



Village of Morton Grove
Zoning Board of Appeals Agenda

August 19, 2025 - 7:00 P.M.

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

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES OF:** July 15, 2025

III. **PUBLIC HEARINGS:**

CASE: ZBA 25-10

APPLICANT: Joseph and Julie Polanski
6716 Maple Street
Morton Grove, Illinois 60053

LOCATON: 6716 Maple Street
Morton Grove, Illinois 60053

PETITION: Request for approval of variations from Sections 12-2-5 and 12-4-2 of the Unified Development Code to allow a deck that exceeds maximum rear yard and impermeable coverage.

CASE: ZBA 25-11

APPLICANT: Shambhu Shah
9356 Shermer Road
Morton Grove, Illinois 60053

LOCATON: 9356 Shermer Road
Morton Grove, Illinois 60053

PETITION: Request for approval of variation from Section 12-2-5 of the Unified Development Code for an accessory structure located less than 10 feet from the principal structure.

CASE: ZBA 25-12

APPLICANT: Boby S. Chirayil
5920 Monroe Street
Morton Grove, Illinois 60053

LOCATON: 5920 Monroe Street
Morton Grove, Illinois 60053

PETITION: Request for approval of variations from Section 12-4-2 and 12-2-6 of the Unified Development Code for to allow an addition to exceed the maximum floor area ratio, lot coverage and is a rear yard obstruction.

CASE: ZBA 25-13

APPLICANT: Lara Lester
9201 Austin Avenue

Morton Grove, Illinois 60053

LOCATON: 9201 Austin Avenue
Morton Grove, Illinois 60053

PETITION: Request for approval of variation from Section 12-3-5 of the Unified Development Code to allow a fence in a street side yard.

CASE: ZBA 25-14

APPLICANT: Archadeck of Chicagoland
395A W. Northwest Highway
Palatine, Illinois 60067

LOCATON: 8609 Callie Avenue
Morton Grove, Illinois 60053

PETITION: Request for approval of variations from Sections 12-2-6, 12-4-2 and 12-15-4 of the Unified Development Code to allow replacement of an open sided porch and stairs in a required setback on a nonconforming lot due to width and area.

CASE: ZBA 25-15

APPLICANT: Peter Konstantos
5900 Warren Court
Morton Grove, Illinois 60053

LOCATON: 5900 Warren Court
Morton Grove, Illinois 60053

PETITION: Request for approval of variations from Sections 12-2-6 and 12-4-2 of the Unified Development Code to install a sidewalk in a required setback and exceeds maximum impermeable lot coverage.

CASE: ZBA 25-16

APPLICANT: Shajehan Baig and Sanah Kaleem
5904 Warren Court
Morton Grove, Illinois 60053

LOCATON: 5904 Warren Court
Morton Grove, Illinois 60053

PETITION: Request for approval of variations from Sections 12-2-6 and 12-4-2 of the Unified Development Code to install a driveway in a required setback and exceeds maximum impermeable lot coverage.

IV. **OTHER BUSINESS** None

V. **CLOSE MEETING**

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

Comments relating to this case may also be submitted no later than 12:00 p.m. on Tuesday, August 19, 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 JULY 15, 2025
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, Hussaini, Ingram, Kintner, Liston, Mohr and Stein

Members Absent: None

Village Staff Present: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator, and Secretary
Chuck Meyer, Village Administrator

Trustees Present: Minx, Thill, and White

Chairman Kintner welcomed Mathew Ingram to the Board and 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.

Chairman Kintner asked for approval of the June 17, 2025, meeting minutes. Board Member Liston moved to approve the minutes, Board Member Dorgan seconded the motion. Chairman Kintner called for the vote.

Board Member Dorgan voting	aye
Board Member Hussaini voting	abstain
Board Member Ingram voting	abstain
Board Member Liston voting	aye
Board Member Mohr voting	aye
Board Member Stein voting	aye
Chairman Kintner voting	aye

Motion passes (5-0)

Chairman Kintner then called for the case.

CASE ZBA 25-08

APPLICANTS: Vassilios Skondras
8836 Osceola Avenue
Morton Grove, IL 60053

LOCATION: 8836 Osceola Avenue
Morton Grove, IL 60053

PETITION: Requesting for approval of a variation from Section 12-2-5 of the Unified Development Code to allow replacement of a nonconforming driveway

Ms. Kirchner said the applicant is seeking to replace the existing nonconforming driveway in the same location. A waiver of 2.9 feet is required to allow a 11.9 -foot wide drive that is setback 0 feet from the side lot line. The drive will taper to the garage meeting the required setback. The two patio additions are conforming for setback and lot coverage.

Chairman Kintner confirmed the nonconforming area of the driveway is in the front yard and along the side of the house. It is conforming when angling to the garage.

The applicant was sworn in and noted the driveway will remain the same dimensions. He stated he uses his side door for his son's ingress and egress.

Chairman Kintner asked for public comment. Ms. Onis of 8835 Olcott Avenue came to see the driveway plan.

Board member Dorgan made a motion to approve Case ZBA 25-08, a request for a waiver from Section 12-2-5 of the Unified Development Code to allow the replacement of a nonconforming driveway, subject to the following conditions:

1. The driveway shall be in the location with the plans submitted by the applicants in the Variation Application dated 6/11/2025.
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.

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

Board Member Dorgan voting	yes
Board Member Hussaini voting	yes
Board Member Ingram voting	yes
Board Member Liston voting	yes
Board Member Mohr voting	yes
Board Member Stein voting	yes
Chairman Kintner voting	yes

Motion passes (7-0)

CASE ZBA 25-08

APPLICANTS: Amreen Syeda/Pinnacle Pursuits, Inc.
2565 E. Church Street
Des Plaines, IL 60016

LOCATION: 9410 Waukegan Road

Morton Grove, IL 60053

PETITION:

Requesting for approval of a variation from Section 12-7-3 of the Unified Development Code for off-street parking in a commercial district

Mr. Nolin said the Applicant is requesting the variation to allow a reduction in the shared off-street parking requirement for the multi-tenant property at 9400-9416 Waukegan Road. The applicant is proposing to locate an ice cream shop in an existing vacant space that would include four (4) tables with seating for an estimated total of 16 patrons. The subject property has 36 on-site parking spaces and the shared parking requirement is 40. This assumes the remaining vacant space will be used by a typical permitted or special use with a requirement of one space per 250 square feet. The variation is 5 spaces or 13.8% can be approved by variation. Adjacent on-street parking on Emerson is not included in the parking requirement calculation.

Chairman Kintner asked if Payless Vape and Smoke was calculated as retail in the Staff calculation. It is retail. He also asked if outdoor seating is taken into consideration in the parking table. Outdoor seating is allowed if it does not obstruct the sidewalk and it is not included in the required parking in this case.

The applicant and traffic engineer were sworn in. Chairman Kintner asked for the hours of operation. Open 11-9 for Summer hours, and Winter hours of 5-9 during the week and 11-9 on weekends.

She noted that there would be 1-2 staff members. She said a few chairs would be offered for outdoor seating, and approximately 12 indoor seats.

Commissioner Dorgan asked if there is ADA parking. Mr. Opitz said there is one space in the lot. Mr. Dorgan asked if the dentist building to the south would have patrons from this business using his private parking lot, it was a concern a few years ago.

The building owner, Mr. Sideris, was sworn in. He said there have been no instances of his building patrons using the dentist's lot.

Chairman Kintner noted the highest parking counts are in the evening and asked how they count turnover. The counts were reported every 15 minutes. Mr. Opitz said the turnover in the lot is more frequent than the alley parking which is used by employees.

Commissioner Ingram asked if we are holding the building to a higher standard than it was first built. Mr. Nolin said there have been changes in the requirements, he noted it is a moderate 13% request compared to the 30% variation that could be considered. It provides flexibility and allows the other vacant space to be leased.

Chairman Kintner asked Mr. Sideris if the variation limits would hurt his ability to lease the available space. He said he is very willing to have this tenant and understands the possible future use of the vacant space.

Chairman Kintner asked for public comment. Mr. Nolin read the following email received from Anthony Trombetta and Beata Swidlicka of 9417 Sayre Avenue:

In reference to Case ZBA 25-09, we are not in favor of the variation from Section 12-7-3 for off street parking. We believe that if this variation gains approval, it will create detrimental and harmful consequences for the immediate area. The area in question is already overpopulated with automobiles and pedestrians causing adverse effects to the adjacent alley, walkways and streets. We strenuously object to approving the variation form Section 12-7-3 for off street parking and respectfully request that this is denied.

Board member Liston made a motion to approve Case ZBA 25-09, a request for approval of a variation from Section 12-7-3 off-street parking requirements, subject to the following conditions:

- 1) The applicant's business shall operate in accordance with the plans submitted by the applicant in the Variation Application dated 06/17/2025; and
- 2) Employees shall park within rear parking areas located along the alley on the subject property; and
- 3) Should impacts of the parking variation be determined by the Village Administrator to be inconsistent with the representations and assertions contained in the Variation Application and provided by the applicant's testimony, such inconsistencies may serve as the basis for further review by the Zoning Board of Appeals and a requirement for additional measures to reduce parking demand.

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

Board Member Dorgan voting	yes
Board Member Hussaini voting	yes
Board Member Ingram voting	yes
Board Member Liston voting	yes
Board Member Mohr voting	yes
Board Member Stein voting	yes
Chairman Kintner voting	yes

Motion passes (7-0)

Chairman Kintner noted the commercial zoning has always abutted the residential district and a vacant space is not desirable in the commercial district.

Chairman Kintner asked for any other business or discussion.

Mr. Nolin stated that in December 2024, the Village Board approved Resolution 24-77 authorizing the Village of Morton Grove to acquire property commonly known as 6201 Dempster (the Fifth/Third bank building) for a future Village Hall and Police Station.

The Village Hall project is not on the agenda for tonight's ZBA meeting, but a concerned resident contacted Staff this morning to request an opportunity to provide comment on the project.

Please note that the project is in the preliminary design stage at the staff level and no plans have been presented to the Plan Commission and it will be several months before such an application is submitted.

Once the project design is more developed, the Village will make a formal application (the "Special Use Application") for review and consideration by the Appearance Commission, Traffic Safety Commission, Plan Commission, and Board of Trustees at their regularly scheduled meetings. All meetings are open to the public and will invite public comment for consideration.

Mr. Yalowitz, of 8637 Georgiana Avenue, said he is concerned with the new police station location. He said he met with the Mayor and Village Administration and has concerns that Georgiana Avenue would be blocked off at Dempster Street and that the alley behind the homes on the west side of Georgiana Avenue would be blocked at the

north where it meets the current bank parking lot. He said it is dangerous to have the station along the busy Dempster Street.

Chairman Kintner thanked him for the comments and noted the project will be on future agendas for consideration at public hearings.

Mr. Nolin reminded the members of the special meeting of the Plan Commission on July 29, 2025

Board Member Hussaini moved to adjourn the meeting, seconded by Board Member Ingram. The motion to adjourn the meeting was approved unanimously pursuant to a roll call at 7:39 p.m.

Minutes respectfully submitted by Anne Ryder Kirchner.

DRAFT

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: August 12, 2025

Re: ZBA 25-10 6716 Maple Street (10-18-205-031-0000)
Requesting approval of a variations from Sections 12-2-5:B and 12-4-2:D to allow a replacement deck that exceeds maximum rear yard and impermeable coverages.

STAFF REPORT

Public Notice

Request Summary

The Village of Morton Grove provided public notice for the August 19, 2025, Zoning Board of Appeals public hearing for ZBA 25-10 in accordance with Unified Development Code requirements. The *Morton Grove Champion* published a public notice on July 31, 2025. The Village mailed letters on July 31, 2025, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on July 31, 2025.

Property Background

The subject property at 6716 Maple Street in Morton Grove, Illinois, is a 7,510-square-foot lot located on the north side of Maple street at the west ending cul-de-sac, reached from Lehigh Avenue to the east. The subject property is zoned R-1 Single Family Residence District and is improved with single-family residence and a detached garage to the rear. Surrounding properties are also zoned within the R-1 District and are improved with single-family residences.



Subject Property Location Map

Application Overview

The applicants and owners, Joseph and Julie Polanski, are requesting waivers from Sections 12-4-2:D and 12-2-5:B to reconstruct a deck that exceeds maximum impermeable lot coverage and allowable rear yard coverage of accessory structures and impermeable surfaces combined.



Subject Property Street View



Subject Property Aerial View

Requested Waivers

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

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	EXISTING	PROPOSED	REQUESTED WAIVERS
Impermeable Lot Coverage 12-4-2-D	Max. 55% Permitted (4,130 sq. ft.)	70% (5,255 sq. ft.)	70% (5,255 sq. ft.)	<i>Waiver of 1,125 sq. ft. to allow total impermeable lot coverage of 70%</i>
Rear Lot Coverage 12-2-5-B	Max. 50% Permitted (1,963 sq. ft.)	72% (2,819 sq. ft.)	72% (2,819 sq. ft.)	<i>Waiver of 856 sq. ft. to allow rear yard impermeable coverage of 72%</i>

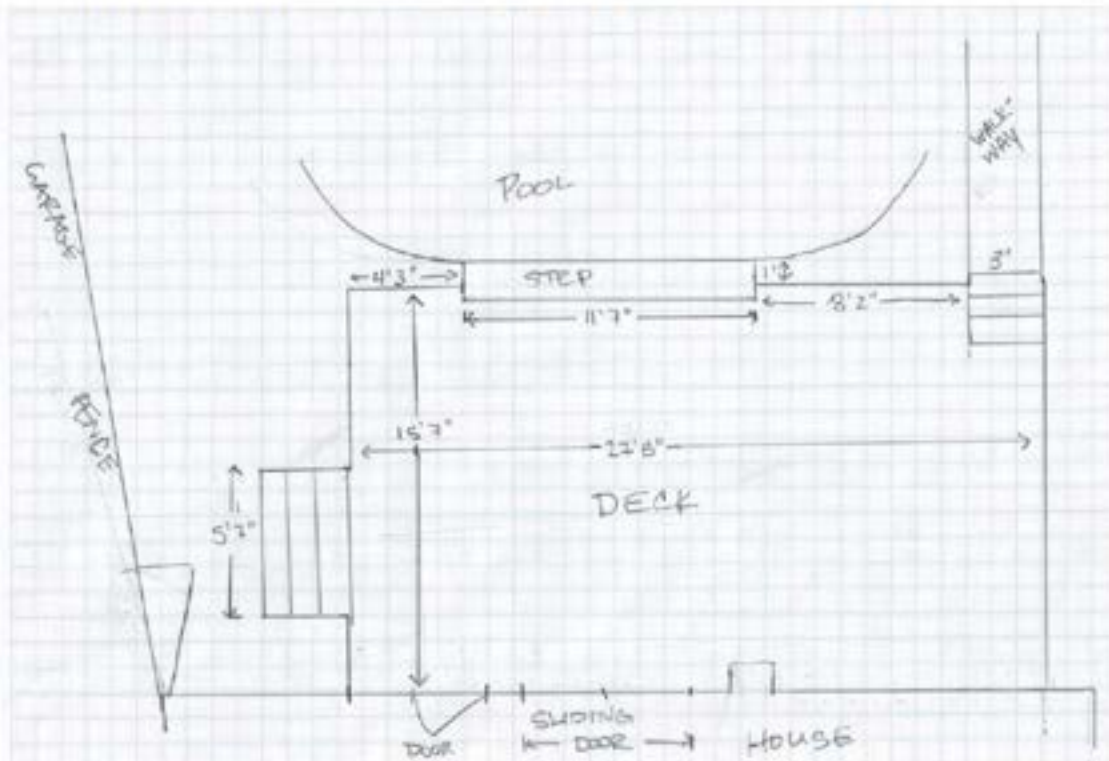
As shown in the table, the following waivers are required to allow the reconstruction of a deck as proposed by the Applicant:

- Section 12-4-2-D: Waiver of square feet to allow impermeable lot coverage of 70%.
- Section 12-2-5-B: Waiver of square feet to allow rear impermeable coverage of 72%.

Discussion

The applicants are seeking to replace the deck with a reconfigured deck that observes the required side yard setback, but exceeds allowable rear yard and total lot coverage. The existing deck supports and deck boards are deteriorating, the applicants attempted to replace the decking which would have been allowed for zoning purposes, but determined the whole structure needed replacement. The proposed deck would be similar in dimensions to the existing deck and would not expand existing nonconformities.

Staff notes that rear yard coverage and overall lot coverage regulations were adopted by Ordinance 20-01 in 2020, flatwork permits for the brick pavers and non-driveway surfaces were not required before that time. Building permits are on file from 1994 for a driveway expansion, from 2003 for the 3-car garage, and from 2006 for the existing deck.



Proposed Deck Plan

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 the responses to these standards in the Variation Application.

Recommendation

Should the Board approve Case ZBA 25-10, staff recommends the following motion and conditions:

Motion to approve Case ZBA 25-10, a request for approval of a variations from Sections 12-2-5:B and 12-4-2:D, to allow a deck that exceeds maximum rear yard and impermeable lot coverages, for the property commonly known as 6716 Maple Street subject to the following conditions:

- 1) *The deck shall be installed in accordance with the plans submitted by the applicant in the Variation Application dated 7/10/2025.*
- 2) *The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits.*

Attachments

Application and related materials (submitted by applicant)



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: 25-10 Date Application Filed: 7/10/25

APPLICANT INFORMATION

Applicant Name: Joseph & Julie Polanski
Applicant Address: 6716 Maple St.
Applicant City / State / Zip Code: Morton Grove, IL 60053
Applicant Phone: [REDACTED]
Applicant Email: [REDACTED]
Applicant Relationship to Property Owner: Self
Applicant Signature: John Polanski Julie Polanski

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

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

PROPERTY INFORMATION

Common Address of Property: 6716 Maple St., Morton Grove, IL 60053
Property Identification Number (PIN): 10-18-205-031-0000
Property Square Footage: 7,510
Property Zoning District: R-1
Property Current Use: Residential

APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code:
12-2-5: Max rear yard coverage; 12-4-2: max impermeable coverage
Purpose of requested variation (attach as needed):
see attached for this and following responses.

Purpose of requested variation (attach as needed):

We are seeking to replace a previously existing deck that had deteriorated beyond repair with a similarly laid out deck. The deck is used as the exit from the rear of the house and provides direct access to the existing above-ground pool, which is used almost daily in the warmer months.

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 is a triangular lot on a cul de sac with a small front yard. The rear yard consists of structures and coverings that were existing at the time of purchase in 2019 (deck, pool, garage, concrete slab, paver walkway and seating area).

The deck was surfaced with a composite material that contractors estimated was at least twenty years old. The material was slippery so we attempted to paint it with textured paint each year. (It didn't look very good.) The railings were wobbly. Ultimately, when the deck began sagging, we sought to have it repaired. Upon removing the top surface, we were told the structure needed to be replaced. We are seeking to construct a new deck in its place to ensure a safe exit from the back of the house.

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 deck serves as access to the back yard and direct access to the above-ground pool. We use the pool almost daily during the warmer months. The deck is used as an entertaining space, with a table and chairs and a grill. (It also holds a large deck box and other organizers for the pool toys and floats our children use.) It dramatically adds to the usability and enjoyment of the back yard.

Beneath the deck is a concrete slab patio that is likely original to the house. Even if the deck proposed was significantly smaller: (1) it wouldn't be enough to conform to the lot coverage provisions because of the concrete underneath, and (2) its smaller size would impact the usability of the deck.. Uncovering and breaking up some of the concrete would add cost to the

project and create a patch of unusable space in the corner of the yard (near the A/C and the pool equipment), while providing less living space on the deck surface.

The other components adding to the impermeable surfaces of the backyard are the paver walkway and seating area, the 3-car garage, and the concrete pad to the west of the garage.

The paver walkway and seating area serves as a nice backyard feature creating a walking path with gardens on either side. It was installed with high quality bricks, cut to achieve clean curves and flow. Significantly, the walkway provides a flat surface for Julie Polanski, who has Multiple Sclerosis (MS), to safely access the yard and maintain the gardens. Replacing the pavers walkway with grass would render the portion of the backyard behind the pool largely unusable. The grass square footage would be so small that it would be a pain to maintain; it would be too narrow for the children to play on; and Julie would be more prone to trips and falls due to the uneven surface of grass. Additionally, should Julie at some point need a ramp or a lift to get in and out of the house, this paver walkway and one of the deck stairs would be the likely location of that accommodation.

The existing three car garage and driveway were a significant factor in our decision to purchase the house. Both of our cars are parked in the garage, and the third car bay is used for children's bikes, toys, and lawn equipment.

There is a triangular section of concrete slab on the west side of the garage. It appears that this slab was poured when a back addition was added to the garage for additional storage. The concrete in the garage addition and the outside area appears to be congruous. This section of the yard is used for a large (approx. 2 ½ ft. high x 26 sq. ft.) raised vegetable garden, storage of larger gardening equipment, bags of soil, mulch, etc. The existence of the concrete allows for easy access with wheelbarrow and carts, and a maintenance free storage area. Removing this concrete, in addition to adding expense, would make this space less convenient to use.

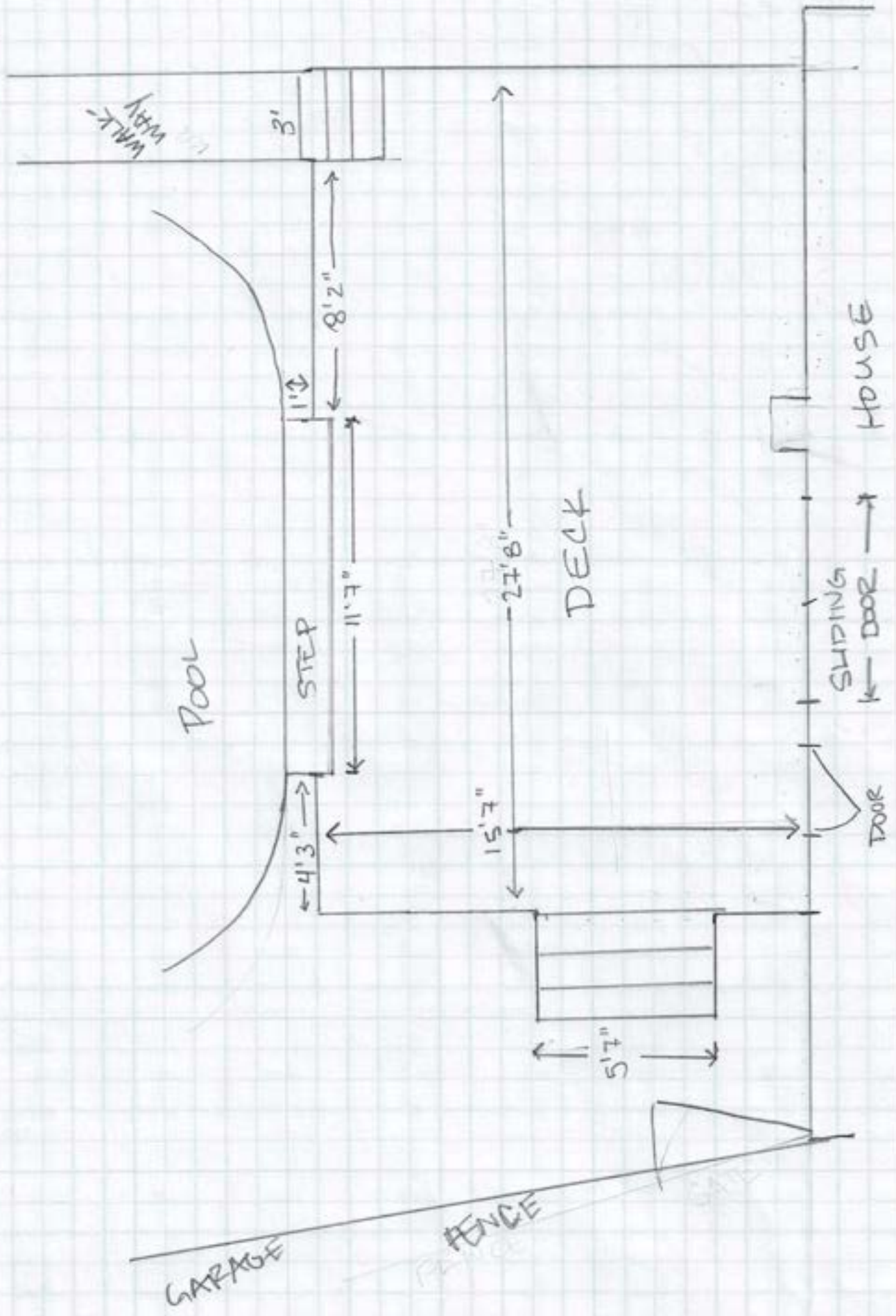
c. Not Detrimental to Public Welfare: The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.

