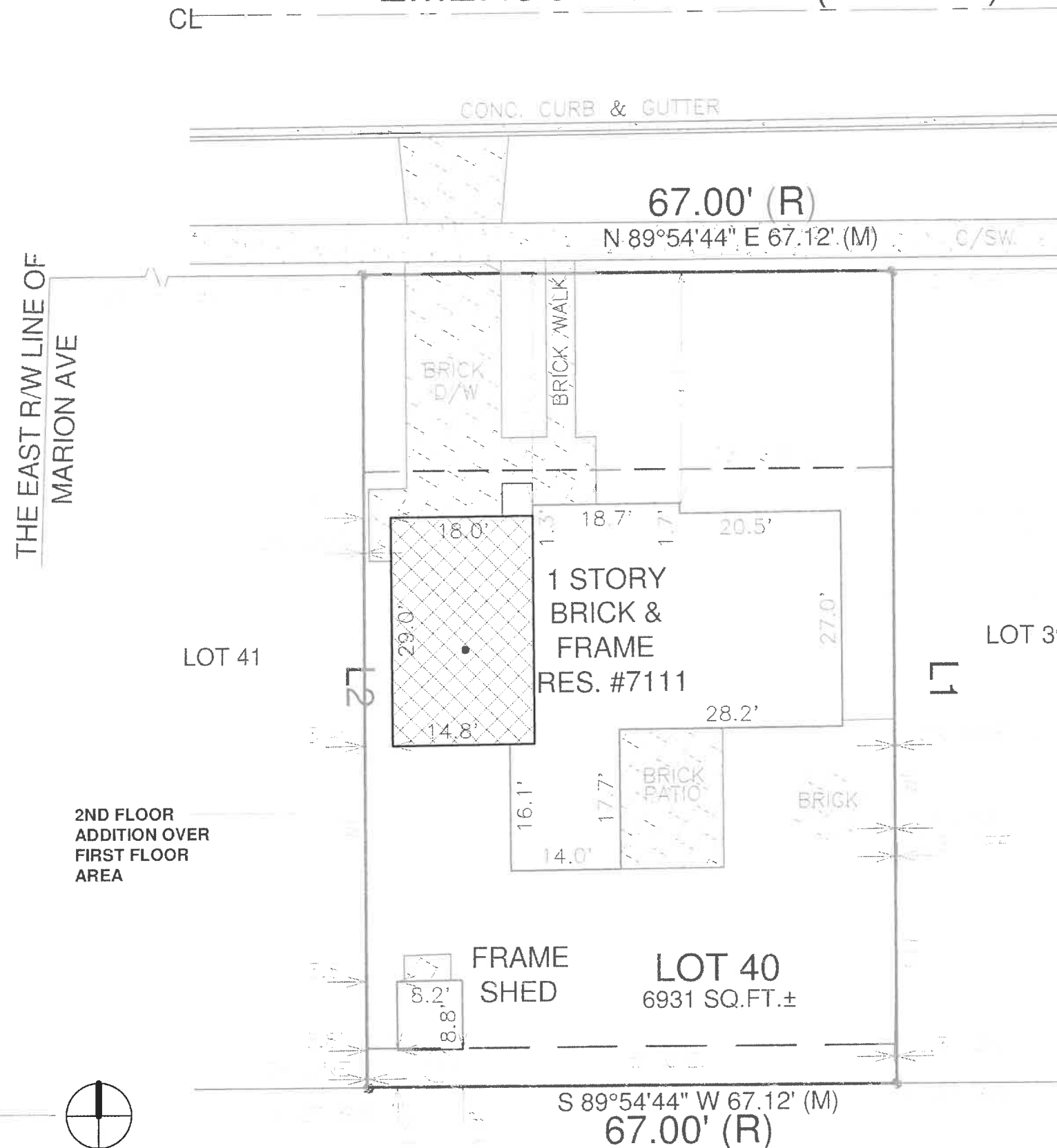
TOP STORY ADDITION TO EXISTING SINGLE STORY RESIDENCE

DRAWING TITLE:
EXSITING
SITE PLAN

SHEET NUMBER:

