

**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.