We are seeking to replace a deck with a similar deck. There will not be any noticeable, nor detrimental, impact to the property, the neighboring properties, or 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 proposed variation will not alter the character of the home or the neighborhood. As we are seeking to replace a previous deck with a similar one, it will not negatively impact the neighbors

in any way. We have discussed our plans with three of our nearest neighbors. They have signed letters in support of our application.



PLAT OF SURVEY

OF

LOT 10 IN BAKER'S LEHIGH AVENUE SUBDIVISION OF THE NORTH 316 FEET OF THE SOUTH 461 FEET (EXCEPT THE WEST 264 FEET THEREOF) OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF BEAUFIELD ROAD AND WESTERLY OF A LINE 66 FEET MEASURED AT RIGHT ANGLES WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD IN COOK COUNTY, ILLINOIS.



RECEIVED

JUN 13 2025

VILLAGE OF MORTON GROVE

MAPLE AVENUE

LEGEND

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

AREA = 7,510 SQ. FT.
MORE OR LESS

PREPARED FOR: ARMAND SURVEY, INC.
JOB ADDRESS: 6716 MAPLE AVE., MORTON GROVE, IL
SURVEYOR: ALDAN / POLANSKI
JOB NO.: 18-08-2024

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES

WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 303

BOLINGBROOK, ILLINOIS 60440

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



FIELD WORK COMPLETED ON THE 19TH DAY OF AUGUST, 2015.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

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

DATED THIS 26TH DAY OF AUGUST, 2015.

Aldan Polanski
P.L.S. No. 2922

1" = 20' IS NOT NEARLY THE HERKULES DRINK PLAT WAS OBTAINED AS A NON INSTRUMENTED SURVEY. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT SURVEY. FIELD MEASUREMENTS OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION FOR BUILDING.

Maria and Anastasios Karavas
6712 Maple St.
Morton Grove, IL 60053

July 8, 2025

Zoning Board of Appeals
% Anne Ryder Kirchner
Village Hall
6101 Capulina Ave.,
Morton Grove, IL 60053

Dear Members of the Zoning Board of Appeals,

My name is Anastasios (Tasos) Karavas, and I've lived in this neighborhood for many years. I'm writing about my neighbors, Joe and Julie Polanski, who are planning to replace their backyard deck.

I understand the new deck will be about the same size as the previous one and will continue to provide access to their pool. I have no objections to their plans. Joe and Julie are thoughtful neighbors, and I trust the work will be completed with care and consideration for the surrounding neighbors.

Thank you for taking the time to read this note.

Sincerely, 

Suzan Wahdan
6720 Maple St.
Morton Grove, IL 60053

July 8, 2025

Zoning Board of Appeals
% Anne Ryder Kirchner
Village Hall
6101 Capulina Ave.,
Morton Grove, IL 60053

Dear Zoning Board members,

I live next door to Joe and Julie Polanski. I am writing to say I do not have a problem with their plan to replace their deck.

I understand the new deck will be about the same size as the one they have now and will help them get to their backyard pool. I think this is a good project, and I believe it will look nice and not cause any problems.

Thank you for reading my letter.

Sincerely,

Suzan
Wahdan

Sandra and Elia Saliba
6725 Maple St.
Morton Grove, IL 60053

July 8, 2025

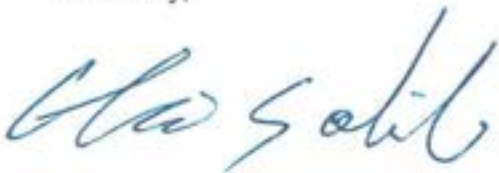
Zoning Board of Appeals
% Anne Ryder Kirchner
Village Hall
6101 Capulina Ave.,
Morton Grove, IL 60053

To Whom it May Concern:

I'm writing in support of my neighbors, Joe and Julie Polanski, who are planning to replace their deck with a new one of similar size.

As a nearby resident, I have no concerns about their project and do not object to their request. The planned work appears to be a straightforward replacement that should have no negative impact on the surrounding properties.

Sincerely,

A handwritten signature in blue ink, appearing to read "Elia Saliba". The signature is fluid and cursive, with the first name "Elia" written in a larger, more prominent script than the last name "Saliba".

Mike Jonscher
6708 Maple St.
Morton Grove, IL 60053

July 8, 2025

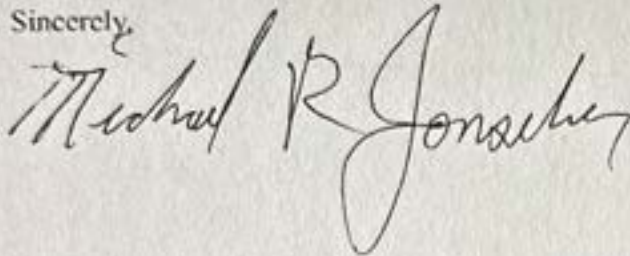
Zoning Board of Appeals
% Anne Ryder Kirchner
Village Hall
6101 Capulina Ave.,
Morton Grove, IL 60053

Dear Members of the Zoning Board of Appeals,

I am writing as a neighbor of Joe and Julie Polanski, who live at 6716 Maple St. I understand they are seeking approval to replace their deck.

I have no objection to their project. It seems like a sensible and necessary upgrade that will maintain the overall look and function of their property without affecting the character of the neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Michael R. Jonscher". The signature is written in a cursive style with a large, looping "M" and "J".

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: August 12, 2025

Re: ZBA 25-11 9356 Shermer Road (09-13-208-030-0000)
Request for approval of a variation from Section 12-2-5 to allow an accessory structure to be located less than 10 feet from the principal structure.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the August 19, 2025, Zoning Board of Appeals public hearing for ZBA 25-11 in accordance with Unified Development Code requirements. The *Morton Grove Champion* published a public notice on July 31, 2025. The Village mailed letters on July 31, 2025, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on July 31, 2025.

Request Summary

Property Background

The subject property at 9356 Shermer Road is a 7,453-square-foot lot located on the west side of Shermer Road in between Foster Street and Lyons Street. The property is within a R-1 Single Family Residence District and is improved with a single-family dwelling. Surrounding properties are also zoned in the R-1 Single Family Residence District and are improved with single-family residences.

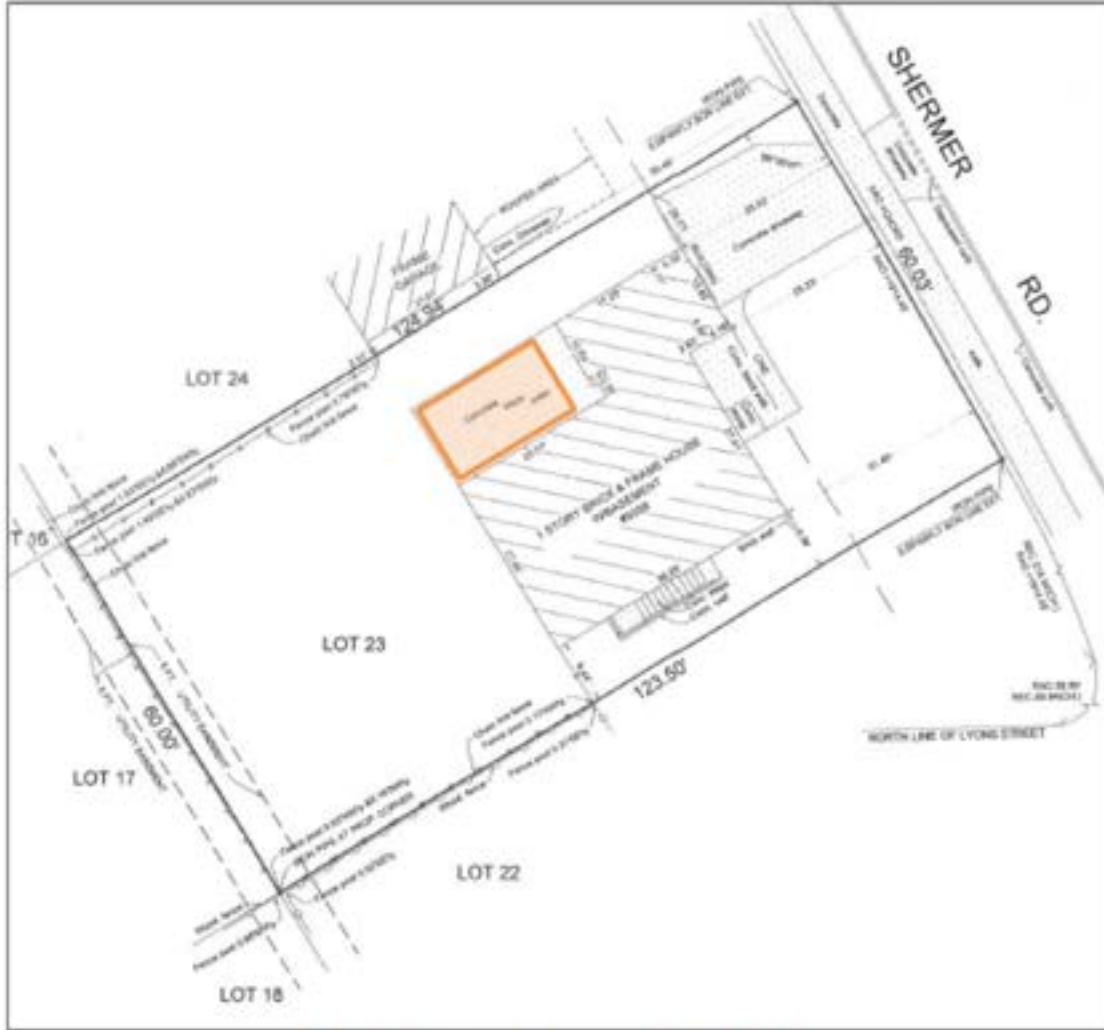


Subject Property Location Map

Application Overview

The Applicant and property owner, Shambhu Shah, is requesting a waiver from Section 12-2-5:B.2 to allow a pergola to be installed less than 10 feet from the principal structure, covering the existing attached patio.

The property complies with maximum impervious lot coverage restrictions for the R-1 District.



Plat of Survey with Approximate Location of Proposed Pergola

Requested Waivers

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

DIMENSIONAL CONTROL	CODE REQUIREMENT	PROPOSED	REQUESTED WAIVERS
Detached Accessory Structures (12-2-5:B)	In residential district, detached accessory buildings shall be at least 10 feet from the principal structure	12.16 ft. x 20.41 ft. pergola Centered on 13.01 feet wide patio	Waiver of 9.58 feet to allow a setback of .42 feet

As shown in the table, the following waiver is required to authorize the installation of a pergola, as proposed by the Applicant:

- Section 12-2-5:B25: Waiver of 9.58 feet to allow a pergola less than 10 feet from a principal structure.



Proposed Location of Pergola (Left); Pergola Elevation View (Right)

Discussion

The applicant is requesting a waiver from the ZBA to place a pergola over an existing attached patio. The structure will cover almost the entire width of the patio and will observe a 9.41-foot setback from the side property line. Pergolas and other accessory structures are required to be separated from the principal structure by 10 feet. The applicant does not wish to attach a pergola/structure to the house, but prefers the proposed detached style.

Variation Standards

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

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

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

Recommendation

Should the Board approve Case ZBA 25-11, staff recommends the following motion and conditions:

Motion to approve Case ZBA 25-11, a request for approval of a variation from Section 12-2-5.B.2 to allow a pergola to be less than ten feet from the principal structure for the property commonly known as 9356 Shermer Road, subject to the following conditions:

- 1) *The proposed driveway shall be installed in accordance with the plans submitted by the Applicant in the Variation Application dated 7/11/2025.*
- 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: 25-11 Date Application Filed: 7/11/25

APPLICANT INFORMATION

Applicant Name: Shambhu Shah
Applicant Address: 9356 Shermer Rd
Applicant City / State / Zip Code: Morton Grove, IL 60053
Applicant Phone: [REDACTED]
Applicant Email: [REDACTED]
Applicant Relationship to Property Owner: self
Applicant Signature: Shambhu Shah

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: 9356 Shermer Rd, Morton Grove, IL 60053
Property Identification Number (PIN): 09-13-208-030-0000
Property Square Footage: 1,092 SF (7,320 SF Lot)
Property Zoning District: R-1
Property Current Use: Primary residence

APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code:
12-2-5
Purpose of requested variation (attach as needed): _____

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.

Currently, there is a patio area that exist at the proposed
location of install, which was constructed before I
purchased the 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 their land. Mere loss in value shall not justify a variation.

Just want to utilize an area that already exists and
not build a new area.

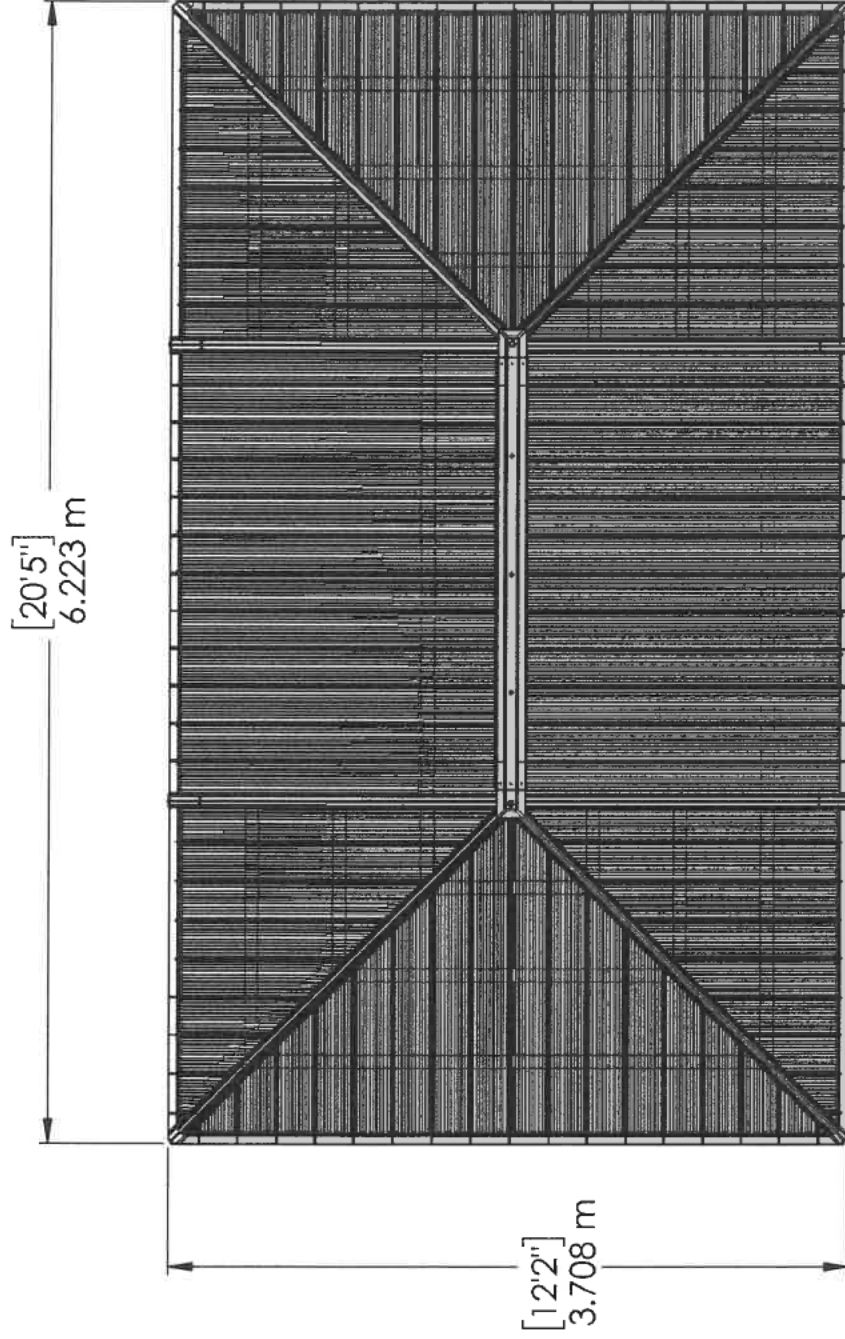
- c. **Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.

Yes. It will not be detrimental to the public welfare or to
other property or improvements in the are neighborhood.

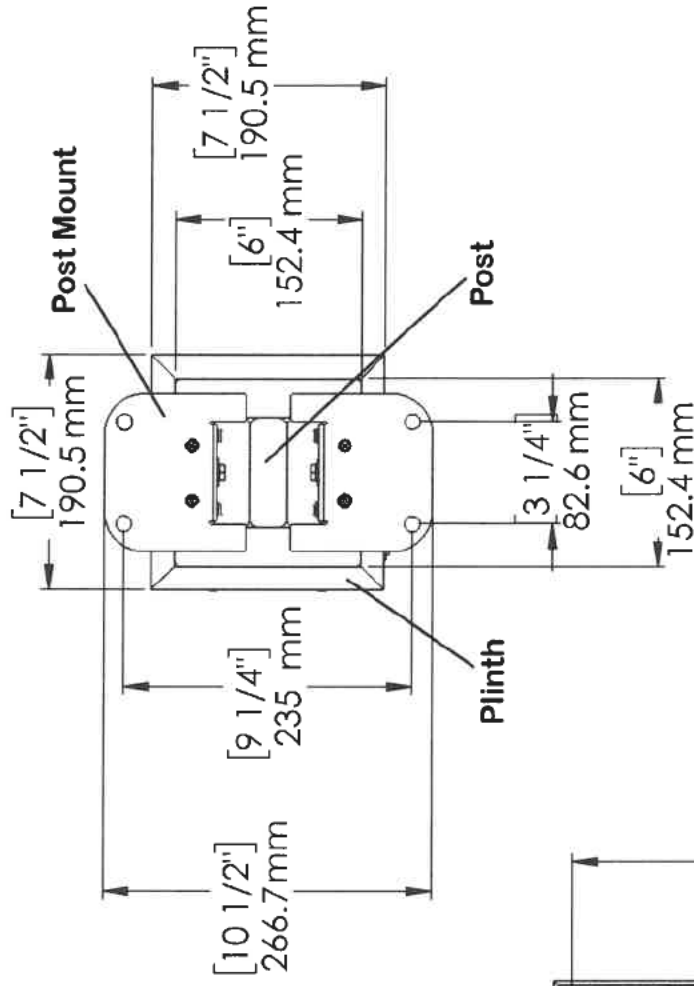
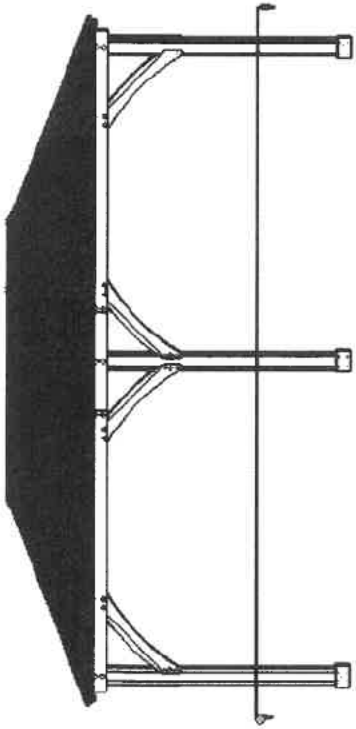
- d. **Not Detrimental to Neighborhood:** The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

Correct. It will not impair supply of light and air to
adjacent property, increase congestion in the streets, danger of
fire, endanger public safety or alter the character of the
neighborhood.

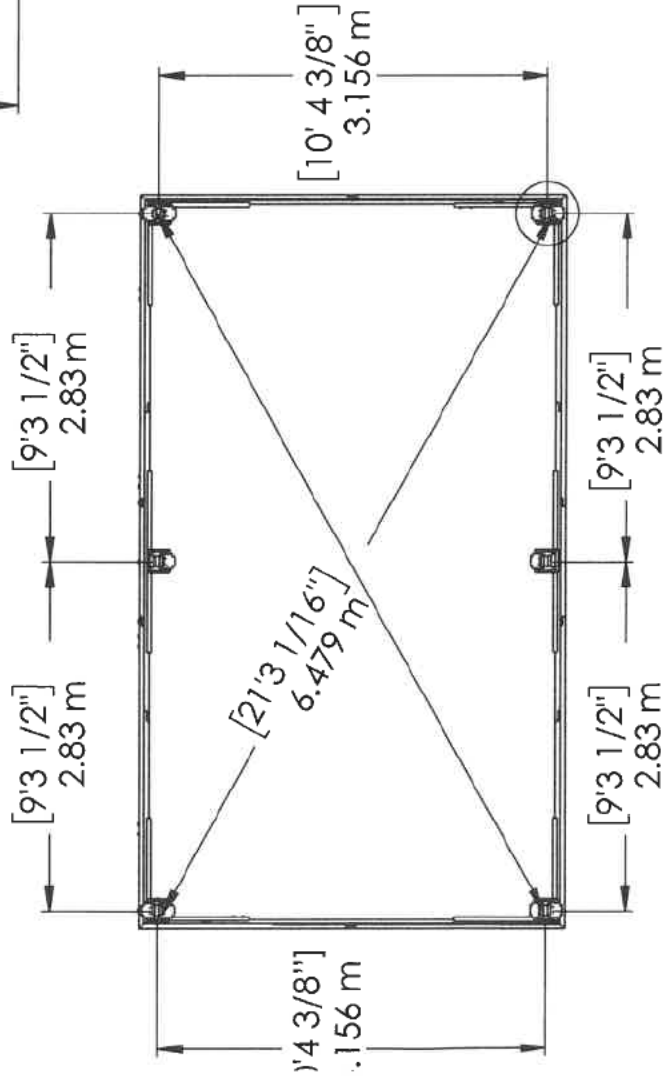




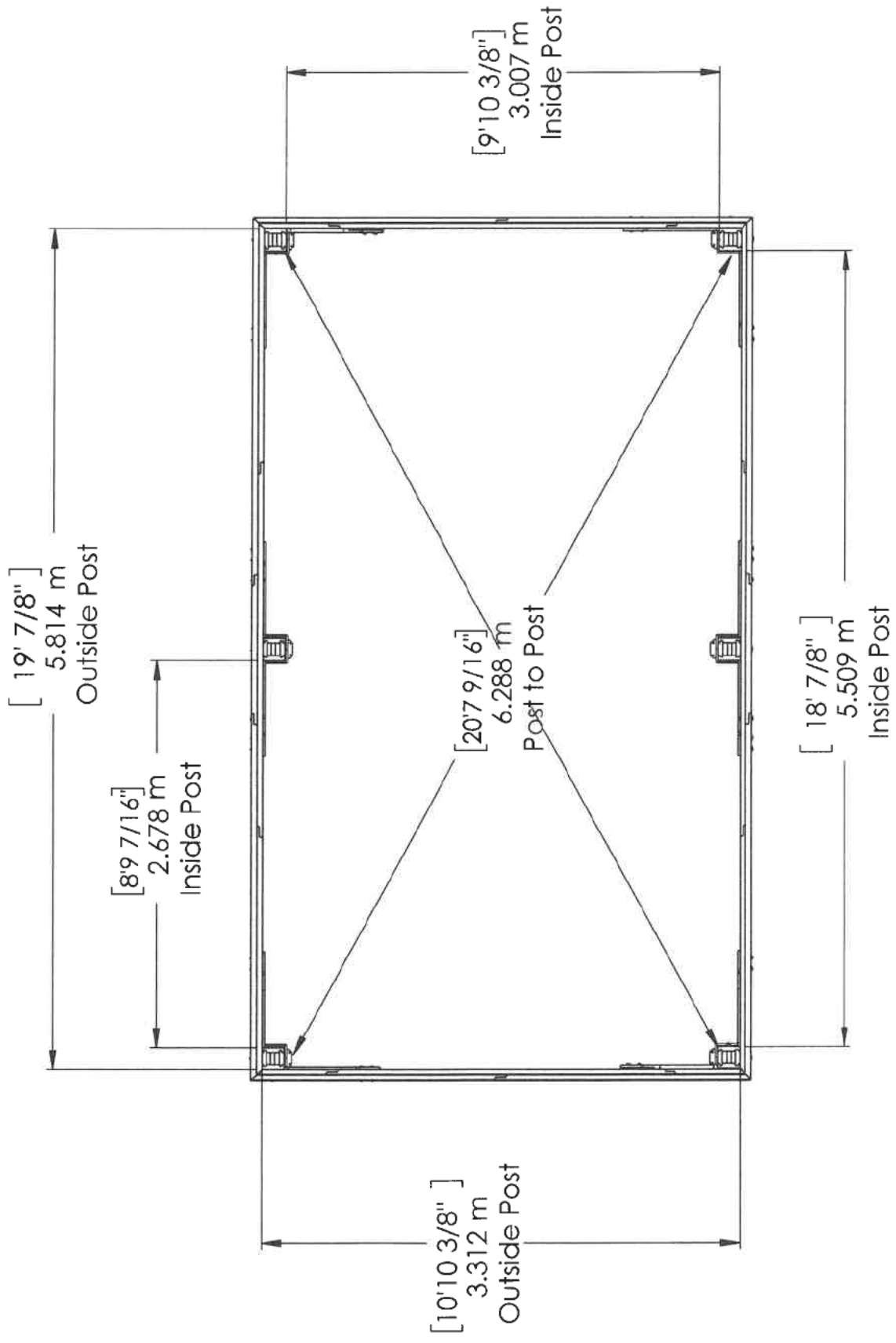
**YM11775 - 12 x 20
Meridian Gazebo**



Centre of Footing/Post Dimensions



YM11775 - 12 x 20
Meridian Gazebo



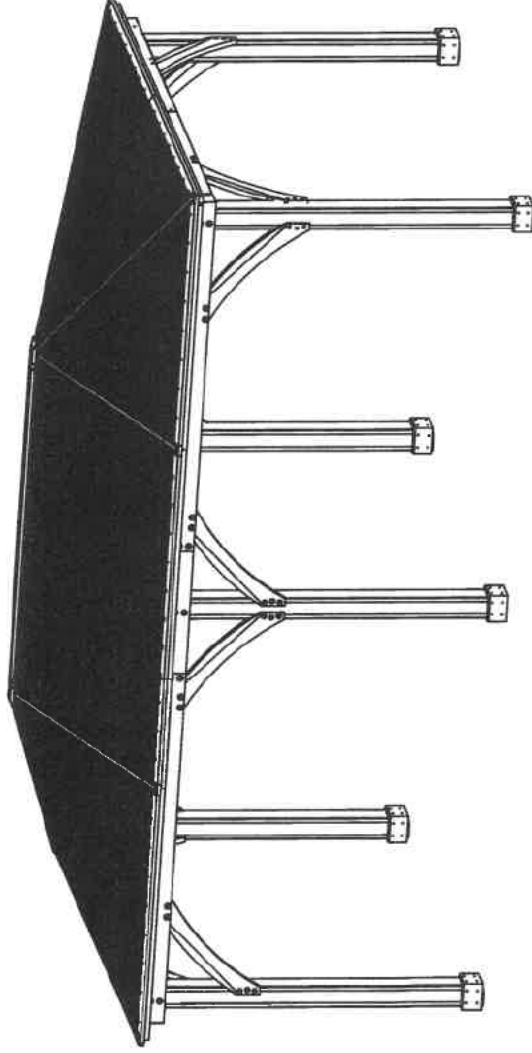
**YM11775 - 12 x 20
Meridian Gazebo**

Peak Height:
10' 2" (3.10m) :