VA1.1

EMERSON STREET (66' R/W)



LINE TABLE:
L1 S 0°18'05" E 103.26' (M)
103.26' (R)
L2 N 0°18'05" W 103.26' (M)
103.26' (R)

SITE INFORMATION

LOT AREA - 6,918.42

FAR. MAX.(0.6) = 4,151.1
PROPOSED FAR = 4,068

SIDE SETBACK REQ- 5FT MIN.
PROPOSED= 3.3(W)/ 8.75 E (NO CHANGE)

FRONT REQ. 25 FT MIN.
PROPOSED= 29.4 (NO CHANGE)

REAR REQ. 30 FT MIN.
PROPOSED= 29.4 (NO CHANGE)

BUILDING HT 28 FT MAX.
PROPOSED= 21' - 7"

1 PROPOSED SITE PLAN
3/64" = 1'-0"



2/10/25



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REVISIONS:

7111 Emerson St Morton Grove, IL 60053

DATE: 2/10/25

SCALE: 3/64" = 1'-0"

JOB NAME:

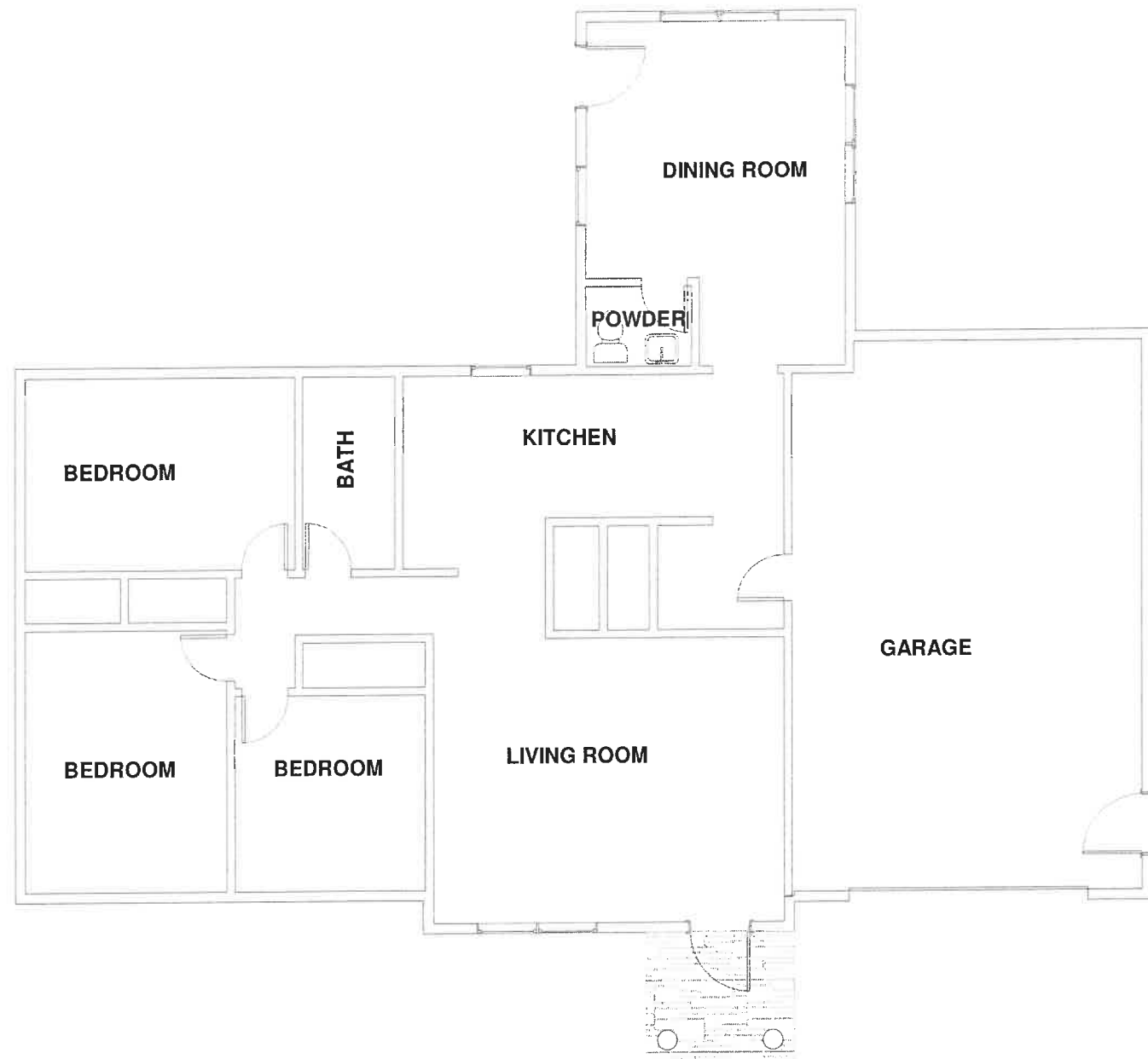
TOP STORY ADDITION TO EXISTING SINGLE STORY RESIDENCE

DRAWING TITLE:

PROPOSED
SITE PLAN

SHEET NUMBER:

VA1.2



① EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

2/10/25



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7111 Emerson St Morton Grove, IL 60053

DATE: 2/10/25

SCALE: 1/8" = 1'-0"