Roof Dimensions:
20' 5" (6.22m) x 12' 2" (3.70m):

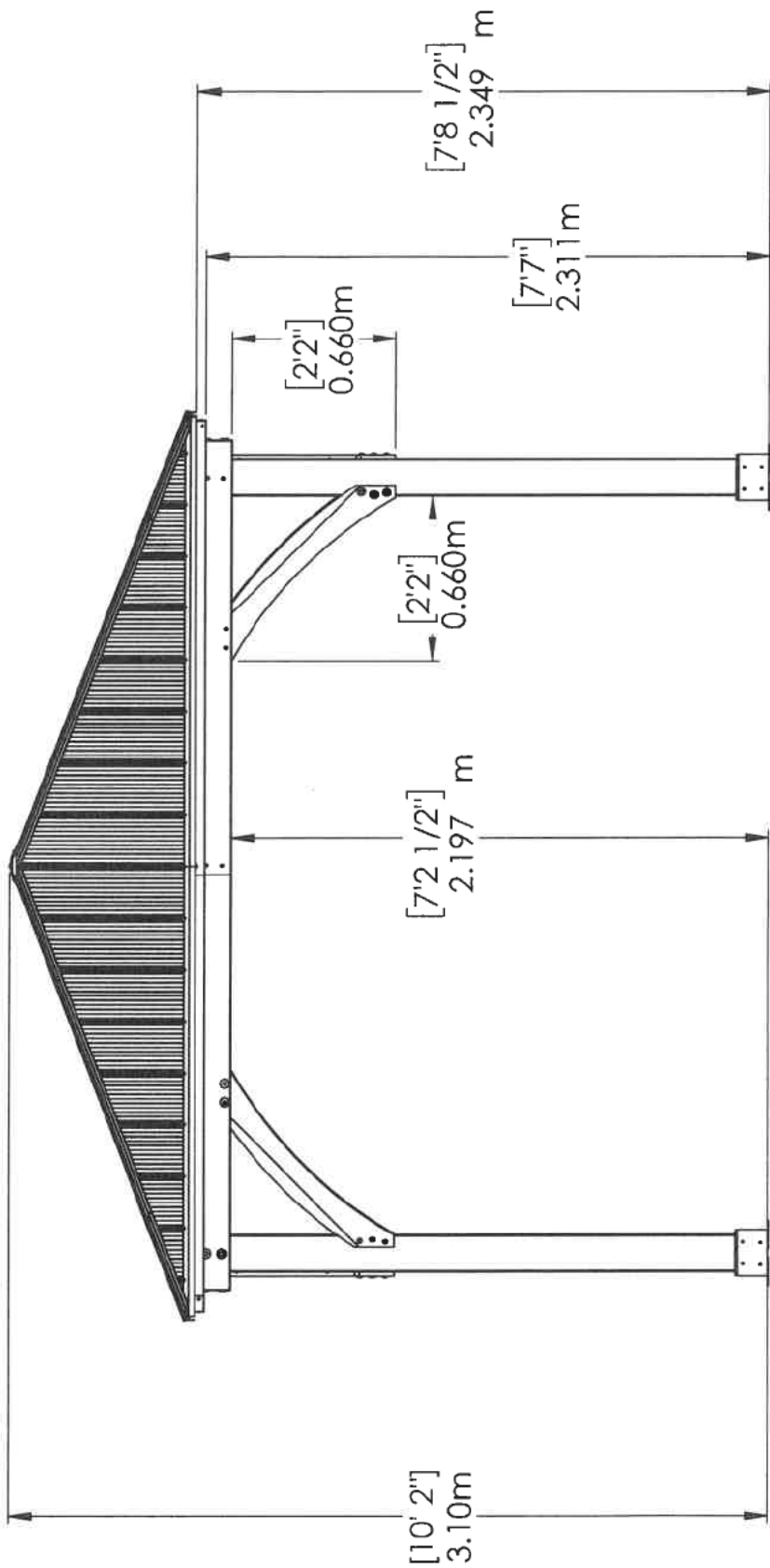
Outside Post Dimensions:
19' 0.87" (5.81m) x 10' 10.37" (3.31m)

Ground to bottom of beam:
7' 2.5" (2.19m))



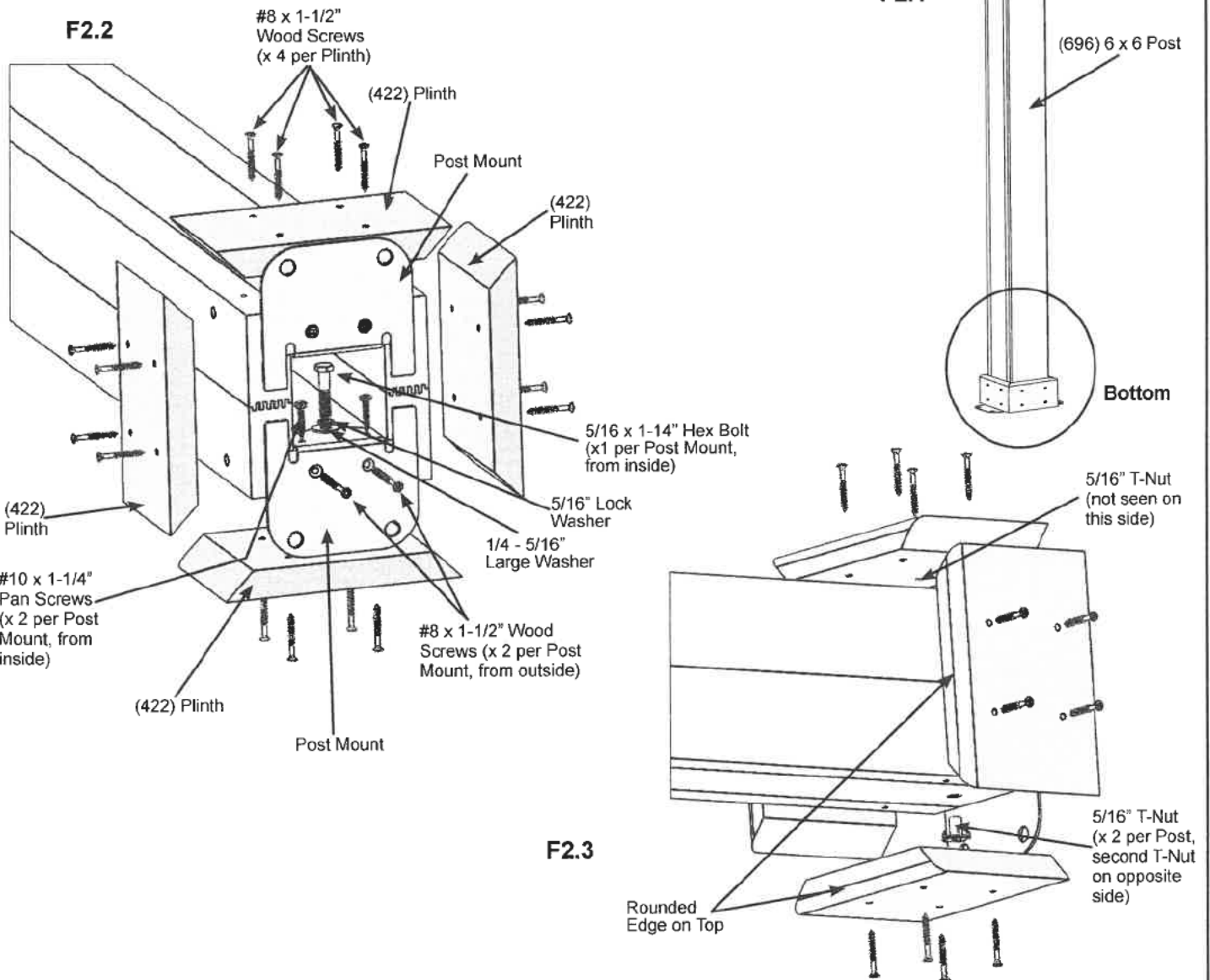
YM11775 - 12 x 20
Meridian Gazebo

YM11775 - 12 x 20 Meridian Gazebo



Step 2: Post Assemblies

- A:** At the bottom of one (696) 6 x 6 Post insert one 5/16" T-Nut on the outside of two sides, as shown in F2.3.
- B:** At the bottom of the same (696) 6 x 6 Post place two Post Mounts tight to the bottom and inside faces on the sides as shown in F2.1 and F2.2. Loosely attach with one 5/16 x 1-1/4" Hex Bolt (with 5/16" lock washer and 1/4-5/16" large washer) per mount so they connect to the T-Nuts. From the bottom attach with two #8 x 1-1/2" Wood Screws and two #10 x 1-1/4" Pan Screws per mount. Tighten bolts.
- C:** Flush to the bottom of (696) 6 x 6 Post place one (422) Plinth on each side, attach with four #8 x 1-1/2" Wood Screws per plinth. Rounded edges on top. (F2.1, F2.2 and F2.3)
- D:** Repeat Steps A - C five more times to make six Post Assemblies.



Wood Parts

6 x (696) 6 x 6 Post
24 x (422) Plinth

Hardware

120 x #8 x 1-1/2" Wood Screw
24 x #10 x 1-1/4" Pan Screw
12 x Post Mount

12 x 5/16" T-Nut
12 x 5/16 x 1-1/4" Hex Bolt
(with 5/16" lock washer, 1/4 - 5/16" large washer)



A. P. SURVEYING COMPANY, P.C.

LICENSE No, 184-003309

PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION

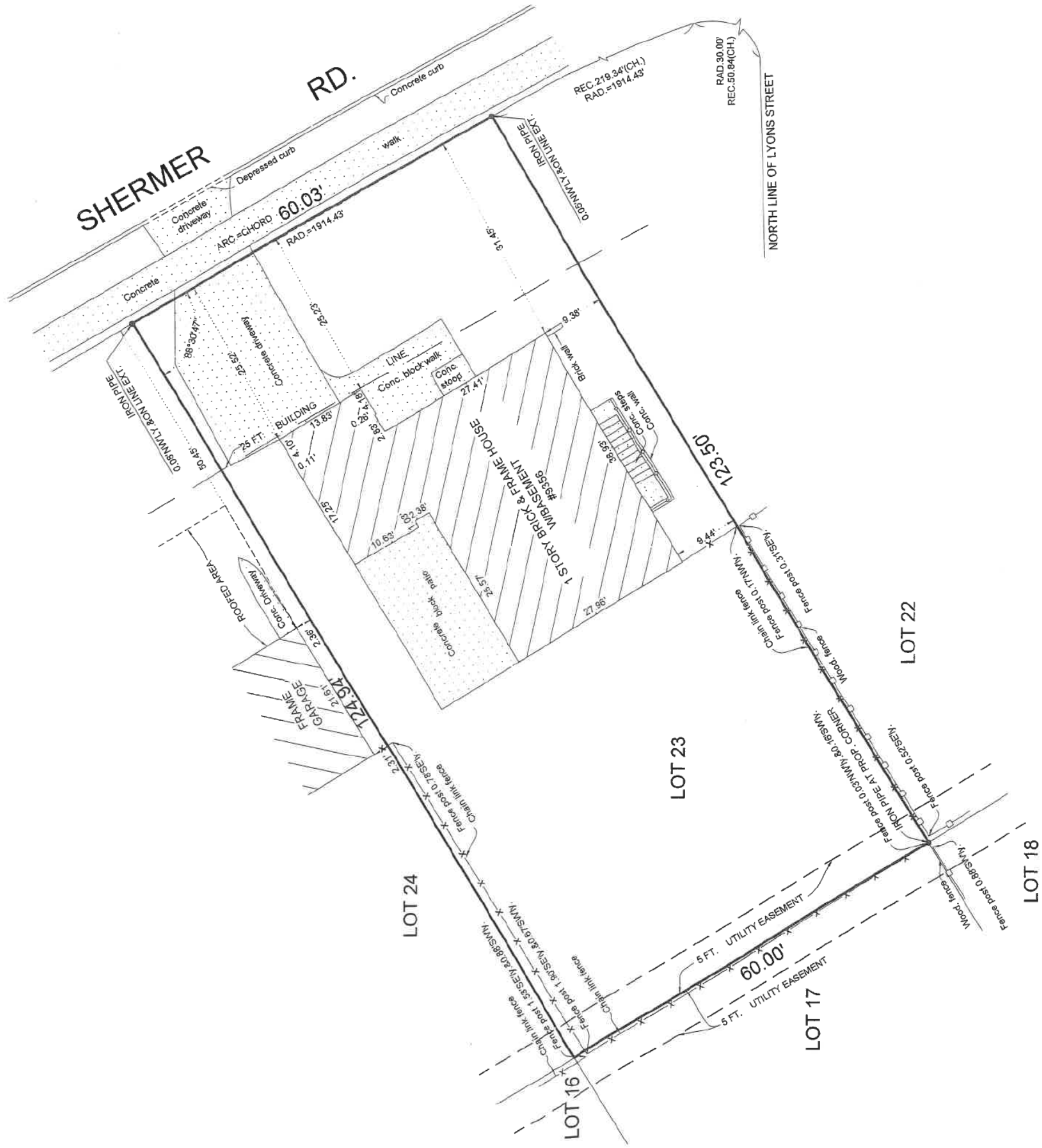
2121 PARKVIEW COURT
WILMETTE, ILLINOIS 60091
TEL: (847) 853-9364
FAX: (847) 853-9391
E-mail: apsurveying@ydhoc.com

PLAT OF SURVEY

OF

LOT 23 IN BLOCK E IN UNIT NUMBER 2 HARRIS PARK VISTA SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 AND PART OF THE NORTH 15 ACRES OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN ACCORDANCE WITH THE PLAT RECORDED ON MAY 27, 1955 AS DOCUMENT 16250935, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS : 9356 SHERMER ROAD, MORTON GROVE, ILLINOIS.



MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENTS REQUEST. UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM IF USED IS ASSUMED. THE TITLE COMMITMENT NO. 19GNW265030PK WAS FURNISHED FOR THIS SURVEY. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 19-7481

Scale: 1 inch = 16 feet.

Date: APRIL 6, 2019.

Ordered by: GLENN BETANCOURT
ATTORNEYS AT LAW



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCE ARE MARKED IN FEET AND DECIMAL PART THEREOF. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.
County of Cook

We, A. P. SURVEYING COMPANY, P.C. 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.

Jack A. Zlotek
PROF. LAND SURVEYOR No. 3186
License expiration: November 30, 2020.

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: August 12, 2025

Re: ZBA 25-12 – 5920 Monroe Street (09-13-115-007-0000)
Requesting approval of variations from Sections 12-4-2:D and 12-2-6:G to allow an addition that exceeds the maximum allowable floor area ratio and lot coverage, and is a rear yard obstruction.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the August 19, 2025, Zoning Board of Appeals public hearing for ZBA 25-12 in accordance with Unified Development Code requirements. The *Morton Grove Champion* published a public notice on July 31, 2025. The Village mailed letters on July 31, 2025, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on July 31, 2025.

Request Summary

Property Background

The subject property at 5920 Monroe Street in Morton Grove, Illinois, is a 6,594-square-foot lot located on the north side of Monroe Street in between Austin and Marmora Avenues. The subject property is zoned R-2 Single Family Residence District and is improved with single-family residence with an attached garage. Surrounding properties are also zoned within the R-2 District and are improved with single-family residences.



Subject Property Location Map

Application Overview

The applicant and owner, Bobby Chirayil, is requesting waivers from Sections 12-4-2:D and 12-2-6:G to allow a sunroom addition and stairs that exceed maximum allowable floor area, lot coverage and encroach into the required rear yard. The addition was constructed without a permit in 2024, and the owner has a citation.



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

Requested Waivers

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

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	EXISTING	PROPOSED	REQUESTED WAIVERS
Floor Area Ratio 12-4-2-D	Maximum 0.6 Permitted (3,956 sq. ft.)	0.6 (4,101 sq. ft.)	0.7 (4,561 sq. ft.)	Waiver of 460 sq. ft. to allow a floor area of 0.7
Impermeable Lot Coverage 12-4-2-D	Maximum 60% Permitted (3,956 sq. ft.)	62% (4,145 sq. ft.)	64% (4,223 sq. ft.)	Waiver of 78 sq. ft. to allow impermeable coverage of 64%
Permitted Obstruction (12-2-6:G)	Stairs/Steps Maximum 5 ft. encroachment	None	6 ft. encroachment	Waiver of 1 ft. to allow an encroachment of 6 ft.

As shown in the table, the following waivers are required to allow the installation of a new deck as proposed by the Applicant:

- Section 12-4-2-D: Waiver of 460 square feet to allow a floor area ratio of 0.7
- Section 12-4-2-D: Waiver of 78 square feet to allow impermeable coverage of 64%
- Section 12-2-6:G: Waiver of 1 foot to allow a rear yard encroachment of 6 feet

Discussion

The applicant is seeking to retain a sunroom addition that was installed on top of an existing attached garage. Plans submitted for review show the property is nonconforming as it currently exceeds maximum allowable lot coverage and maximum floor area. The sunroom addition will further exceed maximum floor area and the stairs will further exceed lot coverage and the allowable encroachment of 5 feet in the required rear yard.

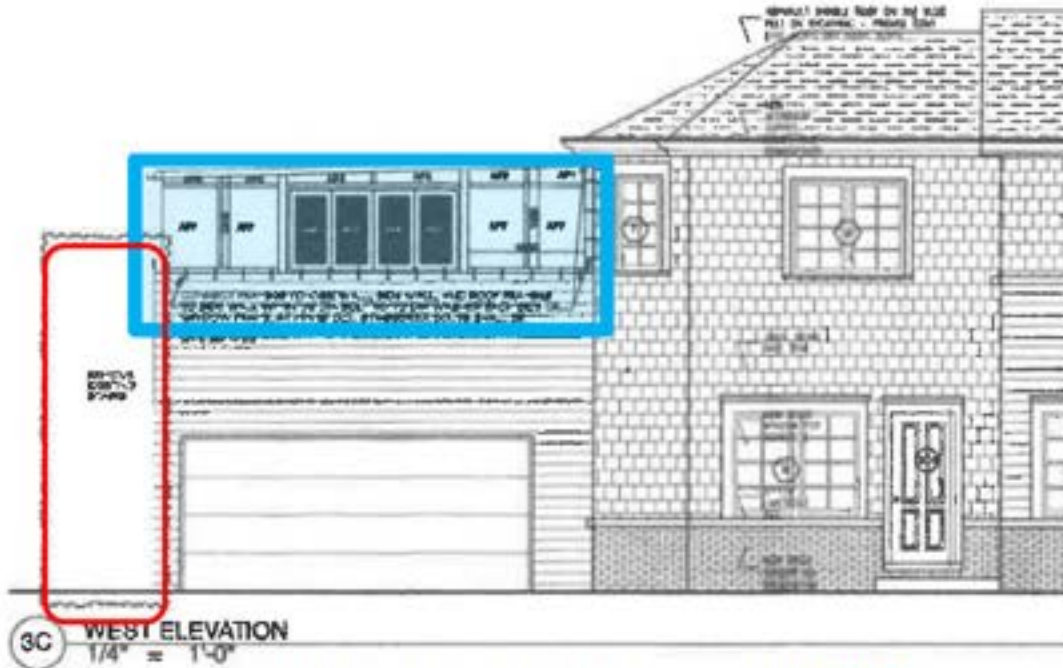
The owner's application asks for waivers to allow both the sunroom and the stairs. The drawings submitted for permit review and for the variation application indicate the stairs will be removed. The owner should confirm the waivers that are being requested.



Sunroom as Built



Sunroom with Stairs



*Sunroom Architectural Drawing as Built (highlighted in BLUE)
with proposed removal of stairs (outlined in RED)*

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 the responses to these standards in the Variation Application.

Recommendation

Should the Board approve Case ZBA 25-12, staff recommends the following motion and conditions:

Motion to approve Case ZBA 25-12, a request for approval of a variation from Section 12-4-2:D, to allow an addition that exceeds maximum allowable floor area, lot coverage, and encroaches in a required rear yard, for the property commonly known as 5920 Monroe Street subject to the following conditions:

- 1) *The addition shall be installed in accordance with the plans submitted by the applicant in the Variation Application dated 6/23/2025.*
- 2) *The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits.*

Attachments

Application and related materials (submitted by applicant)



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: 25-12 Date Application Filed: 6/23/25
06/16/2025

APPLICANT INFORMATION

Applicant Name: BOBY-S. CHIRAYIL
Applicant Address: 5920 MONROE ST
Applicant City / State / Zip Code: MORTON GROVE, IL 60053
Applicant Phone: [REDACTED]
Applicant Email: [REDACTED]
Applicant Relationship to Property Owner: SELF
Applicant Signature: [Signature]

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: BOBY-S CHIRAYIL
Owner Address: 5920 MONROE ST
Owner City / State / Zip Code: MORTON GROVE, IL 60053
Owner Phone: [REDACTED]
Owner Email: [REDACTED]
Owner Signature: [Signature]

PROPERTY INFORMATION

Common Address of Property: 5920 MONROE ST, MORTON GROVE, IL 60053
Property Identification Number (PIN): 09-13-1-150-070000
Property Square Footage: 3724
Property Zoning District: R-2
Property Current Use: SINGLE FAMILY HOME

APPLICATION INFORMATION

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

Purpose of requested variation (attach as needed): To increase the maximum flood area from 3956.4 to 4094.89 and also in order to construct the stairs for the back of the house extended to 5ft to 6.4ft

RESPONSES TO STANDARDS FOR VARIATION

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

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

see attached application

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

see attached application

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

see attached application

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

see attached application

Village of Morton Grove
Zoning Board of Appeals
6101 Capulina Avenue
Morton Grove, IL 60053

Boby S. Chirayil
5920 Monroe Street
Morton Grove, IL 60053

Date:06/05/2025

Subject: Request for Variance to Construct a Sunroom Addition Over Garage

Dear Members of the Zoning Board of Appeals,

I, Boby S. Chirayil, owner of the property at 5920 Monroe Street, Morton Grove, IL 60053, respectfully submit this application for a variance to construct a sunroom addition above my existing garage.

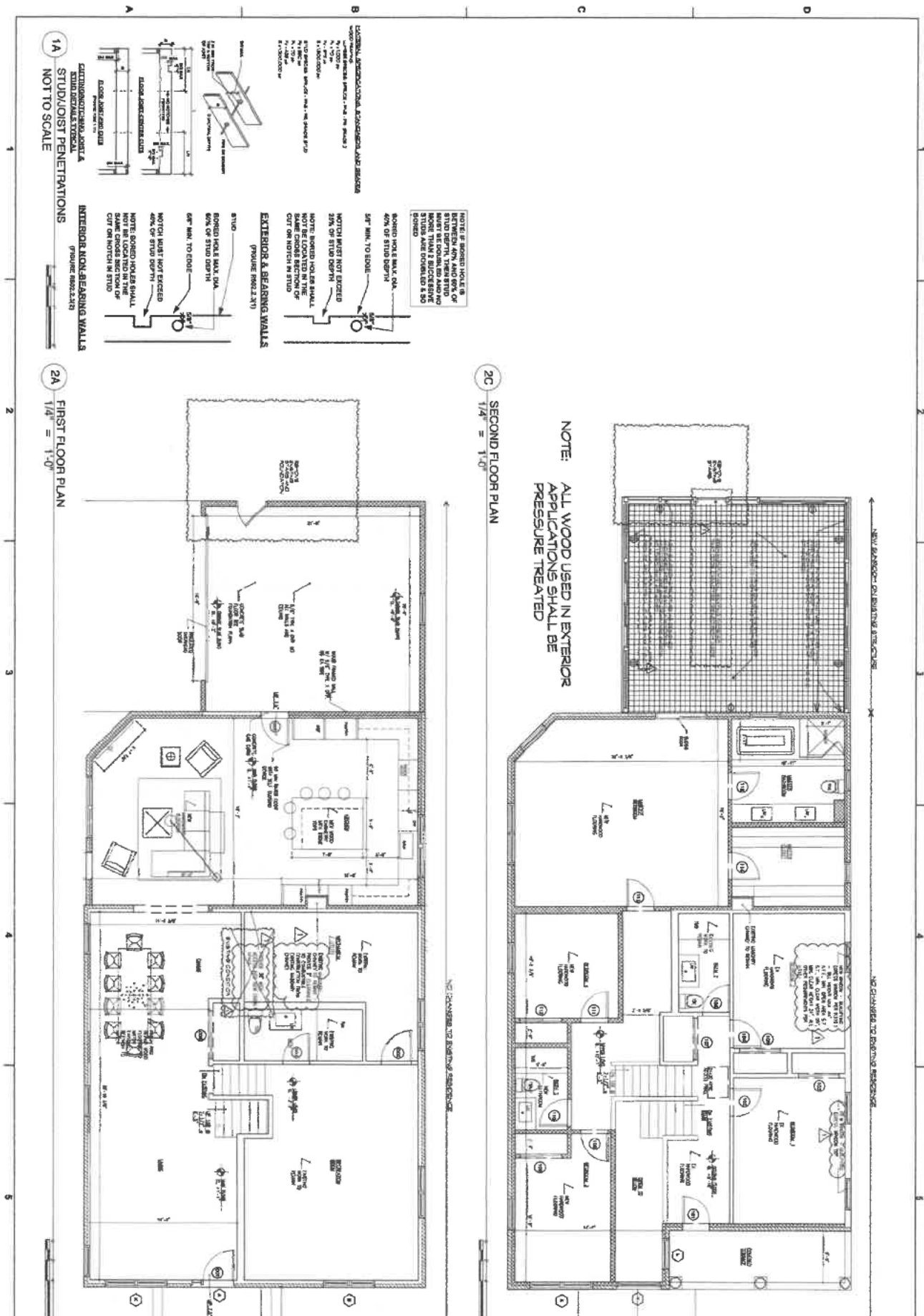
The proposed addition will enhance the aesthetic appeal of the property while maintaining harmony with the neighborhood. This improvement will not adversely affect any neighboring properties in terms of privacy, sunlight, or structural concerns. Instead, it will contribute to the beautification of the community and potentially increase property values, thereby benefiting the Village through enhanced tax assessments.

I kindly request the Board's approval for this variance, as the project aligns with the Village's goals of maintaining attractive and well-kept residential areas. Please let me know if any additional information is required to process this request.

Thank you for your time and consideration. I look forward to your favorable response.

Sincerely,
Boby S. Chirayil
5920 Monroe Street
Morton Grove, IL 60053

[REDACTED]

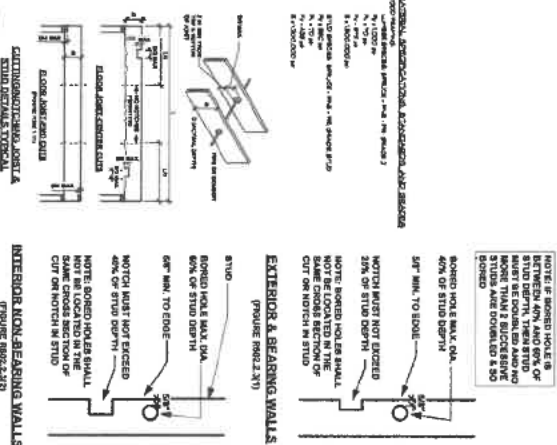


NOTE: ALL WOOD USED IN EXTERIOR APPLICATIONS SHALL BE PRESSURE TREATED

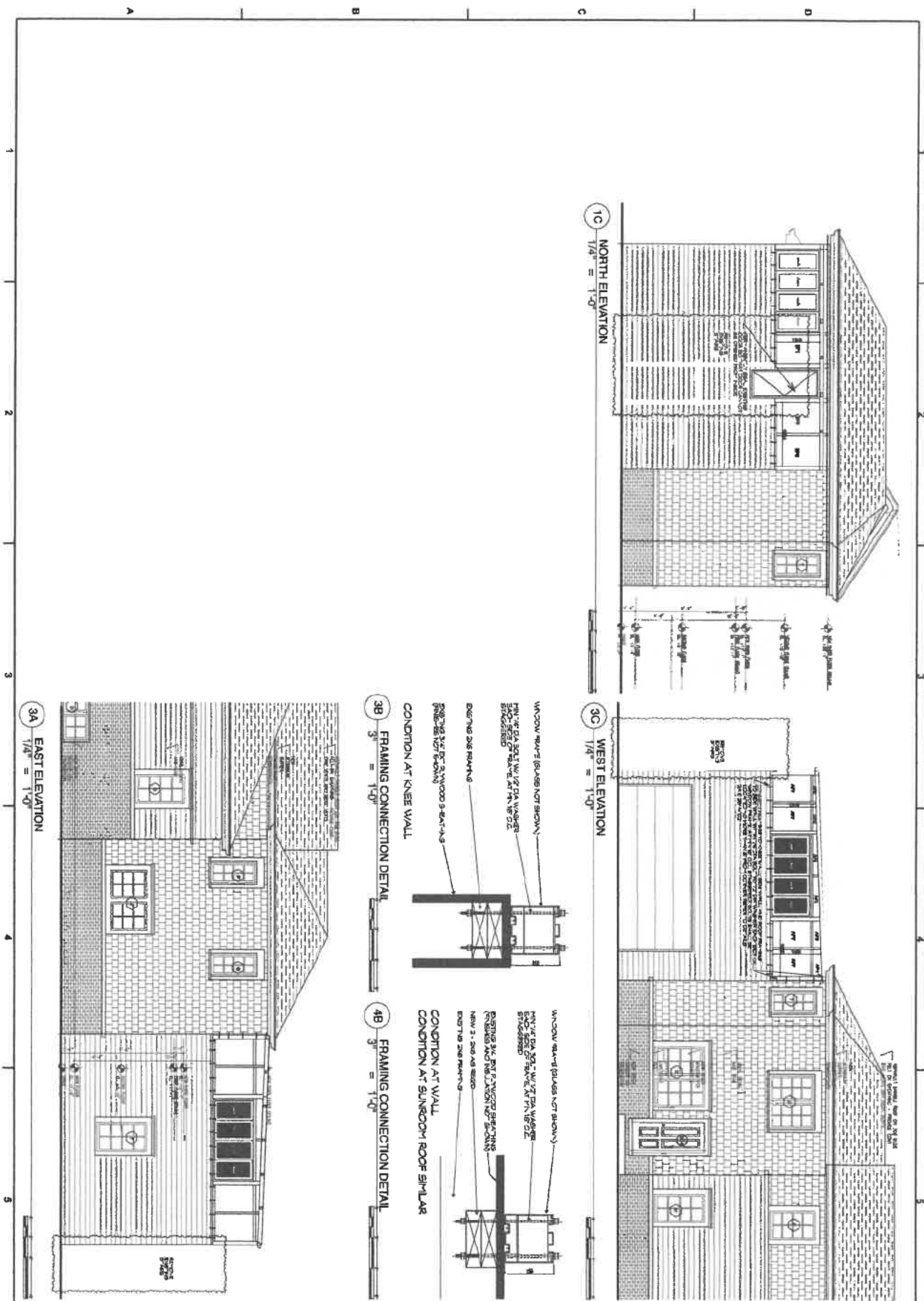
2C SECOND FLOOR PLAN
1/4" = 1'-0"

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

1A NOT TO SCALE
STUDIO/IST PENETRATIONS



	<p>DAVID SCHMITT ARCHITECT 8441 KARLOV AVENUE SKOKIE IL 60076 DAVIDSCHMITTARCHITECT@GMAIL.COM TELEPHONE 224.578.2078</p>	<p>Sunroom Addition The Chirayl Residence 5920 Monroe Street • Morton Grove, IL</p>
<p>REVISION DATE 4/9/25</p>	<p>March 2, 2025</p>	<p>A-101 2 OF 3</p>



REVISION	DATE
Δ	4/6/25
March 2, 2025	
A-102	
3 OF 3	

LICENSED ARCHITECT
 DAVID SCHMITT
 STATE OF ILLINOIS
 EXPIRES 11/2026
 001 - 510476

DAVID SCHMITT ARCHITECT
 8441 KARLOV AVENUE SKOKIE IL 60076
 DAVIDSCHMITTARCHITECT@GMAIL.COM
 TELEPHONE 224.578.2078

Sunroom Addition
The Chirayl Residence
 5920 Monroe Street • Morton Grove, IL

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) 282-9434
E-MAIL: info@mmSurveyingChicago.com
www.mmSurveyingChicago.com

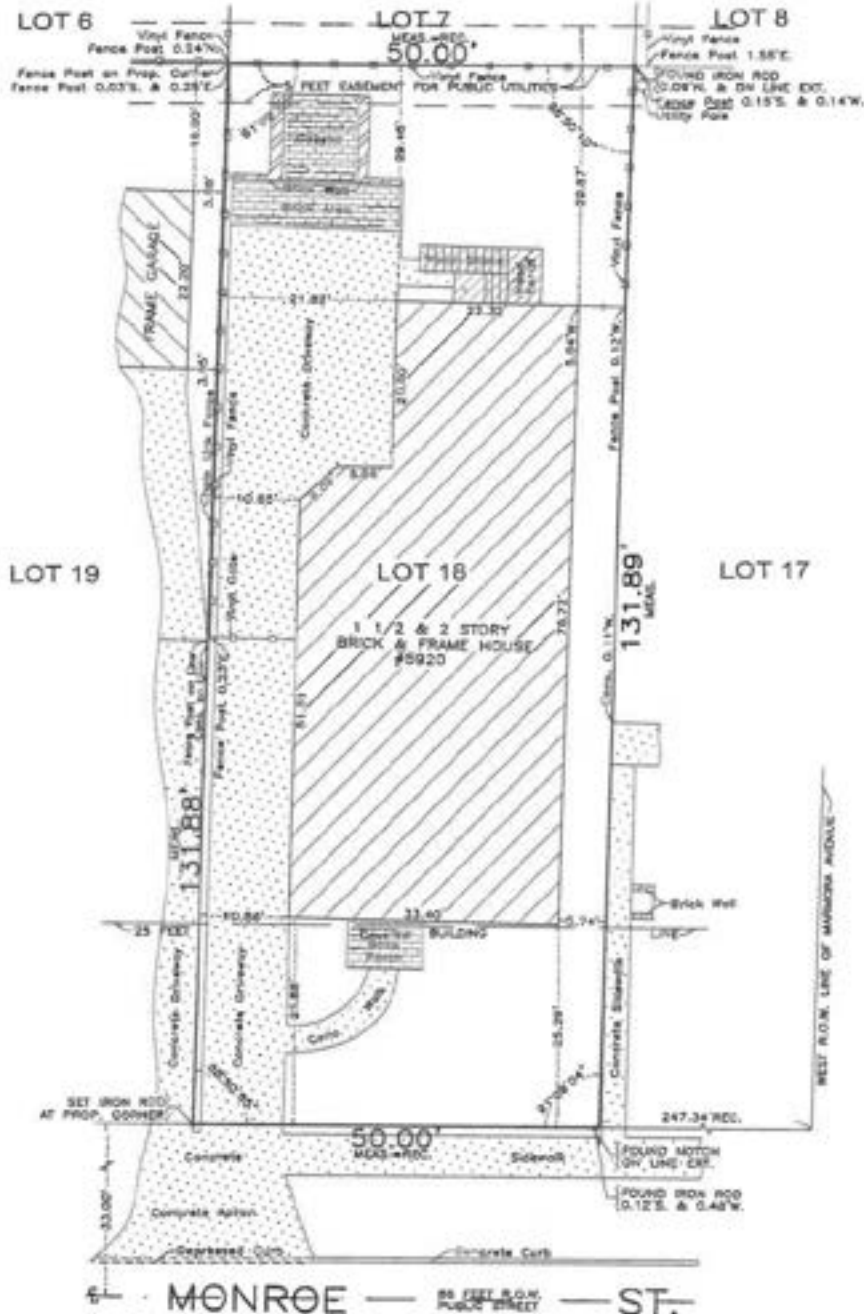
PLAT OF SURVEY

OF

LOT 18 IN BLOCK 2 IN MARMORA PARK MANOR, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 26, 1956 AS DOCUMENT NO. 1666690.

LAND TOTAL AREA: 6,593 SQ.FT. = 0.151 ACRES.

COMMONLY KNOWN AS: 5920 MONROE STREET, MORTON GROVE, ILLINOIS.



NOTE:
MONUMENT NOT SET OR LOCATED AT THE NORTHWEST PROPERTY CORNER DUE TO OBSTRUCTIONS.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREBY 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 BASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 109701

Scale: 1 inch = 15 feet

Date of Field Work: NOVEMBER 8, 2024

Ordered by: DAVID L. SCHMITT



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 2nd ed.
County of Cook 5th ed.

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 herein drawn is an accurate representation of said survey.

Date: NOVEMBER 20, 2024

Paul T. Jaros
PAUL T. JAROS, L.S. NO. 035-003907
ILLINOIS LICENSED SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024
DRAWN BY: S.J.

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: August 12, 2025

Re: ZBA 25-13 – 9201 Austin Avenue (10-17-215-001-0000)
Request for variations from Section 12-3-5:C to increase the maximum height, reduce minimum transparency, and enclose a portion of the street side yard not in line with and behind the rear portion of the principal structure for a fence within two street side yards.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the August 19, 2025, Zoning Board of Appeals public hearing for ZBA 25-13 in accordance with Unified Development Code requirements. The *Morton Grove Champion* published a public notice on July 31, 2025. The Village mailed letters on July 31, 2025, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on July 31, 2025.

Request Summary

Property Background

The subject property is a 6,406-square-foot corner lot located on the east side of Austin Avenue, south of Beckwith Road and north of Church Street. 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. The Cook County Forest Preserve Linne Woods are to the east



Subject Property Location Map

Application Overview

The applicant and subject property owner, Lara Lester, is seeking approval of waivers to allow replacement of existing fencing in two street side yards. The proposed fence along the north side of the home will be relocated onto the property from the right of way and will be five feet (5') in height with no transparency. A 21 feet (21') portion of the fence will enclose the side door of the home and will not be located at the rear portion of the principal structure.

The proposed southern fence sections are 6 feet in height with no transparency. The fence locations meet sight line triangle requirements.



Street side yard fence views from Church Street, Austin Avenue, and Beckwith Road

Requested Variation

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

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED VARIATION
Street Side Yard Fencing (Section 12-3-5)	Maximum Height: 4 ft.	North Fence Height: 4 ft. South Fence Height: 6 ft.	<i>North Fence Height: Waiver of 1 ft. to increase the maximum height to 5 ft.</i>
	Minimum Transparency: 50%	Transparency: 0%	<i>South Fence Height: Waiver of 2 ft. to increase the maximum height to ft.</i>
	Location: Must be behind the rear portion of the principal structure closest to the street side yard	Location: 21 feet in front (north) of the rear portion of the structure closest to the street side yard	<i>Transparency: Waiver of 50% to allow 0% transparency</i> <i>Location: Waiver of 21 ft. to allow street side yard fencing in front of the rear portion of the structure</i>

As shown in the table, the following waivers are required in order to approve installation of a street side yard fence as proposed by the applicant:

- Section 12-3-5.C.2 Variation of 21 feet (21') to allow a fence that is not in line with and behind the rear portion of the principal structure closest to the street side yard property line.
- Section 12-3-5.C.3 Variations of one foot (1') and two feet (2') to allow a street side yard fence with a height greater than 4 feet (4').
- Section 12-3-5.C.4 Variation of 50% to the minimum transparency requirement of 50% to allow a street side yard fence with 0% transparency.

Discussion

The Unified Development Code allows street yard fencing that is a maximum of 4 feet and height with 50 % transparency.

The Applicant is requesting the variation in order to replace an existing fence which provides a secure yard, with the north portion allowing access from their side door. The southern portion is behind the principal structure, but angles into the street side yard. Staff acknowledges the unique lot shape with street frontage on all three sides of the property.

Variation Standards

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

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

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

Recommendation

Should the Board approve Case ZBA 25-13, staff recommends the following motion and conditions:

The Zoning Board of Appeals approves Case ZBA 25-13 a request for approval of a variation from Section 12-3-5 to allow fences in street front yards exceeding maximum height and transparency subject to the following conditions:

- 1) *The proposed fences shall be built in accordance with the plans submitted by the applicant in the Variation Application dated 07/21/2025; 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: 25-13 Date Application Filed: 07/21/2025

APPLICANT INFORMATION

Applicant Name: LARA LESTER
Applicant Address: 9201 AUSTIN AVE
Applicant City / State / Zip Code: MORTON GROVE IL 60053
Applicant Phone: [REDACTED]
Applicant Email: [REDACTED]
Applicant Relationship to Property Owner: OWNER
Applicant Signature: Lara Lester

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

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

PROPERTY INFORMATION

Common Address of Property: 9201 AUSTIN AVE
Property Identification Number (PIN): _____
Property Square Footage: 6,406 SQ FT
Property Zoning District: R-1
Property Current Use: HOUSE

APPLICATION INFORMATION

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

Purpose of requested variation (attach as needed): TO REPLACE EXSISTING FENCE WHILE ALLOWING USE OF OUR YARD FROM THE HOUSE. AS WELL AS PRIVACY ON THE SOUTH SIDE OF THE PROPERTY.

RESPONSES TO STANDARDS FOR VARIATION

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

- a. **Not Self-Imposed:** The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.
WE PURCHASED THE HOUSE KNOWING THE FENCE WOULD NEED TO BE REPLACED.
HOWEVER WE WERE UNAWARE OF THE ZONING CHANGES THAT WOULD PREVENT
THE FENCE FROM ENCOMPASING THE BACK DOOR, WHICH IS ON THE SIDE OF THE HOUSE.
- 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.
MOVING THE FENCE BEHIND THE HOUSE WOULD PREVENT THE BACK DOOR FROM
BEING INSIDE THE FENCE LINE. THIS IS HAZZARD NOT ONLY FOR OUR DOGS, BUT OUR
CHILD AS HE WOULD HAVE TO LEAVE THE HOUSE AND THEN OPEN THE FENCE TO ENTER
THE BACK YARD. IT WOULD PREVENT USE OF OUR YARD AND REDUCE THE SPACE USEABLE.
- 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 REQUEST IS TO SIMPLY REPLACE THE FENCE IN APPROXIMATELY THE SAME FOOT
PRINT AS THE CURRENT FENCE. ALLOWING FOR A ONE FOOT MOVE INTO THE
PROPERTY LINE ON THE NORTH SIDE OF THE FENCE. NO CURRENT DETRIMENT
EXSISTS FOR THE CURRENT FENCE, TO THE PUBLIC OR POPERTY.
- 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 REQUESTED CHANGES DO NOT IMPAIR LIGHT OR AIR, NOR CAUSE ANY HAZZARDS.
AS THIS IS REPLACING A FENCE THAT CURRENTLY STANDS.
-

LEGEND

A = ASSUMED
 C = CALCULATED
 CH = CHORD
 CL = CENTERLINE
 D = DEED
 E = EAST
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 FT. = FEET/FOOT
 L = ARC LENGTH
 M = MEASURED
 N = NORTH
 NE = NORTHEAST
 NW = NORTHWEST
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R = RECORD
 RAD = RADIUS
 R.O.W. = RIGHT OF WAY
 S = SOUTH
 S.I.P. = SET IRON PIPE
 S.I.R. = SET IRON ROD
 SE = SOUTHEAST
 SW = SOUTHWEST
 W = WEST

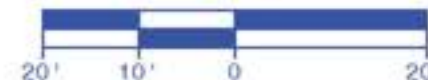
—x—x—x— = CHAIN LINK FENCE
 —o—o—o— = WOOD FENCE
 —|—|—|— = METAL FENCE
 —v—v—v— = VINYL FENCE
 —e—e—e— = EASEMENT LINE
 —s—s—s— = SETBACK LINE
 - - - - - = INTERIOR LOT LINE

PLAT OF SURVEY OF

LOT "A" IN SOFIELD GARDENS, A SUBDIVISION OF THE EAST HALF OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

CONTAINING 6,406 SQ. FT. OR 0.14 ACRES MORE OR LESS



BASIS OF BEARING:
 NORTH LINE OF CHURCH STREET AS FOUND
 MONUMENTED AND OCCUPIED PER RECORD
 SUBDIVISION.
 S 90°00'00" W (A)

AUSTIN AVENUE
(70' R.O.W.)



CHURCH STREET



Morris Engineering, Inc.
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 FAX: (630) 271-0774
 WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)SS

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 23RD DAY OF AUGUST, A.D., 2022,
 AT LISLE, ILLINOIS.

J. L. Morrison
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
 LICENSE EXPIRATION DATE NOVEMBER 30, 2022
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

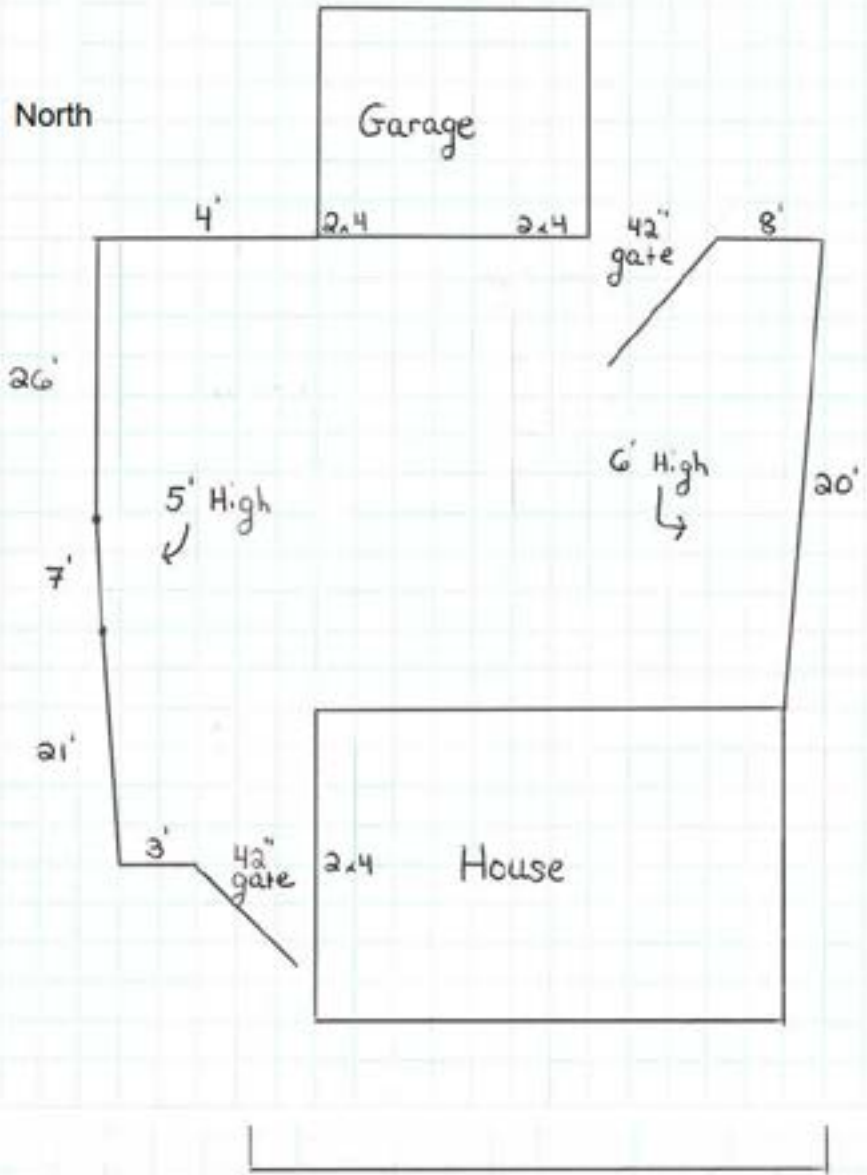
- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 9201 AUSTIN AVENUE
 MORTON GROVE, ILLINOIS

CLIENT NAUMANN, AGNELLO & ASSOCIATES

FIELDWORK DATE (CREW) 08/17/2022 (BV/MC)

DRAWN BY: RE.S. REVISED: JOB NO. 22-08-0297



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

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

Date: August 12, 2025

Re: ZBA 25-14 - 8609 Callie Avenue (10-20-113-004-0000)
Request for variations from Sections 12-2-6, 12-4-2:D, and 12-15-4:A to allow the replacement of an open sided front porch and stairs as encroachments in the side and front yards a nonconforming lot due to width and area.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the August 19, 2025, Zoning Board of Appeals public hearing for ZBA 25-14 in accordance with Unified Development Code requirements. The *Morton Grove Champion* published a public notice on July 31, 2025. The Village mailed letters on July 31, 2025, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on July 31, 2025.