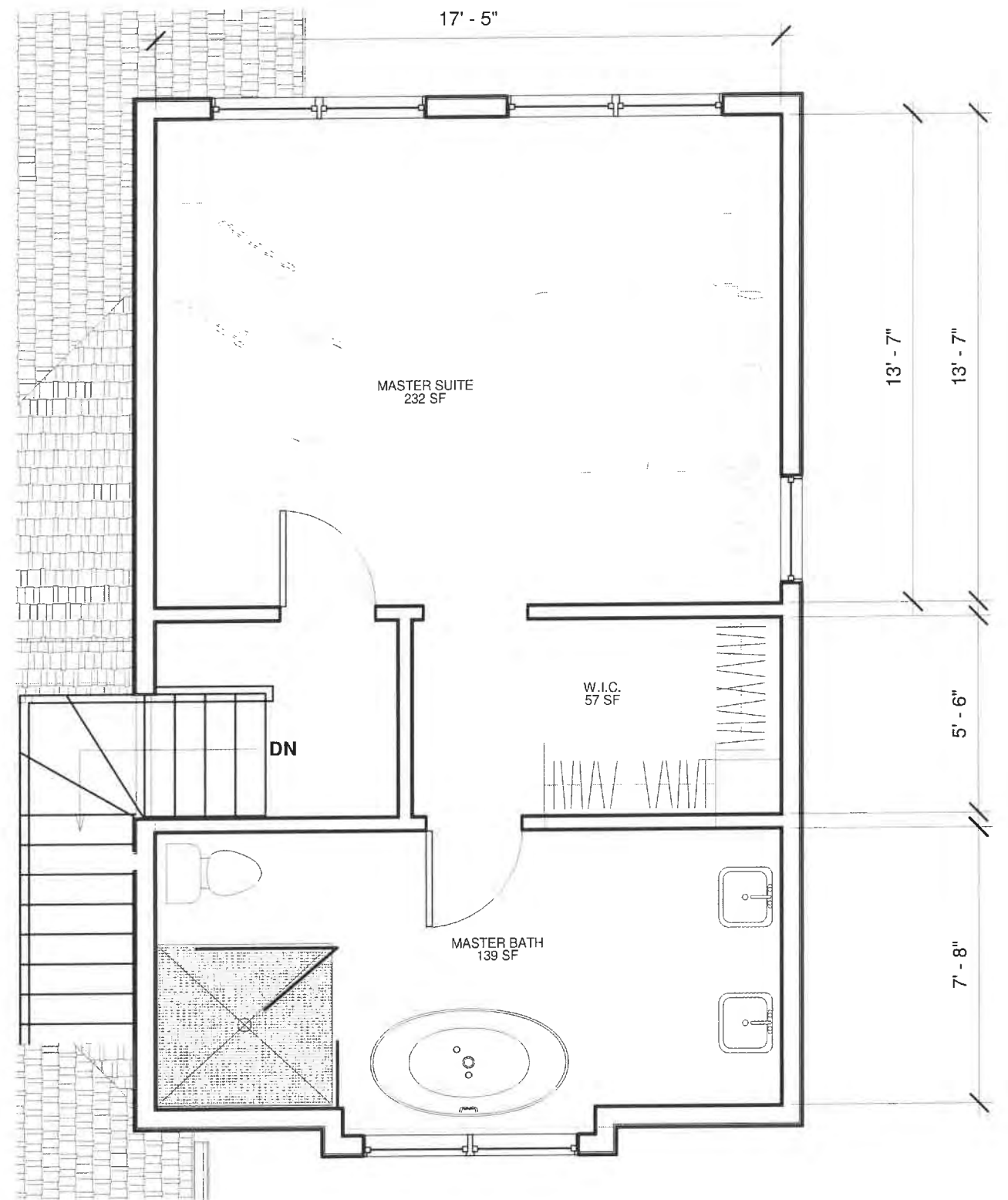