Request Summary

Property Background

The property at 8609 Callie Avenue (“subject property”) is an interior lot located on the east side of Callie Avenue, between Capulina and Lincoln Avenues. The 3,100-square-foot subject property is within the R-3 Single-Family Residence District and is improved with a single-family residence. An improved public alley abuts the subject property to the east. Surrounding properties are also zoned R-2 and are improved with single-family dwellings and detached garages. The C/R Commercial/Residential District is located to the south along Lincoln Avenue.



Application Overview

The applicant, Archadeck of Chicagoland, is requesting waivers from Sections 12-2-6, 12-4-2:D and 12-15-4:A to authorize the reconstruction of an open sided porch in a front yard.

Pursuant to Section 12-15-4:A, the proposed porch requires ZBA approval because the property is a nonconforming lot with respect to lot width. The porch and stairs also encroach in the required front and side yard setbacks.

Requested Variations

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

Dimensional Control	Code Requirement	Existing	Proposed	Waiver Request
Minimum Lot Area (12-4-2:D)	5,000 sq. ft.	3,100 sq. ft.	No change	<i>Approval of the construction of a structure on a nonconforming lot (12-15-4:A)</i>
Minimum Lot Width (12-4-2:D)	45 ft.	25.0 ft.	No change	<i>Approval of the construction of a structure on a nonconforming lot (12-15-4:A)</i>
Front Yard Setback of Principle Structure (12-2-6:D)	25ft.or the average setback of the adjacent existing buildings 100ft. in each direction from the subject property, 13.75 ft.	13.64 ft.	No change	13.64 ft. Existing nonconformity of .11 ft
Permitted Obstruction Open Sided Porch (12-2-6:G)	Maximum 20% of yard depth	6 ft. 44 %	No change	<i>Waiver of 3.27 ft. to allow an obstruction of 6 ft. 24%</i>
Permitted Obstruction Stairs/Steps (12-2-6:G)	Maximum 5 ft. encroachment, unroofed only	12 ft.	No change	<i>Waiver of 7 ft. to allow an obstruction of 12 ft.</i>
Minimum Side Yards (12-4-2:D)	5 ft. minimum 10 ft. maximum	0.38 North 2.22 South	No change	<i>North: Waiver of 4.62 ft to allow a setback of 0.38 ft.; South: Waiver of 2.78 ft. to allow a setback of 2.22 ft.</i>
Maximum Lot Coverage (12-4-2:D)	65%	60%	60%	Compliant
Construction, Expansion, or Alteration of Structures on Nonconforming Lots (12-15-4:A)	Permitted if ZBA finds it meets variance standards and does not adversely affect adjoining property	Nonconforming lot width & area	No change	<i>Approval of the construction of a structure on a nonconforming lot (12-15-4:A)</i>

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

- Section 12-2-6:G: Waiver of 3.27 ft. (24 %) to allow an open sided porch to encroach 6 ft. into the required front yard.
- Section 12-2-6:G: Waiver of 7 ft. to allow stairs to encroach 12 ft. into the required front yard.
- Section 12-2-6:G: Waivers of 4.62 ft. and 2.78 ft. to allow an open sided porch in required north and south required side yards.
- Section 12-15-4:A: Waivers to allow the replacement of an open sided porch on a nonconforming lot due to lot width and area.



Subject Property View

Discussion

The existing porch and stairs are nonconforming with respect to side setback and front setback. The applicant is retaining the roof and replacing the footings, deck, stairs, railings and columns all of which are deteriorating.

The subject property is also nonconforming with respect to lot width and area. In accordance with Section 12-15-4:A, any modification of existing structures or construction of new structures on a nonconforming lot must be approved by the ZBA.

If the ZBA chooses to approve the applicant's request, only the project proposed in the application will be authorized. The existing principal structure and lot will remain nonconforming, but are permitted to continue. Any future expansion or alteration of the principal structure or garage will require further review and approval by the ZBA.

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 the responses to these standards in the Variation Application.

Recommendation

Should the Board approve Case ZBA 25-14, staff recommends the following motion and conditions:

The Zoning Board of Appeals approves Case ZBA 25-14, a request for variations from Sections 12-2-6, 12-4-2:D, and 12-15-4 to allow the reconstruction of an open sided porch and stairs as encroachments in side and front yards on a nonconforming lot due to width and area, subject to the following conditions:

- 1) *The proposed open sided porch and stairs shall be constructed in accordance with the plans submitted by the applicant in the Variation Application dated 7/23/2025.*
- 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: 25-14 Date Application Filed: 7/23/25

APPLICANT INFORMATION

Applicant Name: Archadeck of Chicagoland
Applicant Address: 395A West Northwest Hwy
Applicant City / State / Zip Code: Palatine, IL 60067
Applicant Phone: [REDACTED]
Applicant Email: [REDACTED]
Applicant Relationship to Property Owner: Contractor
Applicant Signature: Donna Durkin

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: Daniel and Clara Novy
Owner Address: 8609 Callie Ave
Owner City / State / Zip Code: Morton Grove, IL 60053
Owner Phone: [REDACTED]
Owner Email: [REDACTED]
Owner Signature: [REDACTED] Clara Novy

PROPERTY INFORMATION

Common Address of Property: 8609 Callie Ave
Property Identification Number (PIN): 10-20-113-004-0000
Property Square Footage: 3,101 sq ft.
Property Zoning District: R-3
Property Current Use: Residential

APPLICATION INFORMATION

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

Purpose of requested variation (attach as needed): The purpose of this variation is to request the construction of a new deck and columns at the residence located at 8609 Callie Avenue.

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 alleged difficulty or hardship is not caused by this title and has not been created by any persons with 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 their land. Mere loss in value shall not justify a variation.

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, as the denial of this request would cause the homeowner safe access to their house through the front door.

- 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 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 as the new deck and columns will have the same footprint as existing deck and columns.

- 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 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 as the new deck and columns will have the same footprint as existing deck and columns.



INTEGRITY ENTERPRISES, INC.

d.b.a. Archadeck of Chicagoland

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ARCHADECK FRANCHISING CORPORATION IS NOT ENGAGED IN RENDERING PROFESSIONAL SERVICES OR ADVICE. USE OF ANY CONSTRUCTION INFORMATION PROVIDED BY ARCHADECK FRANCHISING CORPORATION IS SUBJECT TO THE ADDITIONAL DISCLAIMERS AND CAVEATS THAT MAY APPEAR THROUGHOUT THE CONSTRUCTION PLANS, CONTRACTS AND OTHER DOCUMENTS PROVIDED TO THE BUILDER AND CUSTOMER.

DESIGN LOAD CRITERIA

FOOTING/FOUNDATION LOADS	P.S.F.	CEILING	P.S.F.
LIVE LOAD	40	WITH STORAGE (L/240)	20
DEAD LOAD	10	WITHOUT STORAGE (L/240)	10
TOTAL DESIGN LOAD	50		
DECK LOADS (L/240)	P.S.F.	WITH STORAGE (L/360)	P.S.F.
(DECK FRAMING)		WITHOUT STORAGE (L/360)	10
FRAMING DESIGN LIVE LOAD	60	DEAD LOAD	10
FRAMING DESIGN DEAD LOAD	10		
TOTAL FRAMING DESIGN LOAD	70		
FLOOR LOADS (L/360)	P.S.F.	ROOF LOADS (L/240)	P.S.F.
LIVE LOAD (LIVING)	40	SNOW LOAD	35
LIVE LOAD (SLEEPING)	30	DEAD LOAD	10
DEAD LOAD	10	TOTAL DESIGN LOAD	45
SPA LOADS (L/240)	P.S.F.	PERGOLA LOADS (L/240)	P.S.F.
LIVE LOAD	100	LIVE LOAD	10
DEAD LOAD	10	DEAD LOAD	5
TOTAL DESIGN LOAD	110	TOTAL DESIGN LOAD	15

ASSUMED SPA LOADING, VERIFY w/ SPA MANUFACTURER

ASSUMED OPEN FRAMED PERGOLA, NOT DESIGNED FOR SNOW LOADS

Novy
-103348
8609 Callie Ave
Morton Grove, IL, 60053

ABBREVIATIONS:

#B	- BEAM	GLU.	- GLULAM
#BB	- BAND BOARD	HDR.	- HEADER
#C	- RAIL CAP LENGTH	INT.	- INTERIOR
#CB	- COLLAR BEAM	IN.	- INCH
#DB	- DOUBLE BAND	JST.	- JOIST
#DJ	- DOUBLE JOIST	LB.	- POUNDS
#DR	- DOUBLE RAFTER	L.L.	- LIVE LOAD
#F	- FENCE CAP LENGTH	L.V.L.	- LAMINATED VENEER LUMBER
#G	- GIRDER	LOWR.	- LOWER
#HB	- HOUSE BAND	MANUF.	- MANUFACTURER
#HBE	- HOUSE BAND EXTENSION	MAX.	- MAXIMUM
#KB	- KING BEAM	MIN.	- MINIMUM
#QJ	- QUAD JOIST	MOD.	- MODIFIED
#RB	- RIDGE BEAM	N.T.S.	- NOT TO SCALE
#RP	- ROOF PLATE	O.C.	- ON CENTER
#TB	- TRIPLE BAND	OPT.	- OPTIONAL
#TJ	- TRIPLE JOIST	O.S.B.	- ORIENTED STRAND BOARD
ALT.	- ALTERNATE	P.L.	- POINT LOAD
ALUM.	- ALUMINUM	P.L.F.	- POUNDS PER LINEAR FOOT
APX.	- APPROXIMATE	P.S.F.	- POUNDS PER SQUARE FOOT
BD.	- BOARD	P.S.I.	- POUNDS PER SQUARE INCH
C/L	- CENTER LINE	P.S.L.	- PARALLEL STRAND LUMBER
CJ	- CEILING JOIST	P.T.	- PRESSURE TREATED
CLG.	- CEILING	P.T.T.	- POUR TO TOP
C.M.U.	- CONCRETE MASONRY UNIT	P.V.C.	- POLY VINYL CHLORIDE
CONC.	- CONCRETE	RBD.	- RIDGE BOARD
CONT.	- CONTINUOUS	REQD.	- REQUIRED
DBL.	- DOUBLE	R.O.	- ROUGH OPENING
DIA.	- DIAMETER	RSW	- RIDGE SUPPORT WALL
DIM.	- DIMENSION	S.F.	- SQUARE FOOT/FEET
D.L.	- DEAD LOAD	SQ.	- SQUARE
DN.	- DOWN	T&G	- TONGUE & GROOVE
DTL.	- DETAIL	T.L.	- TOTAL LOAD
ELEC.	- ELECTRICAL	T.O.D.	- TOP OF DECK
ELEV.	- ELEVATION (SEE T.O.D.)	TYP.	- TYPICAL
EQ.	- EQUIVALENT	UNFIN.	- UNFINISHED
EXT.	- EXTERIOR	U.N.O.	- UNLESS NOTED OTHERWISE
FIN.	- FINISH	UPR.	- UPPER
FLR.	- FLOOR	W/	- WITH
FND.	- FOUNDATION	W/O	- WITHOUT
FT.	- FOOT/FEET		
F.V.	- FOUNDATION VENT		

SYMBOL LEGEND

<p>T.O.D. TAG</p> <p>ELEVATION AT POINT OF TAG</p>	<p>DETAIL TAG</p>
<p>STAIR TAG</p>	<p>SECTION TAG</p>
<p>■ - 4 x 4 DECK COLUMN</p> <p>■ - 4 x 6 DECK COLUMN</p> <p>■ - 6 x 6 DECK COLUMN</p>	
<p>□ - RAIL POST</p> <p>⊗ - FENCE POST</p> <p>⊗ - ROOF POST/ PERGOLA POST</p> <p>⊗ - STUD LOCATION</p>	
<p>X - X BRACING</p> <p>⊙ - PARTING BOARD LOCATION AND CENTER LINE</p>	

DESIGN CRITERIA:

- THIS PROJECT HAS BEEN DESIGNED FOLLOWING THE REGULATIONS OF THE 2024 IRC (INTERNATIONAL RESIDENTIAL CODE).
- WORK TO MEET LOCAL, STATE AND APPLICABLE RULES AND REGULATIONS.
- IN-GRADE DESIGN VALUES BASED ON AF&PA.
- PROVIDE JOIST HANGERS @ ALL FLUSH FRAME CONDITIONS.
- PRESUMPTIVE SAFE SOIL BEARING CAPACITY IS 3000 PSF.
- FROST LINE 42".
- CONNECTIONS TO EXISTING STRUCTURE FLASHED PER LOCAL CODE

LUMBER:

- ALL FRAMING LUMBER TO BE #2 S.P. (SOUTHERN PINE) OR BETTER, TREATED FOR EXTERIOR USE, PER LOCAL CODE U.N.O.
- ALL PSL ENGINEERED TYPE LUMBER TO BE TREATED FOR EXTERIOR USE: P.S.L. STRESS CLASS (2.0E, 2900Fb) P.S.I.
- ALL GLULAM ENGINEERED TYPE LUMBER TO BE TREATED FOR EXTERIOR USE: GLULAM STRESS CLASS (1.9E, 2600Fb) P.S.I.
- ALL LVL/MICROLLAM ENGINEERED TYPE LUMBER TO BE INTERIOR USE ONLY: L.V.L. STRESS CLASS (1.8E, 2600Fb) P.S.I.

CONCRETE:

- MINIMUM 28 DAY COMPRESSIVE STRENGTH = 2500 PSI.

SHEET INDEX

NOTE THAT NOT ALL JOBS REQUIRE ALL SHEETS

ST -SITE	FF-# -FLOOR FRAMING
PL-# -PLAN	FP-# -FLOOR PLAN
EV-# -ELEVATION	CF-# -CEILING FRAMING
FD-# -FOUNDATION/FOOTINGS	RF-# -ROOF FRAMING
	SD-# -SECTION/DETAIL

DRAWINGS PREPARED BY: ARCHADECK FRANCHISING CORPORATION
CONSTRUCTION & DRAFTING DEPARTMENT
2924 EMERYWOOD PARKWAY, SUITE 101
RICHMOND, VA 23294

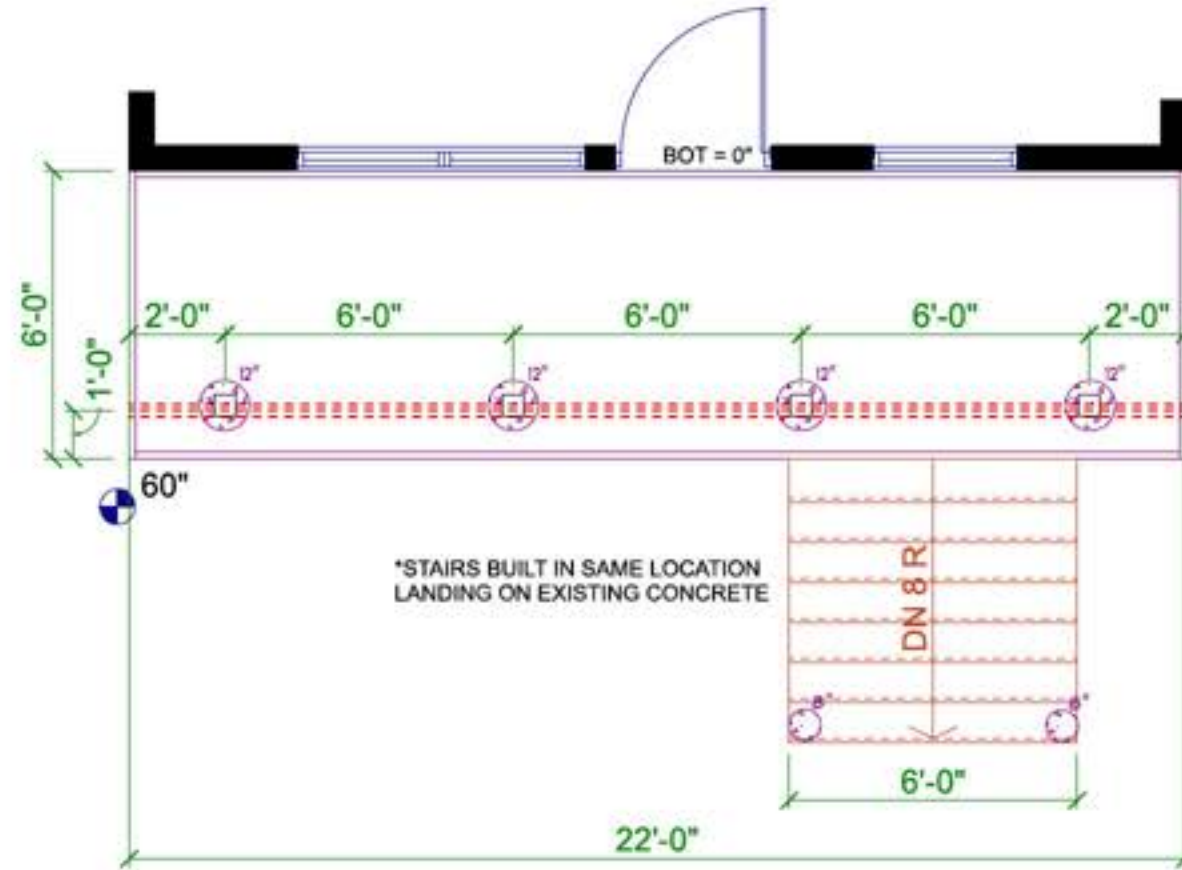
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UNAUTHORIZED DUPLICATION IS A VIOLATION OF ALL
APPLICABLE LAWS

CONTACT

FOR ANY QUESTIONS OR CONCERNS PLEASE CONTACT:
INTEGRITY ENTERPRISES, INC. d.b.a. Archadeck of Chicagoland
395 W Northwest Highway, Palatine, IL 60067
PHONE: (847) 496-4333 / e-mail chicagoland@archadeck.net

ARCHITECT OF RECORD (AS APPLICABLE)

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.



SEE SPECIFICATIONS PAGE
FOR ADDITIONAL DETAILS

Unless identified on the specifications project does not include any staining or finish color.

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SHEET DESCRIPTION

SHEET:

2/5

FD-1

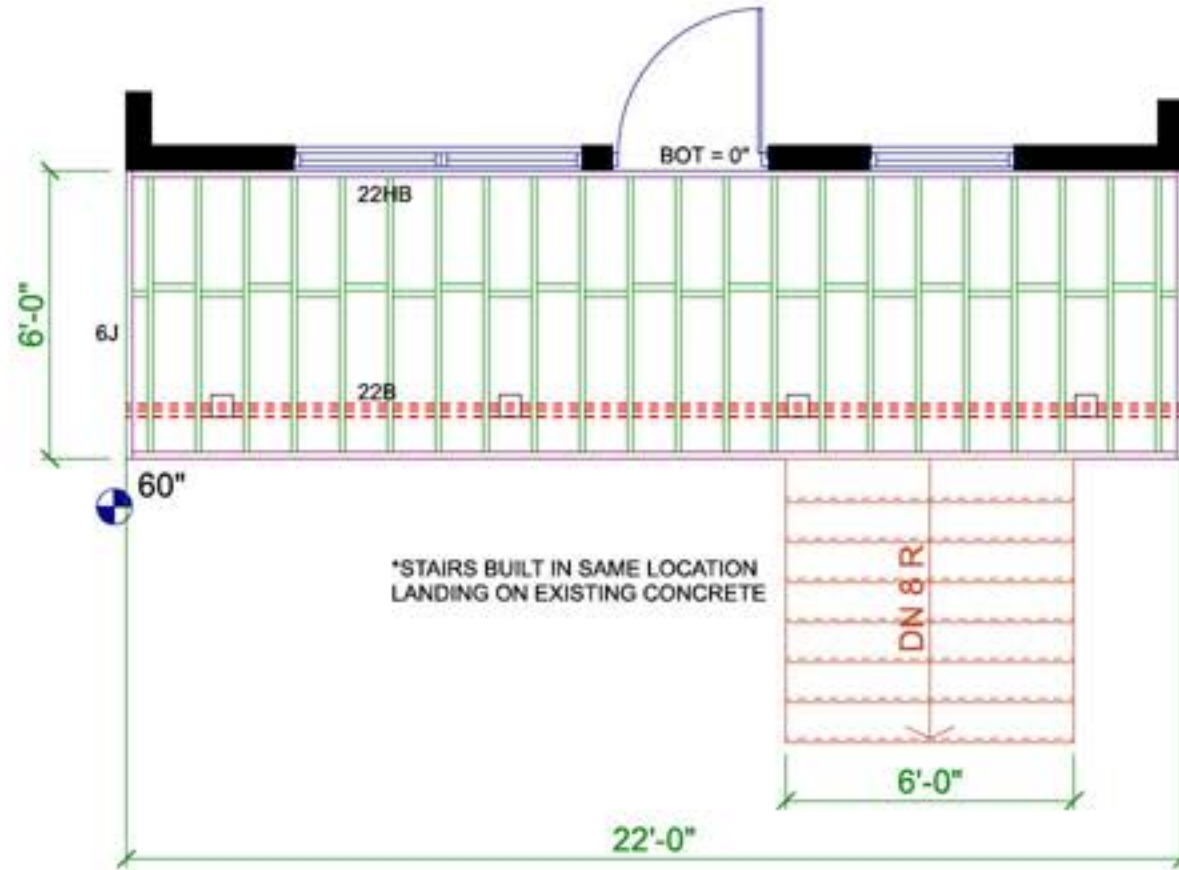
SCALE: 1/4" = 1'-0"

Prepared by:
Integrity Enterprises, INC.
DBA: Archadeck of Chicagoland
395 W Northwest Highway
Palatine, IL 60067

Construction & Drafting Department
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all applicable laws.

-Novy-103348
8609 Callie Ave
Morton Grove, IL 60053
DRAWN BY: Integrity Ent. (CRK)
6/12/25

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.



SEE SPECIFICATIONS PAGE
FOR ADDITIONAL DETAILS

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SHEET DESCRIPTION

SHEET:

3/5

FF-1

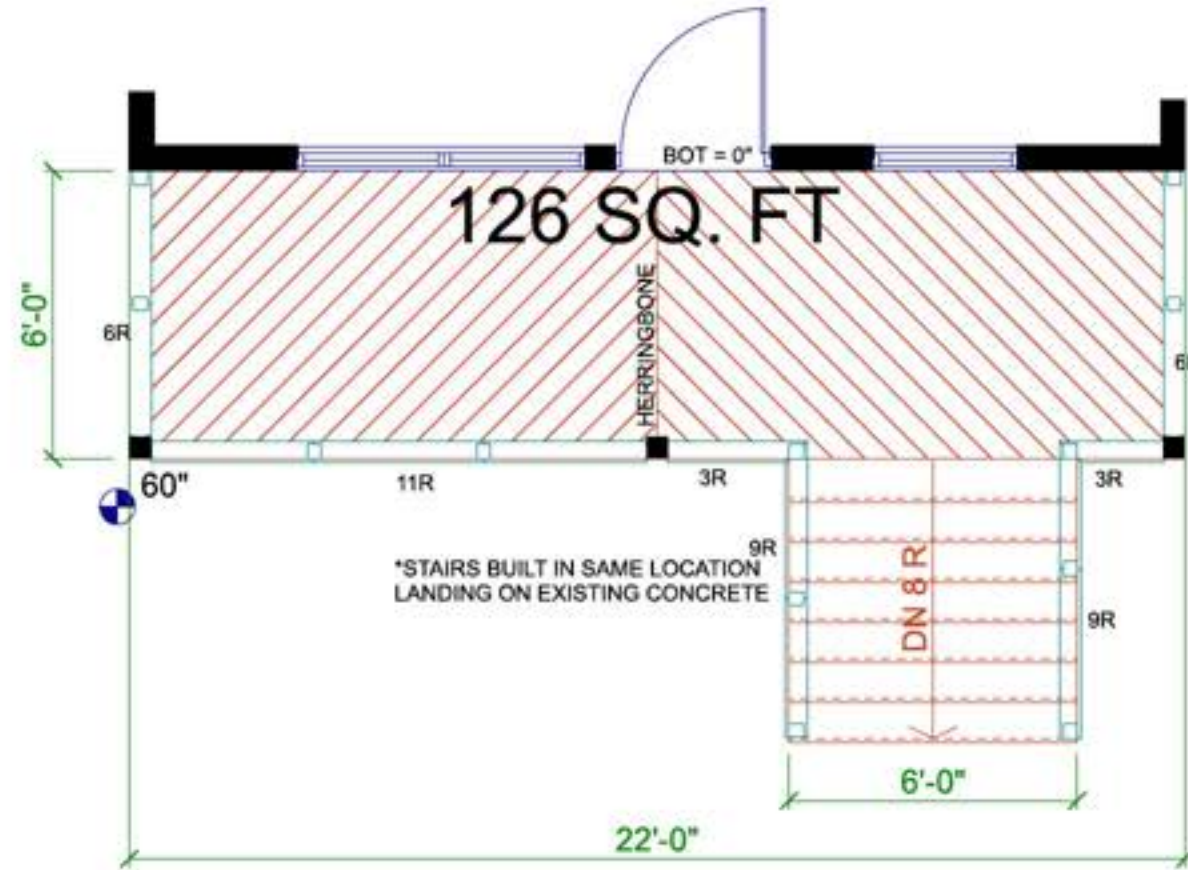
SCALE: 1/4" = 1'-0"

Prepared by:
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FOR ADDITIONAL DETAILS

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SHEET DESCRIPTION

SHEET:

4/5

FP-1

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

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6/12/25

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FOUNDATION NOTES

12" DIA SONOTUBE X 42" DEEP, BELLED TO SIZE NOTED ON STRUCTURAL PLAN, LOCATIONS AS SHOWN #CHIC-201
(2) 2X10 BEAM #210 W/ 24" OVERHANGS
6x6 COLUMN (TYPICAL), TREATED FOR GROUND CONTACT #207

FRAMING NOTES

2X8 HOUSEBAND W/ JOIST HANGERS AND 5" LAG BOLTS STAGGERED 12" O.C. #202-B
2X8 SINGLE EDGE BAND #210-B
2X8 JOISTS @ 12" O.C.
(2) 2X10 BEAM #210-B
6X6 COLUMNS #207
2x8 BLOCKING CENTERED IN SPAN (TYP.)

GENERAL NOTES

5/4x6 P.T. DECKING, SS SCREW FASTENED
DECKING PATTERN AS DRAWN W/ HERRINGBONE #314
1x4 P.T. TRIM PERIMETER #CHIC-299
36" HIGH, STANDARD P.T. RAIL #500
2x2 P.T. PICKETS LESS THAN 4" IN BETWEEN
OUTSET POSTS #501
GRAB RAIL #522
P.T. STAIR #400, w/ 5/4x6 TREADS, 1x8 RISERS & 2x12 P.T. STRINGERS @ 16" O.C. W/ FRAMING ANGLES
STAIRS LAND ON CONCRETE PIER #CHIC-400

Demo & Repair Specifications

- *Demolition & removal of existing deck. Roof REMAINS. Replace columns. Support Roof
- *Yard damage caused by Archadeck will be repaired with soil and grass seed

Deck Specifications & New Columns (Roof remains)

- *New Pressure Treated Pine Decking
- *Stainless Steel Trim Head Screws (face fastened)
- *1" x 4" deck trim on edge band
- *Decking pattern as drawn
- PTP Lifestyle Rails with 2"x2" Pickets (inside mount) Please add extra pickets between rail posts
- Graspable Hand Rail #522
- Build out 3 Columns, with PT, to 8"x8"
- Lifestyle Stairs (closed risers) #400 A or B
- Pier support for stairs #CHIC-400
- *Solid Board -or- Lattice Skirting not included
- *Weed Block Fabric & River Rock (large) not included
- *Framed to 60# live load with Galvanized hardware



SHEET DESCRIPTION

SHEET:

5/5

Specs

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

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8609 Callie Ave
Morton Grove, IL 60053
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6/12/25

Unless identified on the specifications project does not include any staining or finish color.

SHEET

CHIC-201
PIER FOOTING DETAIL

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of
Chicagoland

SHEET DESCRIPTION

FOUNDATION

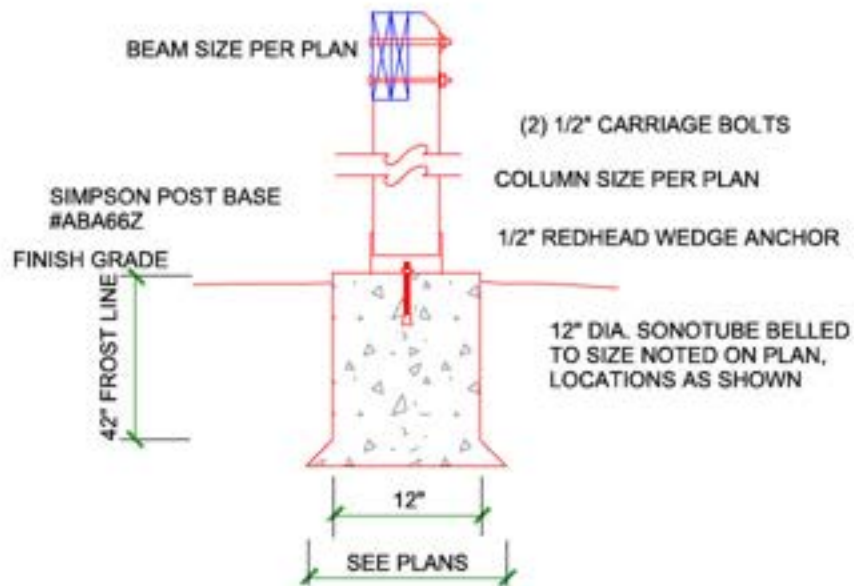
SCALE: 1/4"

Prepared by:

INTEGRITY ENTERPRISES, INC.
D.B.A. Archadeck of Chicagoland
3445 Kirchoff Rd
Rolling Meadows, IL 60008
phone: (847) 749-2373

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Detail CHIC-#201
PIER FOOTING
DETAIL / TO GRADE
WITH SIMPSON
POST BASE



SHEET

CHIC-299
DECK TRIM

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of
Chicagoland

SHEET DESCRIPTION

TRIM

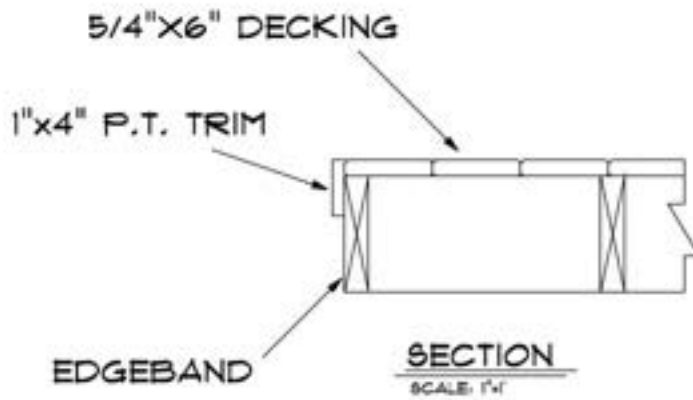
SCALE: 1/4"

Prepared by:

INTEGRITY ENTERPRISES, INC.
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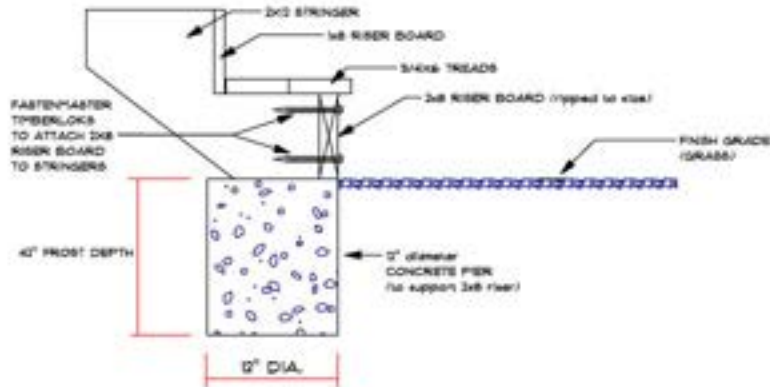
Detail CHIC-#299
DECK TRIM



DETAIL CHIC-400 support

PIER SUPPORT
FOR STAIRS DETAIL

archadeck®
of
Chicagoland



SHEET DESCRIPTION

FOUNDATION

SCALE: 1/4"

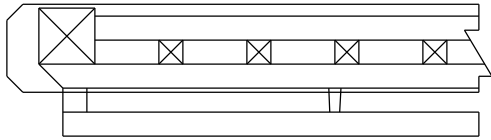
Prepared by:

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DETAIL • CHIC-400

Pier footing with
2x8 beam as riser board
(STAIR SUPPORT)



ALLOW MIN. 1-1/2" GAP BETWEEN RAILING & GRABRAIL & HEIGHT EQUAL TO THE HEIGHT OF THE RAIL CAP

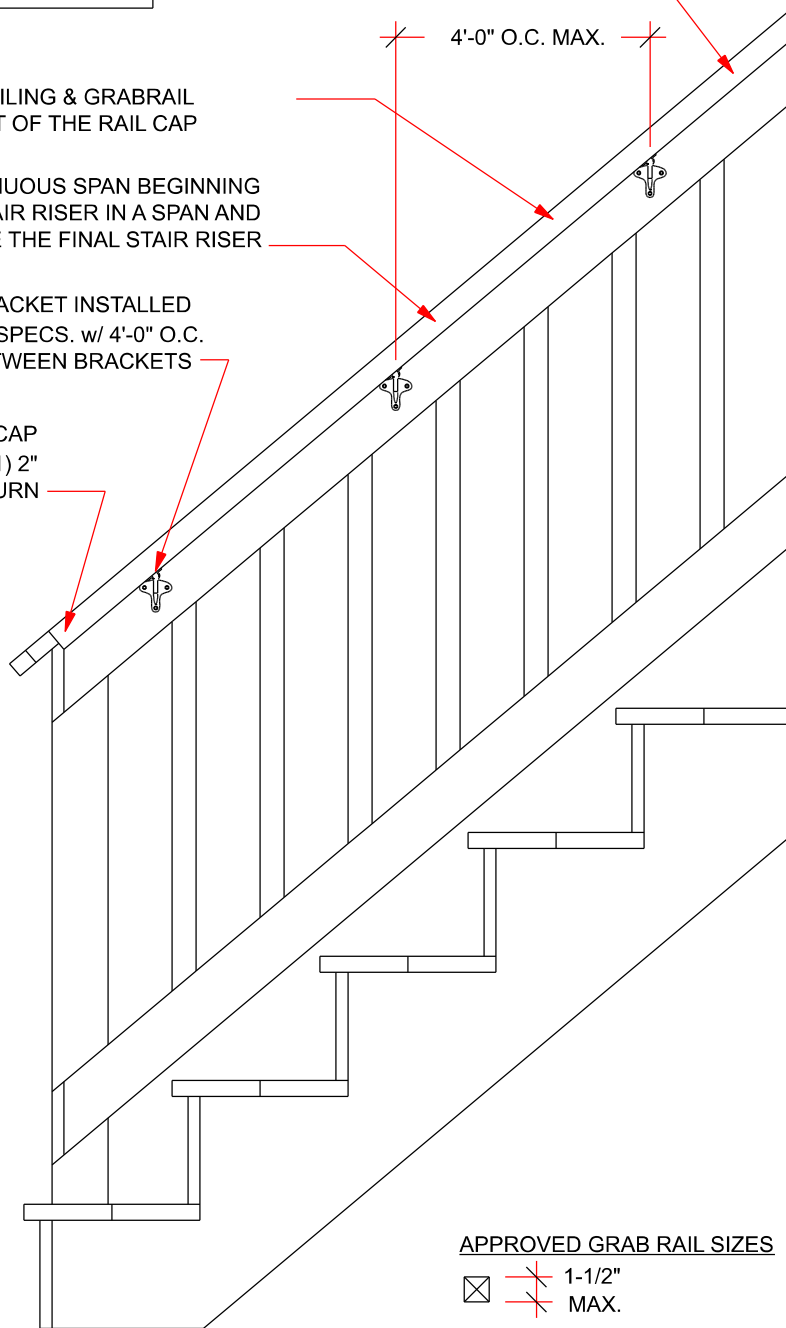
2 x 2 GRAB RAIL w/ CONTINUOUS SPAN BEGINNING ABOVE THE FIRST STAIR RISER IN A SPAN AND ENDING ABOVE THE FINAL STAIR RISER

PRE-CAST HANDRAIL BRACKET INSTALLED PER MANUFACTURER'S SPECS. w/ 4'-0" O.C. MAX. SPAN BETWEEN BRACKETS

RETURN GRAB RAIL INTO RAIL CAP w/ (1) 2" TOE- SCREW INTO CAP & (1) 2" FACE SCREW INTO RETURN

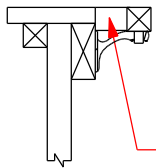
STAIR RAIL PER SPEC.

4'-0" O.C. MAX.



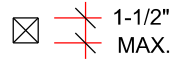
TYPE I GRAB RAIL

1-1/2" MIN. GAP (TYP.)



GRAB RAIL RETURN

APPROVED GRAB RAIL SIZES



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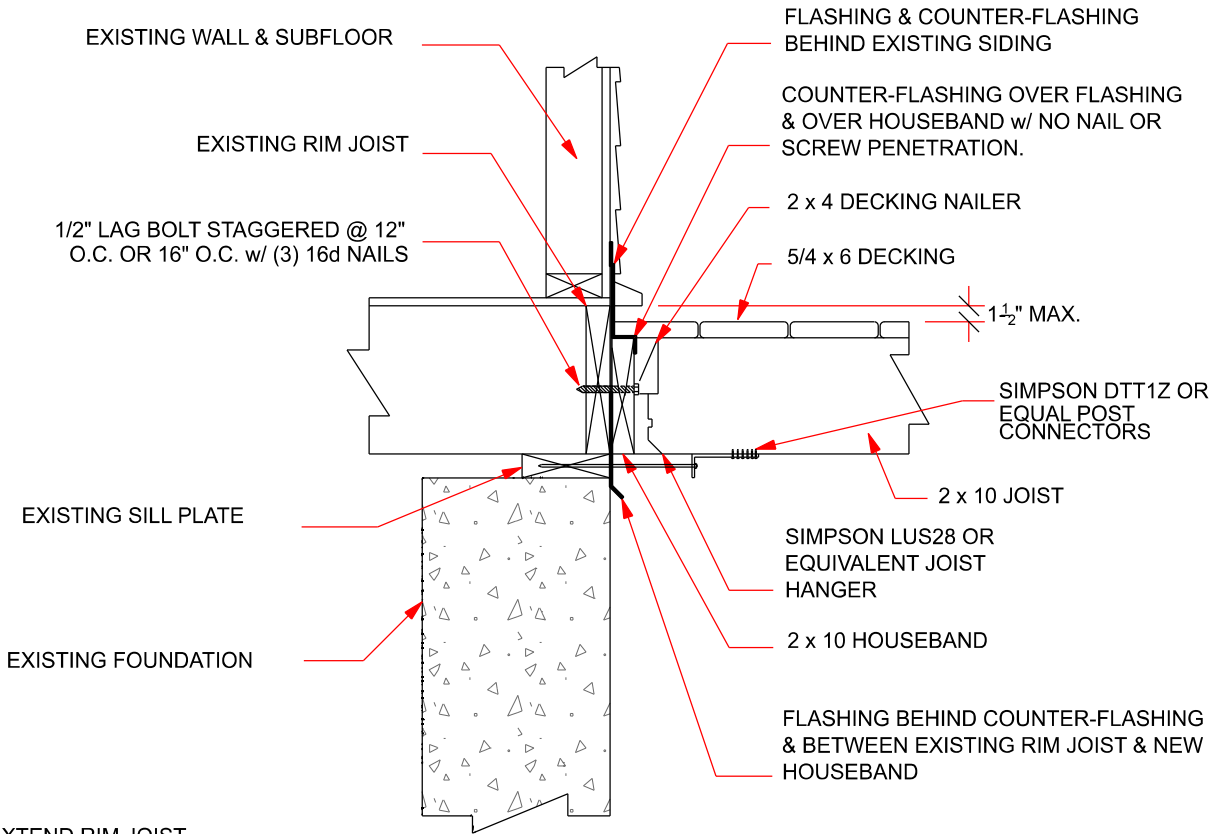
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DETAIL #CHIC-522 GRAB RAIL @ STAIR

SCALE: 1" = 1'

REVISION DATE: 02/08/2022

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EXISTING WALL & SUBFLOOR

EXISTING RIM JOIST

1/2" LAG BOLT STAGGERED @ 12" O.C. OR 16" O.C. w/ (3) 16d NAILS

EXISTING SILL PLATE

EXISTING FOUNDATION

EXTEND RIM JOIST PAST EDGE OF HOUSEBAND & FACE NAIL TO HOUSEBAND. INSTALL SIMPSON A35 FRAMING ANGLE OR EQUIVALENT.

FLASHING & COUNTER-FLASHING BEHIND EXISTING SIDING

COUNTER-FLASHING OVER FLASHING & OVER HOUSEBAND w/ NO NAIL OR SCREW PENETRATION.

2 x 4 DECKING NAILER

5/4 x 6 DECKING

1 1/2" MAX.

SIMPSON DTT1Z OR EQUAL POST CONNECTORS

2 x 10 JOIST

SIMPSON LUS28 OR EQUIVALENT JOIST HANGER

2 x 10 HOUSEBAND

FLASHING BEHIND COUNTER-FLASHING & BETWEEN EXISTING RIM JOIST & NEW HOUSEBAND

2 x 4 DECKING NAILER BETWEEN JOISTS. (NOTCH AROUND LAG BOLTS AS REQ'D.)

12" OC LAG SPACING w/ (3) NAILS @ 16" OC

2 x 10 HOUSEBAND

5/4 x 6 DECKING

INSTALL FIRST LAG BOLT WITHIN 12" OF HOUSEBAND EDGE.

1RC 2015 HOLD DOWN TENSION DEVICES SHALL BE PROVIDED IN NO LESS THAN TWO LOCATIONS PER DECK, & EACH DEVICE SHALL HAVE AN ALLOWABLE STRESS CAPACITY OF 1500lbs.

SIMPSON LUS28 OR EQUIVALENT JOIST HANGER CONNECTION TO HOUSEBAND

NOTE: DETAIL IS BASED ON TYPICAL ARCHADECK DESIGN LOADS, AND STANDARD APPLICATIONS. ADDITIONAL REINFORCEMENT AND STRUCTURE MAY BE REQUIRED FOR NON-STANDARD LOAD OR SITE CONDITIONS.



DETAIL #202-B.2015 HOUSEBAND w/ JOIST HANGERS

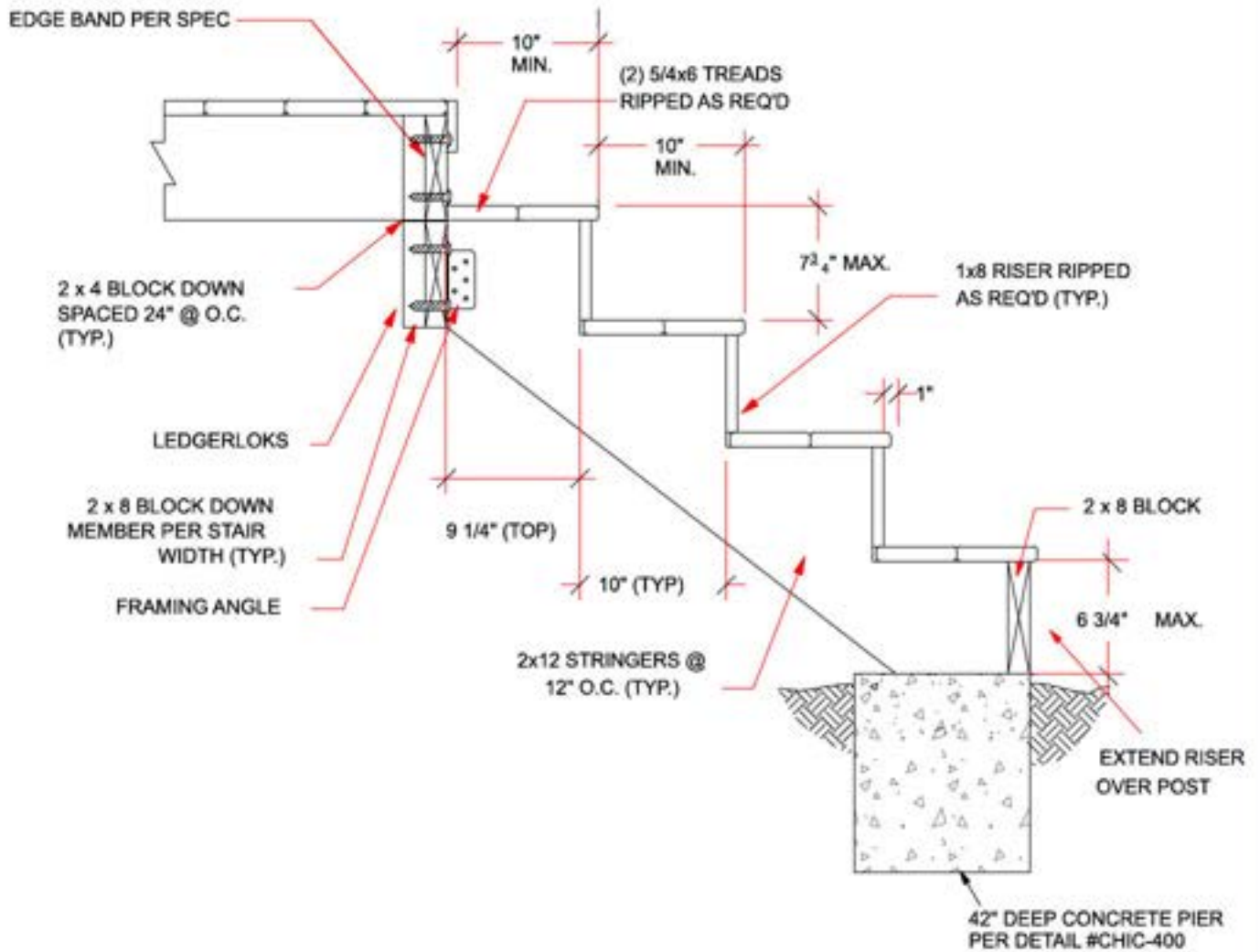
©2013 U.S. Structures, Inc.

SCALE: 1" = 1'

REVISION DATE: 01/08/2025

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NOTE:
 MIN. TREAD DEPTH OF 10" &
 MAX. RISER HEIGHT OF 7-3/4"



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DETAIL #400 TYPICAL ARCHADECK PT STAIR

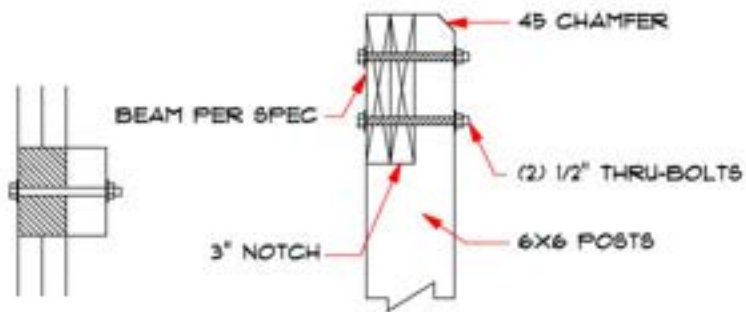
SCALE: 1" = 1'

REVISION DATE: 12/22/2021

These drawings are intended only as a guide for the construction of certain generic elements in building codes and regulations, and specific site conditions. These drawings may need to be modified by the builder to comply with such local codes, regulations, and site conditions. Due to the generic nature of these drawings certain items may not be intended for use on a specific project.