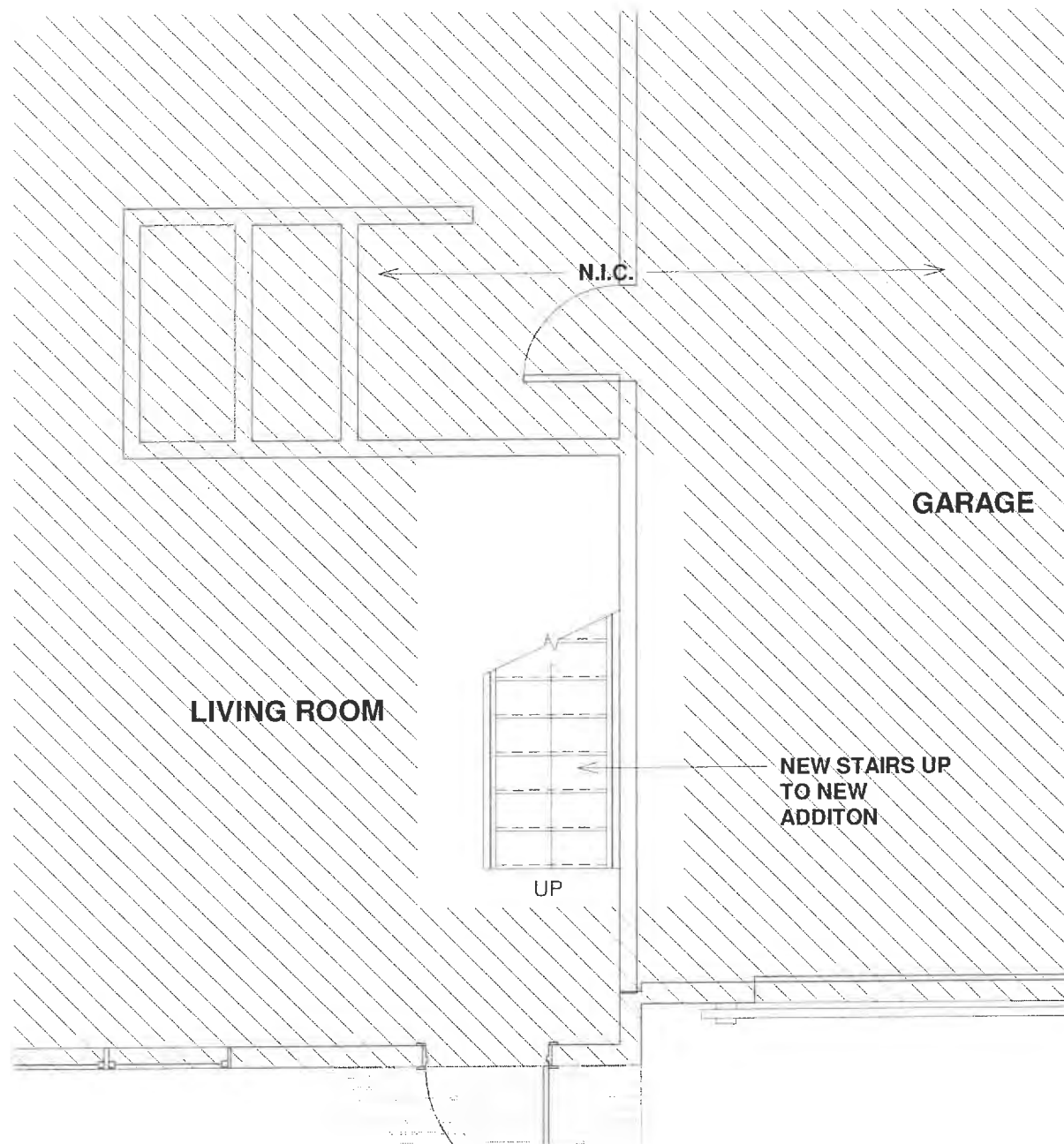
JOB NAME:

TOP STORY ADDITION TO EXISTING SINGLE STORY RESIDENCE

DRAWING TITLE:
EXISTING PLAN

SHEET NUMBER:

VA1.3



2 PARTIAL FIRST FLOOR PLAN
1/4" = 1'-0"

1 PROPOSED SECOND FLOOR
1/4" = 1'-0"



PRO-PLAN ARCHITECTS, PC
architect
andy kacprzynski
705 devon ave park ridge il 60068

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AJAROG@LIVE.COM

REVISIONS:

7111 Emerson St Morton Grove, IL 60053

DATE: 2/10/25

SCALE: 1/4" = 1'-0"

JOB NAME:

TOP STORY ADDITION TO EXISTING SINGLE STORY RESIDENCE

DRAWING TITLE:
PROPOSED
PLANS

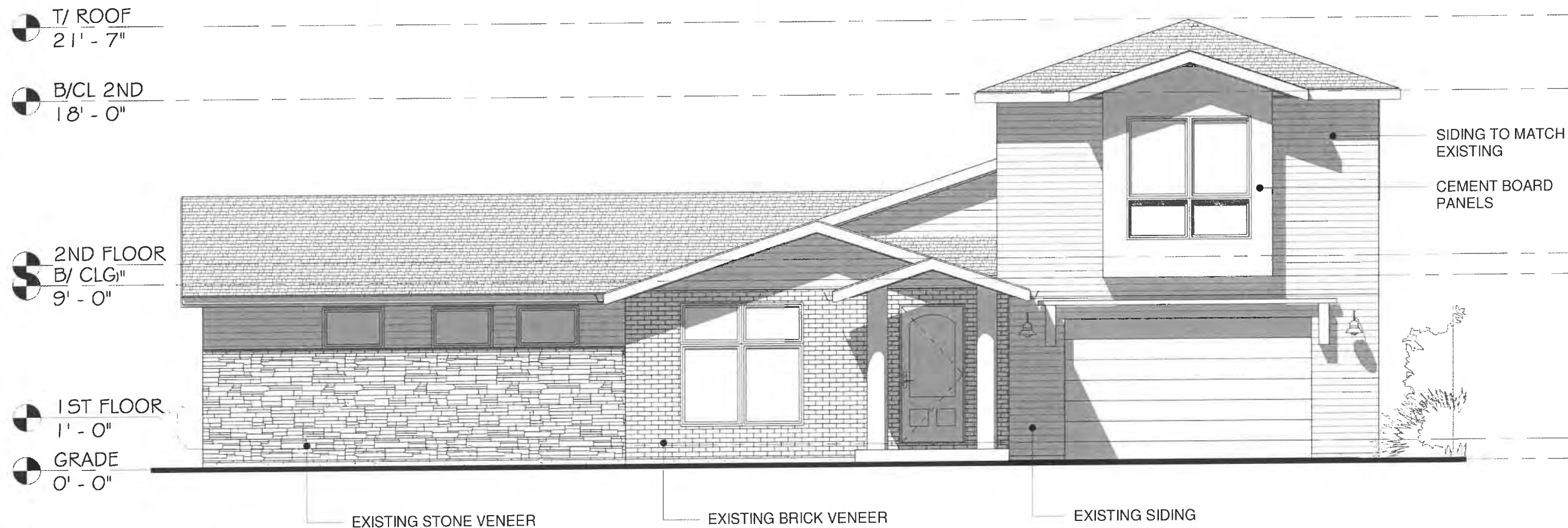
SHEET NUMBER:

VA1.4

2/10/25



2 WEST ELEVATION (VA)
1/8" = 1'-0"



1 FRONT (NORTH ELEVATION)
3/16" = 1'-0"

2/10/25



PROJECT MANAGER
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REVISIONS:

7111 Emerson St Morton Grove, IL 60053

DATE: 2/10/25

SCALE: As indicated

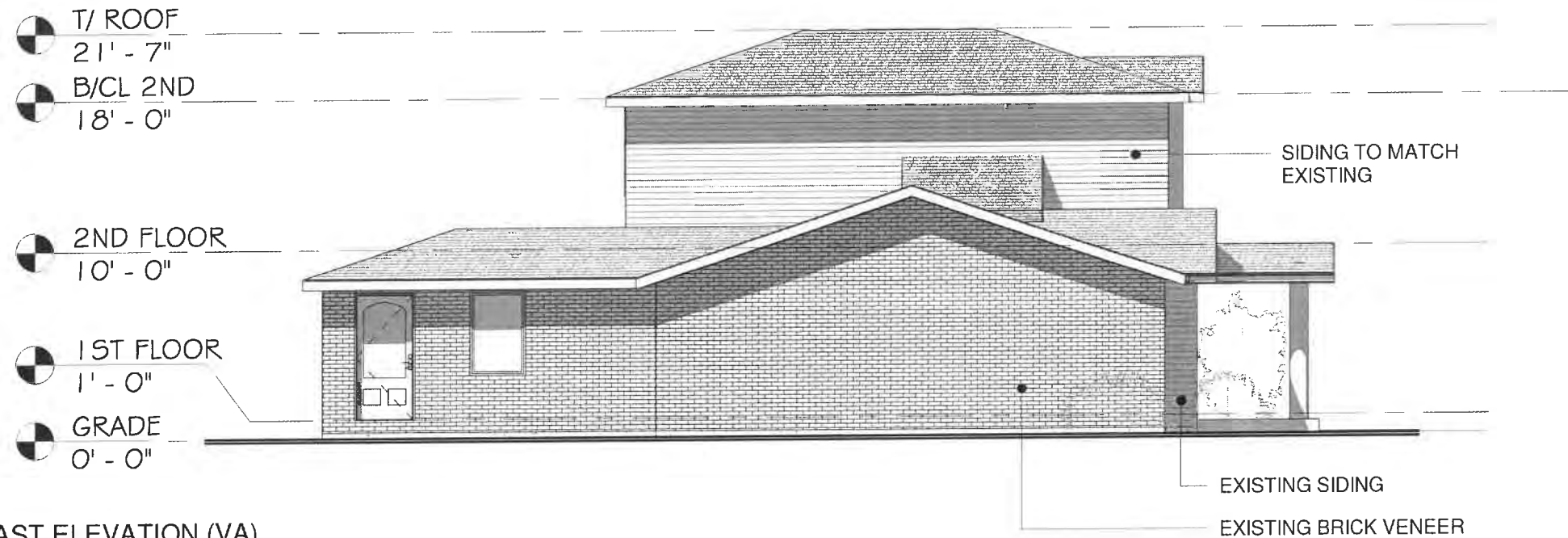
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TOP STORY ADDITION TO EXISTING SINGLE STORY RESIDENCE