201-B

6X6 POST NOTCH



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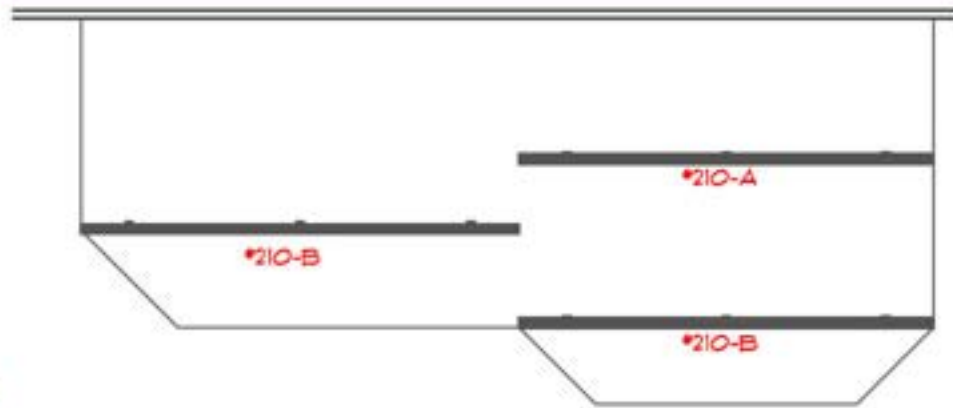
© 2011 U.S. Structures, Inc.

DETAIL #201 TYPICAL COLUMN NOTCH

SCALE: 1" = 1'

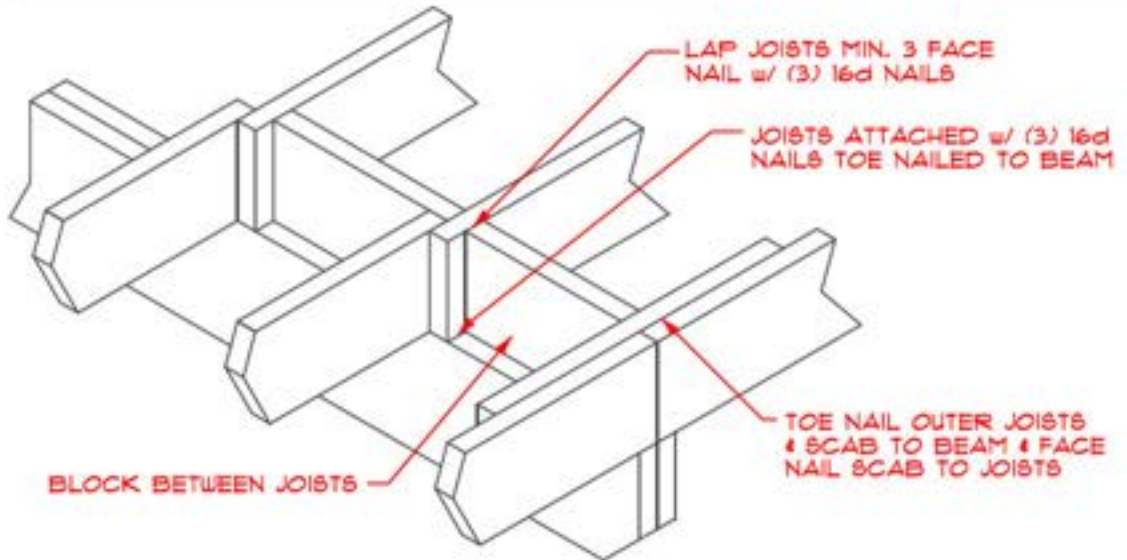
REVISION DATE: 12/1/11

These drawings are intended only as a guide for the construction of certain generic elements in building codes and regulations, and specific site conditions. These drawings may need to be modified by the builder to comply with such local codes, regulations, and site conditions. Due to the generic nature of these drawings certain items may not be intended for use on a specific project.

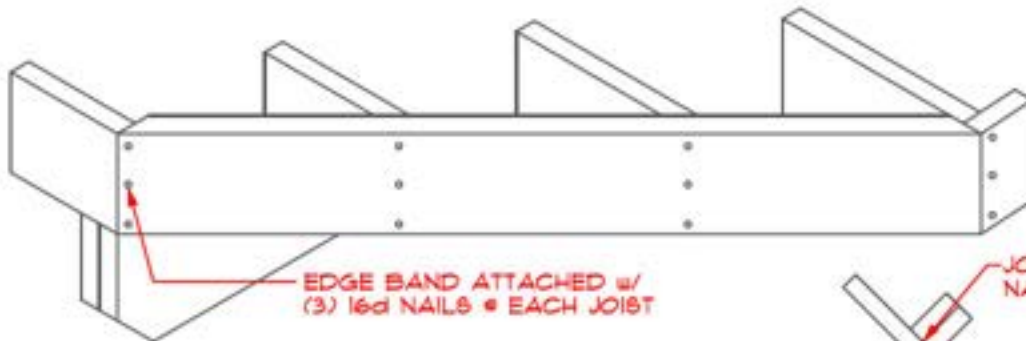


SCALE: 1/8" = 1'

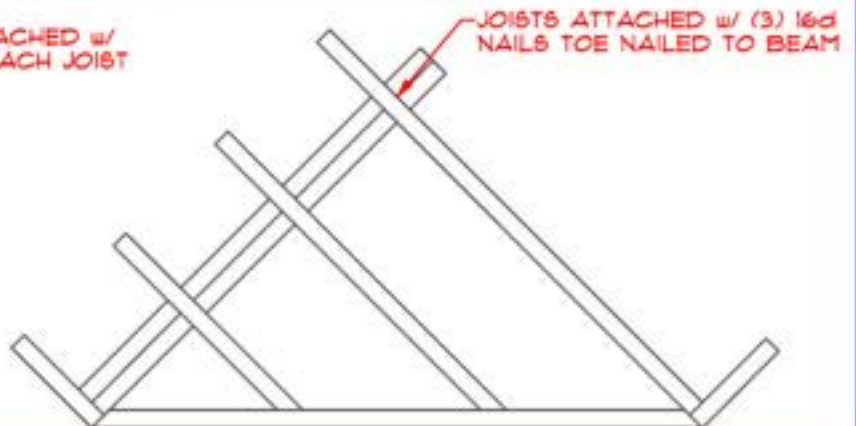
#210-A



SCALE: 3/4" = 1'



#210-B



SCALE: 3/4" = 1'

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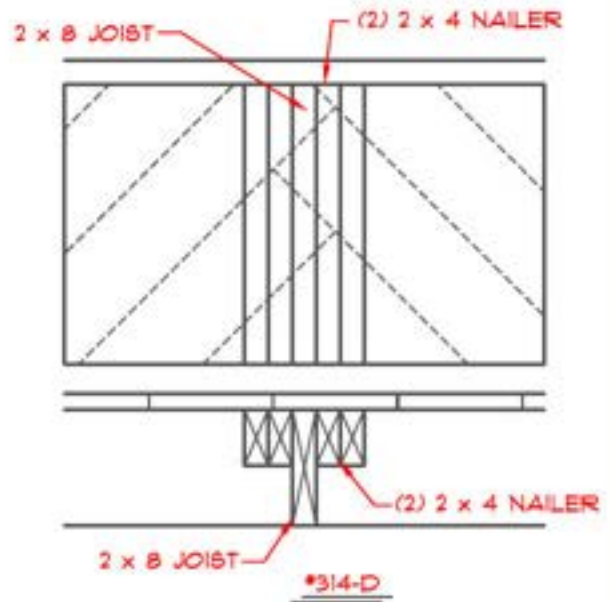
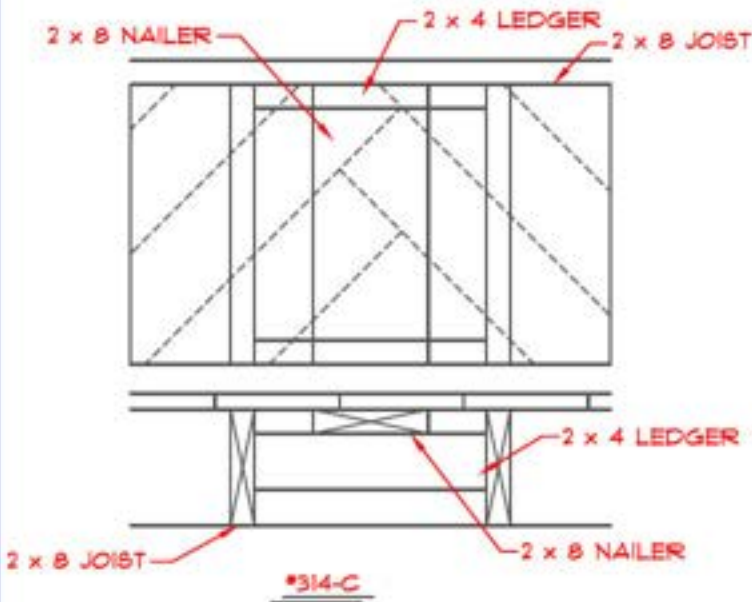
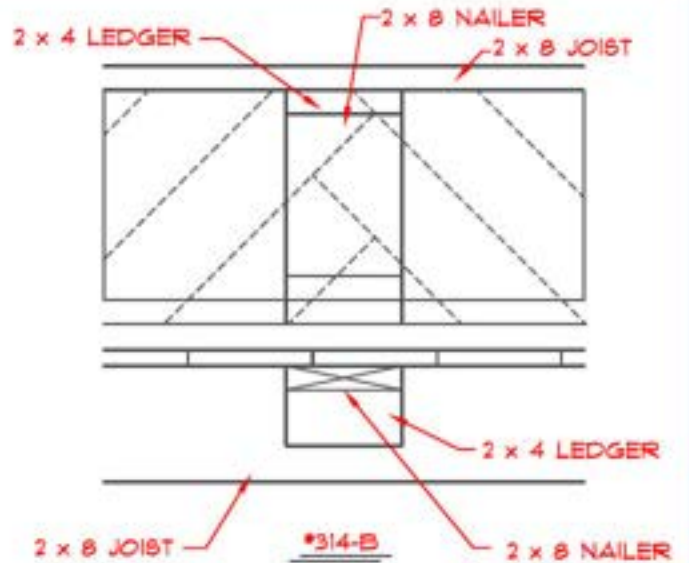
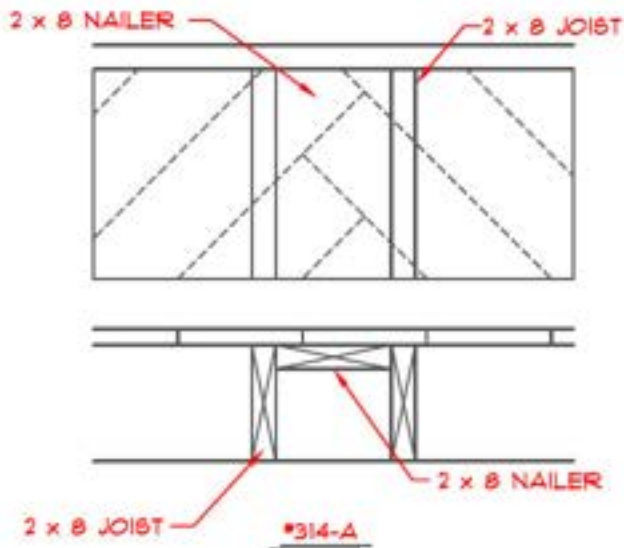
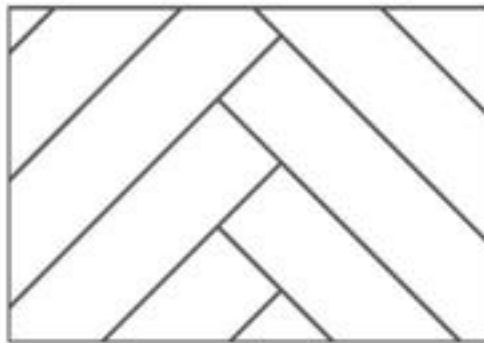
DETAIL #210 TYPICAL BEAM FRAMING

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SCALE: VARIES

REVISION DATE: 12/14/2010

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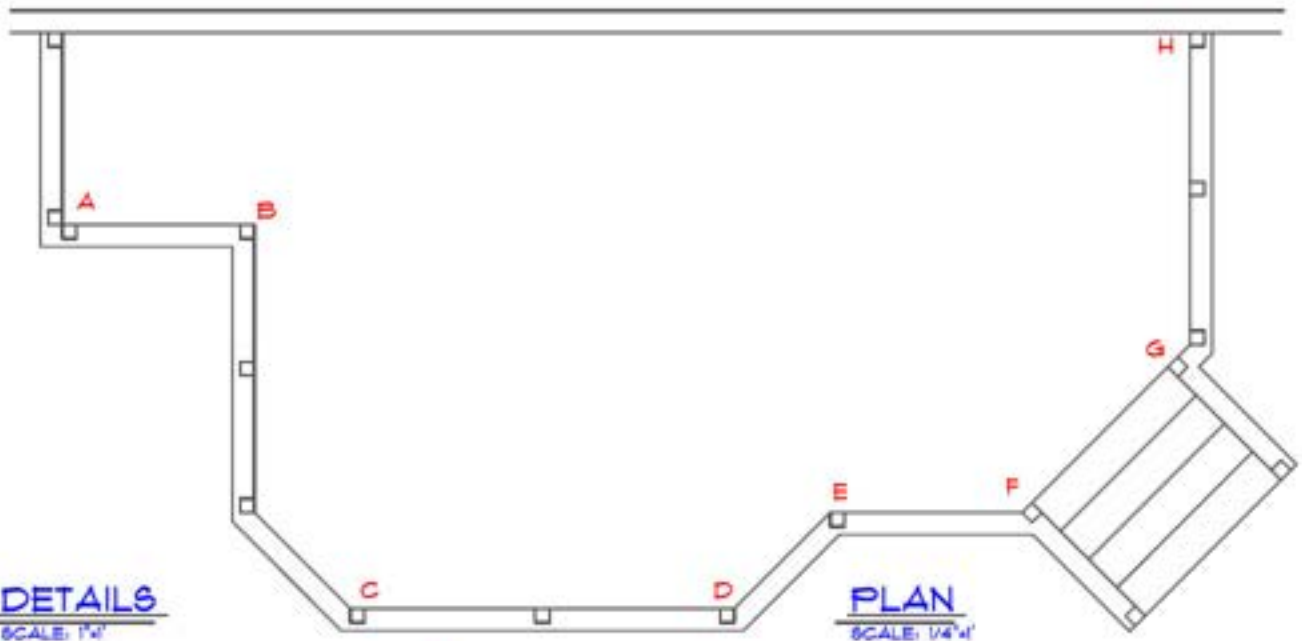
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DETAIL #314 HERRINGBONE PATTERN

SCALE: 1" = 1'

REVISION DATE: 12/15/2010

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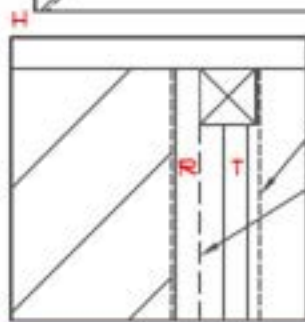
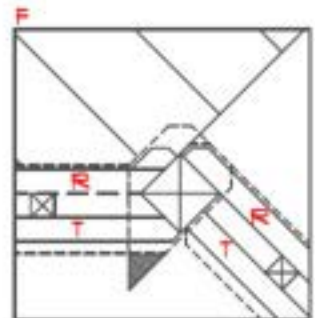
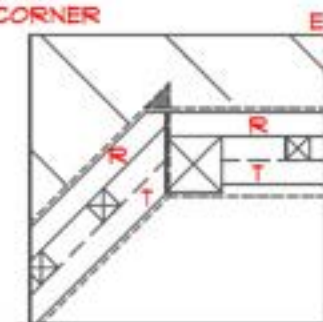
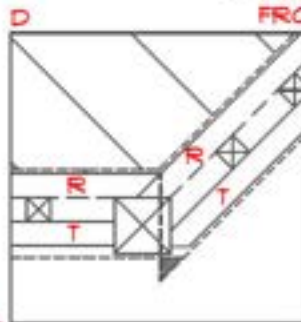
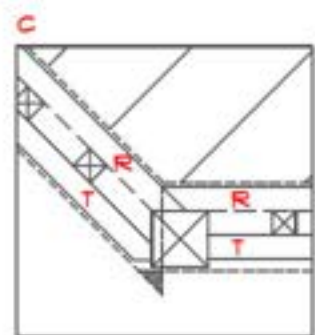
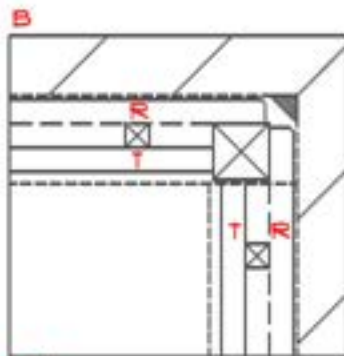
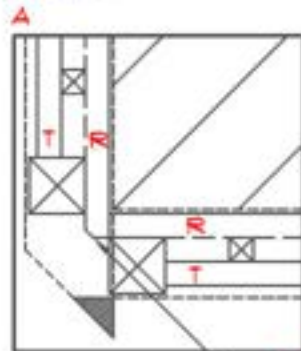


DETAILS

SCALE: 1/4"

PLAN

SCALE: 1/4"



POSTS 1-1/2" BACK FROM DECK CORNER

5/4x6 CAP
OUTLINE
DECK
OUTLINE

NOTES:

- RAIL POSTS w/ NO NOTCH
- RAIL POST @ 5'-0" O.C. MAX.

LEGEND:

- = AREA OF CAP TO BE REMOVED (#508)
- R = 2x4 RAIL
- T = 2x2 TRIM

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DETAIL #501 4x4 RAIL POST PLACEMENT

SCALE: VARIES

REVISION DATE: 12/23/2010

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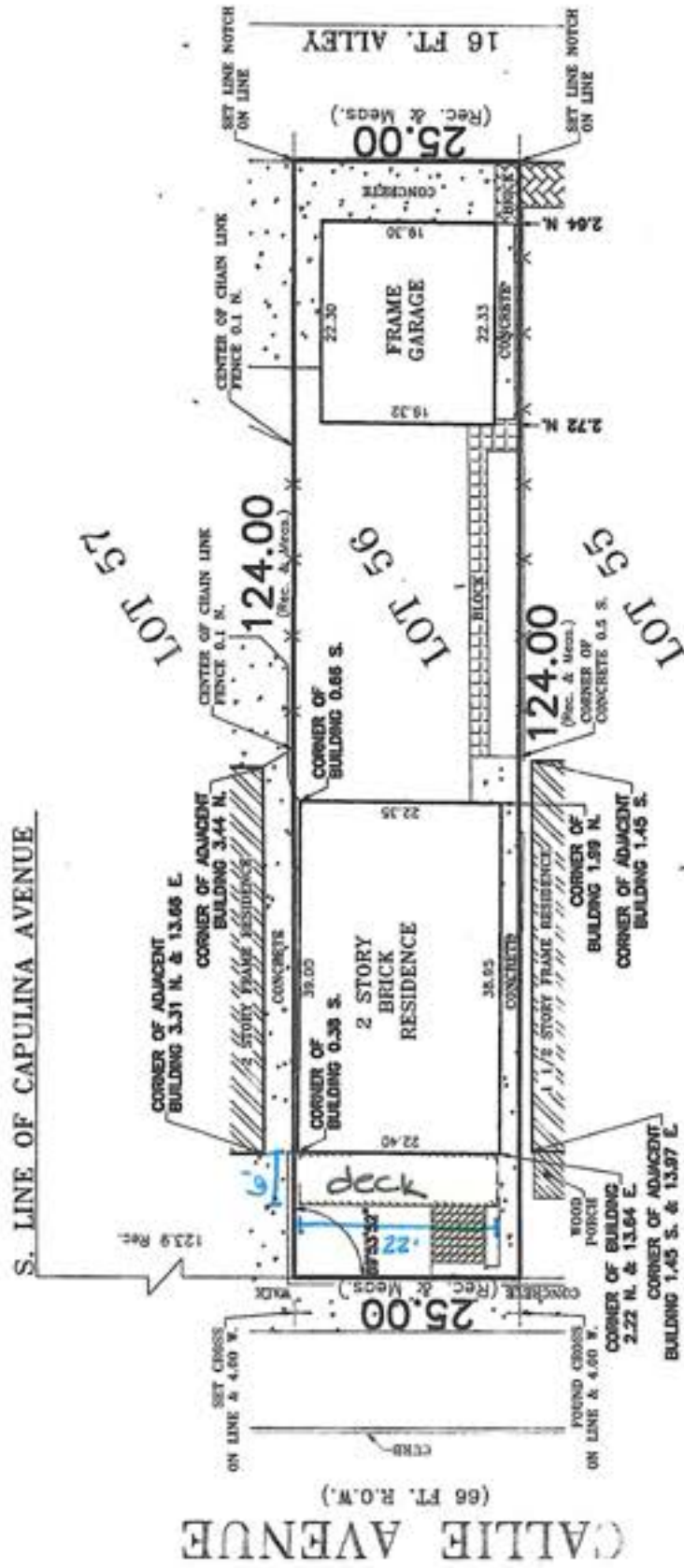
PLAT OF SURVEY

of
 LOT 56 IN BLOCK 4 IN BINGHAM AND FERNALD'S MORTON GROVE SUBDIVISION, BEING A PART OF LOT 40 IN COUNTY CLERK'S DIVISION OF SECTION 20, AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ADDRESS: 8609 CALLIE AVENUE, MORTON GROVE, ILLINOIS
 P.L.N. 10-20-113-004



SCALE: 1" = 20'



STATE OF ILLINOIS) S.S.
 COUNTY OF COOK)

GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) MONUMENTS, WHEN FOUND OR SET, AT THE CLIENT'S REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

Preferred SURVEY, INC
 Professional Design Registration #184-002793
 7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
 Phone 708-458-7845 / Fax 708-458-7855
 www.preferredsurvey.com

Field Work Completed	08/17/17	TID CODE	4827/18
Lead Area Swept	3,100.0 Sq. Ft.	540	801
Drawing Revised			

Z:\17\1000\1000\Drawings\1000\QUARTER 2017\DRAWINGS\1000\1000-000180.dwg, 6/22/2017 3:48:10 PM, DRAWN BY: RH



SURVEY ORDERED BY: TERESA HOFFMAN LUSTON
 I, GARY HOLT, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.
 GIVEN UNDER MY HAND AND SEAL THIS
 22ND DAY OF JUNE A.D. 2017
 GARY HOLT ILC # 030-001980 - EXPIRES ON 11/29/18
 P.S.L. NO. 171776



Village of Morton Grove

Department of Community & Economic Development

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

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

Date: August 12, 2025

Re: ZBA 25-15 – 5900 Warren Court (10-20-431-012-0000)
Request for approval of a variation from Section 12-2-6:G to replace a sidewalk within a required side setback and exceeds maximum impermeable lot coverage

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the August 19, 2025, Zoning Board of Appeals public hearing for ZBA 25-15 in accordance with Unified Development Code requirements. The *Morton Grove Champion* published a public notice on July 31, 2025. The Village mailed letters on July 31, 2025, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on July 31, 2025.

Request Summary

Property Background

The subject property is a 5,902-square-foot lot located at the northwest corner of Warren Court and Marmora Avenue. The property is zoned in a R-2 Single Family Residence District and improved with a single-family residence and attached garage. The properties to the north, south, east and west are also zoned R-2 Single Family Residence and improved with single-family residences. Warren Court abuts the M-1 Restricted Manufacturing District to the west. The Village of Skokie and Niles West are across Oakton Avenue to the south.



Subject Property Location Map

Application Overview

The applicant and subject property owner, Peter Konstantos, is seeking approval of a waiver to authorize a sidewalk addition that was expanded without a permit. The added paver sidewalk is setback 0 feet from the side lot line. A 3 feet (3') minimum setback from the side lot line is required. The applicant is requesting a waiver of 1.3 feet to allow pavers measuring 1.3 feet in width and approximately 24 feet in length. The original sidewalk is nonconforming as it is setback 1.7 feet from the side lot line.