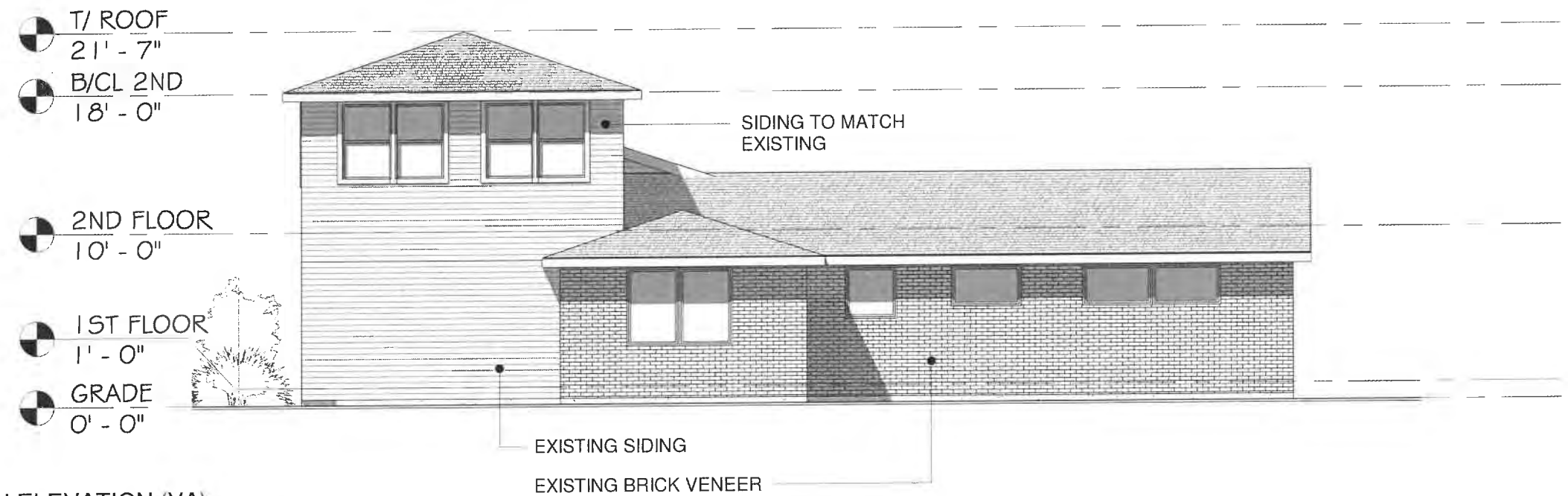
DRAWING TITLE:
ELEVATIONS

SHEET NUMBER:

VA2.1



1 EAST ELEVATION (VA)
1/8" = 1'-0"



2 SOUTH ELEVATION (VA)
1/8" = 1'-0"

2/10/25



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REVISIONS:

7111 Emerson St Morton Grove, IL 60053

DATE: 2/10/25

SCALE: 1/8" = 1'-0"

JOB NAME:

TOP STORY ADDITION TO EXISTING SINGLE STORY RESIDENCE

DRAWING TITLE:
ELEVATIONS

SHEET NUMBER:

VA2.2