A waiver is also required for lot coverage as the existing nonconforming lot coverage is being increased with the walk installation.



5900 Warren Court Sidewalk

The following table provides an overview of the requested waivers for the installed sidewalk addition:

Dimensional Control	Code Requirement	Existing	Proposed	Waiver Request
Minimum Interior Side Setback (12-2-6.G)	3 ft. in front portion of side yard	Prior to expansion 1.7 ft.	0 ft.	Waiver of 1.3 ft.
Impermeable Lot Coverage (12-4-2.D)	Maximum 60% (3,541 sq. ft.)	60.9% (3597 sq. ft.)	61.4% (3628 sq. ft.)	Waiver of .5 % to increase existing nonconforming lot coverage by 31 sq. ft. (0.5%)

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

- Section 12-2-6:G - Waiver of 1.3 ft. to allow a sidewalk with a side setback in the front yard of 0 ft.
- Section 12-2-4:G – Waiver of 0.5% to increase existing nonconforming lot coverage from 60.09 % to 61.4%

Discussion

The applicant is requesting the ZBA’s approval to allow an existing sidewalk addition in the front yard that does not meet the minimum sidewalk setback requirement of 3 feet (3’). The paver sidewalk was installed by the adjacent neighbor replacing an unpaved planting area. The installation is related to Case ZBA 25-16, as the owner of 5904 Warren Court installed the driveway pavers on the neighbor’s property serving as a walk and/or extension of the width of the 5904 Warren Court

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

Recommendation

Should the Board approve Case ZBA 25-15, staff recommends the following motion and conditions:

The Zoning Board of Appeals approves Case ZBA 25-15 a request for approval of a variation from Section 12-2-6:G to allow the installation of a sidewalk within a required side setback, subject to the following conditions:

- 1) *The proposed walk shall be built in accordance with the plans submitted by the applicant in the Variation Application dated 06/18/2025; 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

Citation#: CE-2500182 Case 25-15 _____ Date Application Filed: June 18, 2025 paid 7/21/25 _____

APPLICANT INFORMATION

Applicant Name: Peter Konstantos _____

Applicant Address: 5900 Warren Court _____

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

Applicant Phone: [REDACTED] _____

Applicant Email: [REDACTED] _____

Applicant Relationship to Property Owner: Owner _____

Applicant Signature:  _____

PROPERTY INFORMATION

Common Address of Property: 5900 Warren Court Morton Grove IL. 60053 _____

Property Identification Number (PIN): 10-20-431-012-0000 _____

Property Square Footage: 1500 _____

Property Zoning District: Single-family residential use only R-2 _____

Property Current Use: Family/Kids _____

APPLICATION INFORMATION

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

Section 12-16-3-A-2 of the Village of Morton Grove Unified Development Code

Purpose of requested variation (attach as needed): Requesting Variance due to the hardship of prior big trees/bushes would often damage the cars and children/family entering exiting when parked in driveway. The bushes/trees also would cause similar concerns to Pedestrians/children in the area of getting clipped while riding their bikes or walking in pairs past the big trees/bushes even if trimmed well. Also, as Morton Grove slogan "Amazingly Open" to make it more welcoming to passersby and to make MG look new and clean and upgraded for all who visit.

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 hardship in this case is due to the existing configuration and limitations of the lot that includes the sidewalk and driveway access. Needs. While the pavers were added without awareness of MG policy, it was only done to maintain accessibility, improve drainage, and safety. The need for the variation arises as applied to this property and by no means was any intentional attempt to avoid compliance.

- 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 addition was not made for financial gain, but to ensure safety, functional, and accessible for daily use as well as public use to protect

Individuals who daily take a stroll around our cul-de-sac and neighborhood. Especially being basically across the street of Niles West high school. We do get a lot of children from the area walking past our home. It was only for safety for public and our guests/residents who enter/exist driveway.

- 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 addition does not pose a risk to public welfare what so ever. It does not obstruct sidewalks, utilities, or access for any emergency services. The pavers by design are used to enhance drainage (angled consistent with current driveway) and reduces runoff compared to traditional asphalt or concrete, which aligns with environmental and safety considerations in the community. I am a respectable and honorable citizen of Morton Grove and I would only want the best.

- 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 installation of the pavers has no negative impact on adjacent properties. It does not block light or air, increase street congestion, or pose fire or safety hazards. The materials and design are consistent with neighborhood aesthetics, and in some cases, improve the curb appeal compared to older or deteriorating driveways that need replacement and many don't bother with it but I did for beauty/comfort. This work does not alter the character of the neighborhood, but rather improves it.

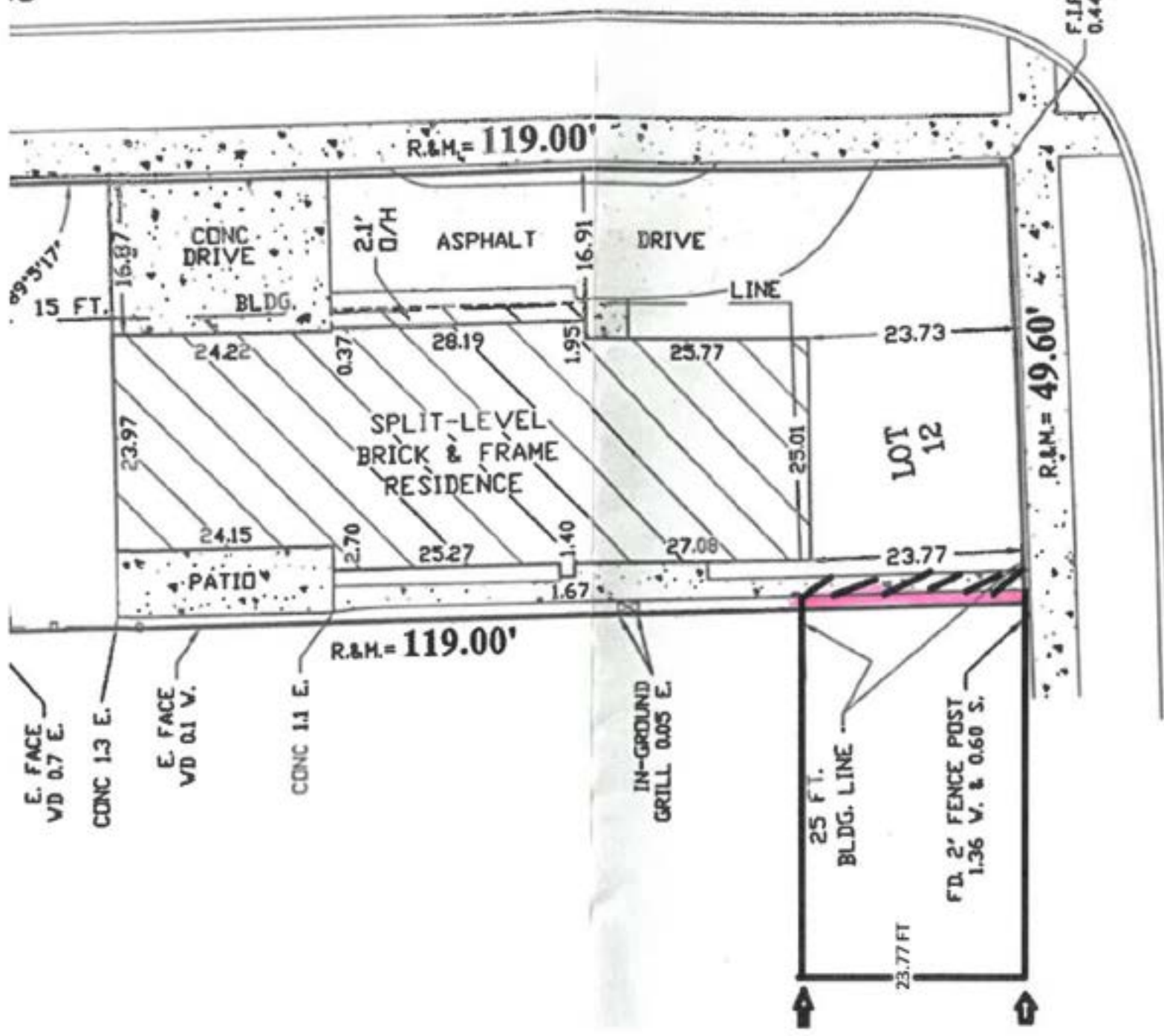
CLOSING STATEMENT: We respectfully request that the Village grant this variation so the improvements already made can remain in place, recognizing that the work was done with the intention of enhancing safety, usability, and visual appeal — not to circumvent village requirements. We are willing to take any additional steps the Board may recommend to bring the property into full compliance.

0.80 S. & 0.05 E.

MARMORA

AVE

F.I.P.(1/2")
0.44 N. & 0.31 E.



R.&M. = 119.00'

R.&M. = 49.60'

R.&M. = 119.00'

LOT 12

SPLIT-LEVEL
BRICK & FRAME
RESIDENCE

CONC DRIVE

ASPHALT

DRIVE

BLDG.

LINE

PATIO

IN-GROUND
GRILL

25 FT.
BLDG. LINE

FD. 2' FENCE POST
1.36 V. & 0.60 S.

E. FACE
VD 0.7 E.

CONC 1.3 E.

E. FACE
VD 0.1 V.

CONC 1.1 E.

15 FT.

16.87

24.22

0.37

28.19

1.95

25.77

23.73

23.97

24.15

2.70

25.27

1.40

27.08

23.77

1.67

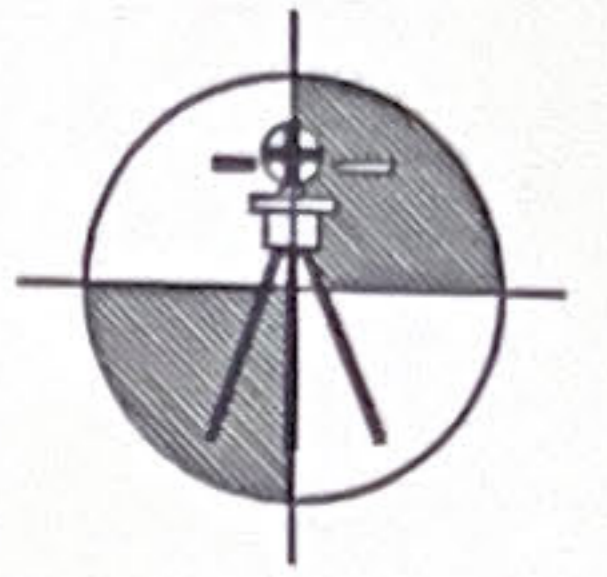
23.77 FT

281 WARWICK LANE
 LAKE IN THE HILLS, IL 60156
 PHONE: (847) 253-6566
 FAX: (847) 669-0849
 WWW.ELLMANSURVEY.COM

PLAT OF SURVEY

-BY-

JAMES M. ELLMAN LTD.

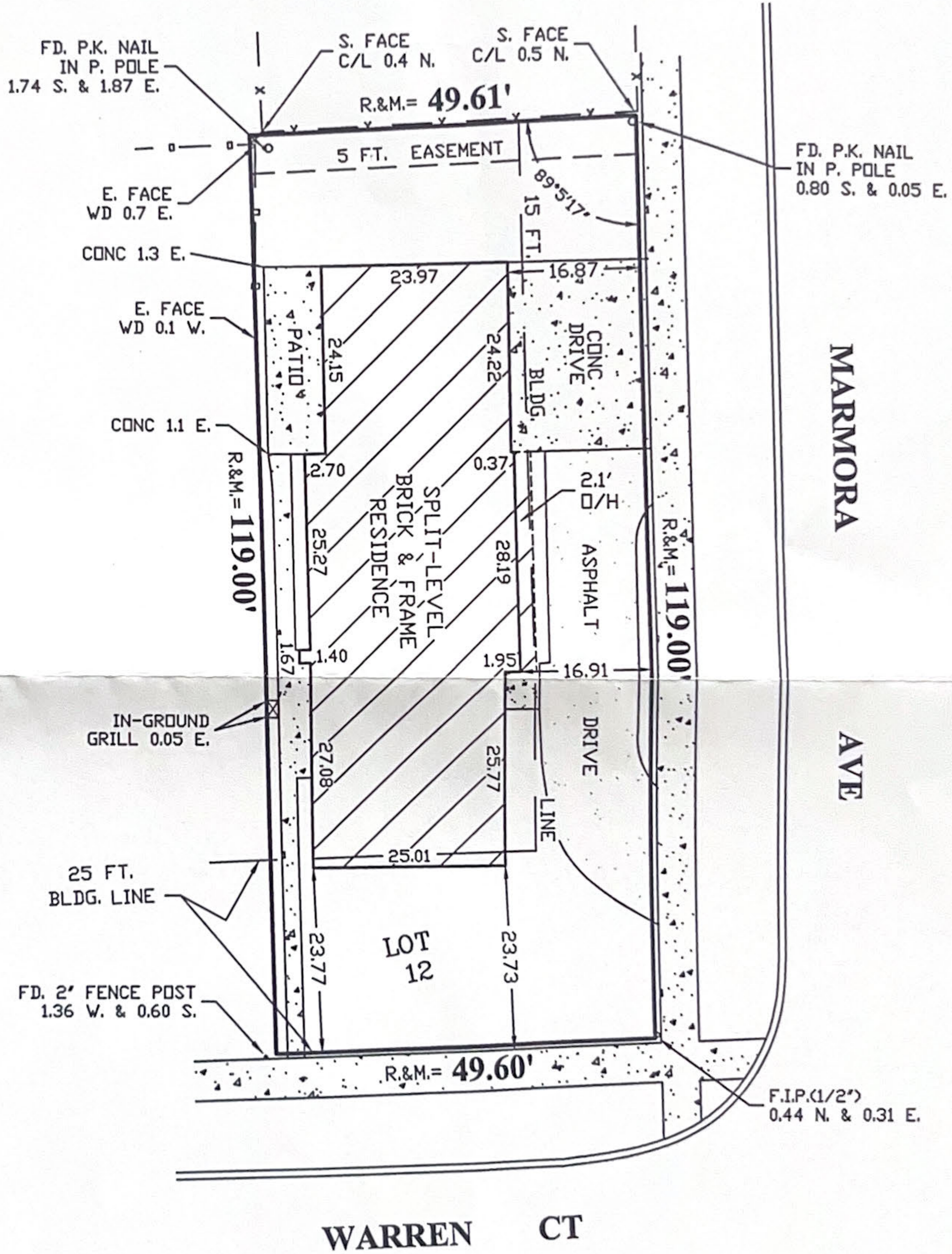


OF

LOT 12 IN FIRST ADDITION TO SHAF'S MORTON GROVE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



ASSUMED NORTH



Ordered by: ATTORNEY JAMES J. KRITEK
 Order No: 111219
 Base Scale: 1 inch = 20 feet
 Date: JANUARY 26, 2012
 Address: 5900 WARREN COURT
MORTON GROVE, IL

*COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE.
 *DO NOT SCALE DIMENSIONS FROM THIS PLAT.
 *NO COPIES SHALL BE MADE WITHOUT PERMISSION.

COPYRIGHT © 2012

LEGEND

- F.I.P.= FOUND IRON PIPE
 - S.I.P.= SET IRON PIPE
 - F.I.R.= FOUND IRON ROD
 - R.= RECORD DIMENSION
 - M.= MEASURED DIMENSION
 - RAD.= RADIUS
 - P.U.E.= PUBLIC UTILITY EASEMENT
 - B.S.L.= BUILDING SETBACK LINE
 - D.E.= DRAINAGE EASEMENT
 - = METAL FENCE
 - = WIRE FENCE
 - = WOOD FENCE
 - X— = CHAIN LINK FENCE
 - ▨ = CONCRETE
 - ▩ = BRICK
- NOT VALID UNLESS EMBOSSED

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

I, JAMES M. ELLMAN LTD. DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

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

BY: James M. Ellman
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 184-002744
 (35-002158)
 EXPIRES 11/30/2012



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: August 12, 2025

Re: ZBA 25-16 – 5904 Warren Court (10-20-431-011-0000)
Request for a waiver from Sections 12-2-6 and 12-4-2 of the Unified Development Code to install a driveway in a required setback and exceeds maximum impermeable lot coverage

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the August 19, 2025, Zoning Board of Appeals public hearing for ZBA 25-16 in accordance with Unified Development Code requirements. The *Morton Grove Champion* published a public notice on July 31, 2025. The Village mailed letters on July 31, 2025, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on July 31, 2025.

Request Summary

Property Background

The subject property is a 5,891-square-foot lot located on the north side of Warren Court, west of Marmora Avenue. The property is zoned in a R-2 Single Family Residence District and improved with a single-family residence and detached garage in the rear yard. The properties to the north, south, east and west are also zoned R-2 Single Family Residence and improved with single-family residences. Warren Court abuts the M-1 Restricted Manufacturing District to the west. The Village of Skokie and Niles West are across Oakton Avenue to the south.



Subject Property Context Map

Application Overview

The applicants and homeowners, Shahjehan Baig and Sanah Kaleem, are seeking waivers to authorize an existing nonconforming driveway that was expanded without a permit. The driveway is set back 0 feet (0') from the side lot line. A setback of 3 feet (3') setback from the side property line is required. The applicant is requesting a waiver of 3.0 feet to allow a 14.1-foot wide driveway that is setback of 0 feet from the side lot line for 94 feet. A waiver is also required for lot coverage as the existing nonconforming lot coverage is being increased with the drive installation.

Requested Waivers

The following table provides an overview of the requested waivers for the installed driveway addition:

Dimensional Control	Code Requirement	Existing	Proposed	Waiver Request
Driveway Setback (12-2-5:B.5.b.ii.1)	Driveways shall be a minimum width of eight and one-half feet (8.5'), shall be set back a minimum of three feet (3') from any non-driveway approach lot line, and shall be limited to a maximum width of sixteen feet (16') at front lot line	Driveway 0 ft. from side lot line	Driveway 0 ft. from side lot line	<i>Waiver of 3.0 ft. to allow a setback of 0 ft. for the driveway</i>
Impermeable Lot Coverage (12-4-2:D)	Maximum 60% (3,534 sq. ft.)	76% (4,469 sq. ft.)	81% (4,751 sq. ft.)	<i>Waiver of 5% to increase existing nonconforming lot coverage by 282 sq. ft. (5%)</i>

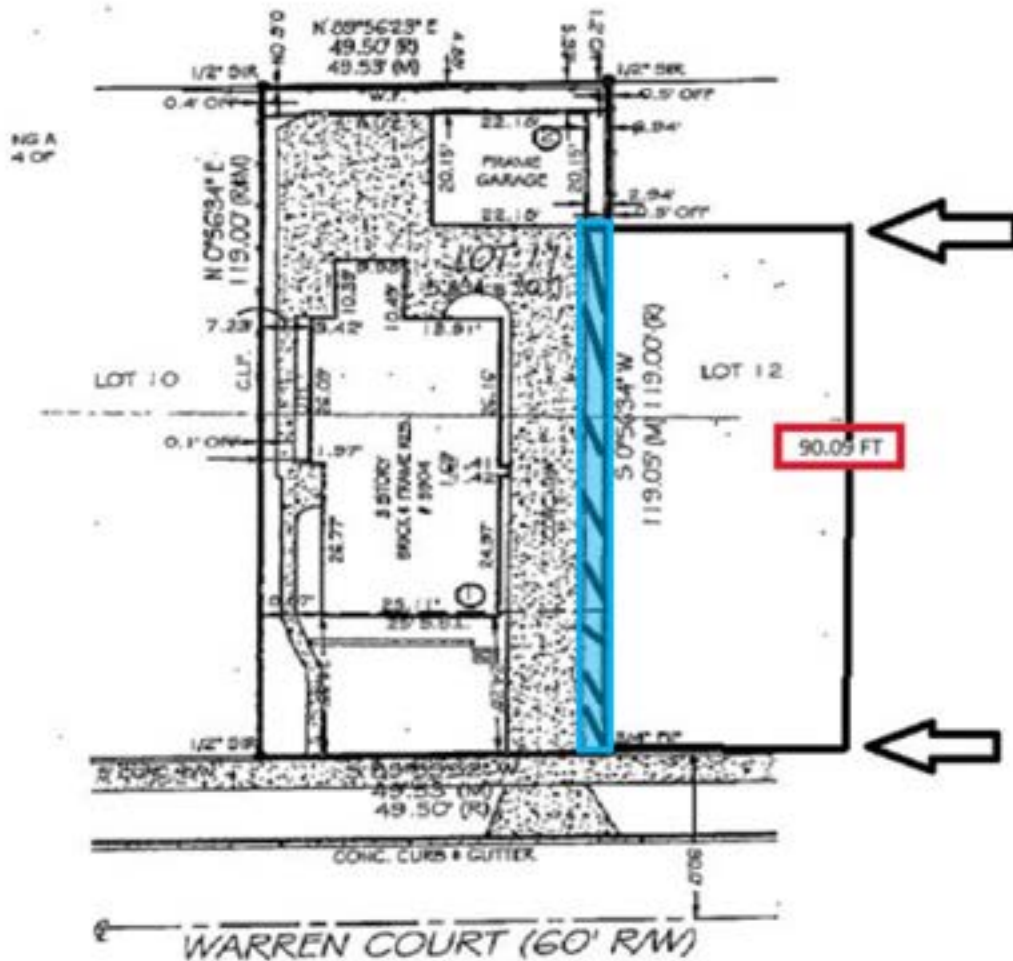
As indicated in the table, the following waiver is required to authorize the proposed project:

- Section 12-2-6:G - Waiver of 3.0 ft. to allow a driveway with a side setback of 0 ft.
- Section 12-4-2:D – Waiver of 5% to increase existing nonconforming lot coverage from 76% to 81%.

The owner is seeking to maintain the 0-foot side setback for the driveway along the east property line to the garage. The pavers were installed by the applicant without a permit, replacing an unpaved planting area along the fence and in the front yard adjoining the neighbor to the east. The installation is related to Case ZBA 25-15, 5900 Warren Court, as the owner of 5904 Warren Court installed the driveway pavers on the neighbor's property serving as a walk and/or extension of the width of the 5904 Warren Court driveway. Staff is concerned the widened driveway and adjacent walkway will be used as a parking pad in the front yard which is not permitted.



Subject Property Street View: 2018 (TOP) and 2025 (BOTTOM)



Site Plan Submitted by Applicant (Pavers installed without permit in BLUE)

Variation Standards

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

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

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

Recommendation

Should the Board approve Case ZBA 25-16, staff suggests the following motion and conditions:

Motion to approve Case ZBA 25-16, a request for a waiver from Section 12-2-5 of the Unified Development Code to allow the installation of a nonconforming driveway, subject to the following conditions:

- 1. The driveway shall be in the location with the plans submitted by the applicants in the Variation Application dated 6/05/2025.*
- 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.*
- 3. [Other conditions as required by the ZBA.]*

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

Citation#: CE-2500182 25-16 Date Application Filed: June 05, 2025 paid 6/25/25

APPLICANT INFORMATION

Applicant Name: Shahjehan Baig/Sanah Kaleem _____
Applicant Address: 5904 Warren Court _____
Applicant City / State / Zip Code: Morton Grove, IL. 60053 _____
Applicant Phone: 7 [REDACTED] _____
Applicant Email: [REDACTED] _____
Applicant Relationship to Property Owner: Owner _____
Applicant Signature: _____

PROPERTY INFORMATION

Common Address of Property: 5904 Warren Court Morton Grove IL. 60053 _____
Property Identification Number (PIN): 10-20-431-011-0000 _____
Property Square Footage: 1500 _____
Property Zoning District: Single-family residential use only R-2 _____
Property Current Use: Family/Kids _____

APPLICATION INFORMATION

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

Section 12-16-3-A-2 of the Village of Morton Grove Unified Development Code

Purpose of requested variation (attach as needed): Requesting Variance due to the hardship of prior big trees/bushes would often damage the cars and children/family entering exiting when parked in driveway. The bushes/trees also would cause similar concerns to Pedestrians/children in the area of getting clipped while riding their bikes or walking in pairs past the big trees/bushes even if trimmed well. Also, as Morton Grove slogan "Amazingly Open" to make it more welcoming to passersby and to make MG look new and clean and upgraded for all who visit.

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 hardship in this case is due to the existing configuration and limitations of the lot that includes the sidewalk and driveway access. Needs. While the pavers were added without awareness of MG policy, it was only done to maintain accessibility, improve drainage, and safety. The need for the variation arises as applied to this property and by no means was any intentional attempt to avoid compliance.

- 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 addition was not made for financial gain, but to ensure safety, functional, and accessible for daily use as well as public use to protect Individuals who daily take a stroll around our cul-de-sac and neighborhood. Especially being basically across the street of Niles West high school We do get a lot of children from the area walking past our home. It was only for safety for public and our guests/residents who enter/exist driveway.

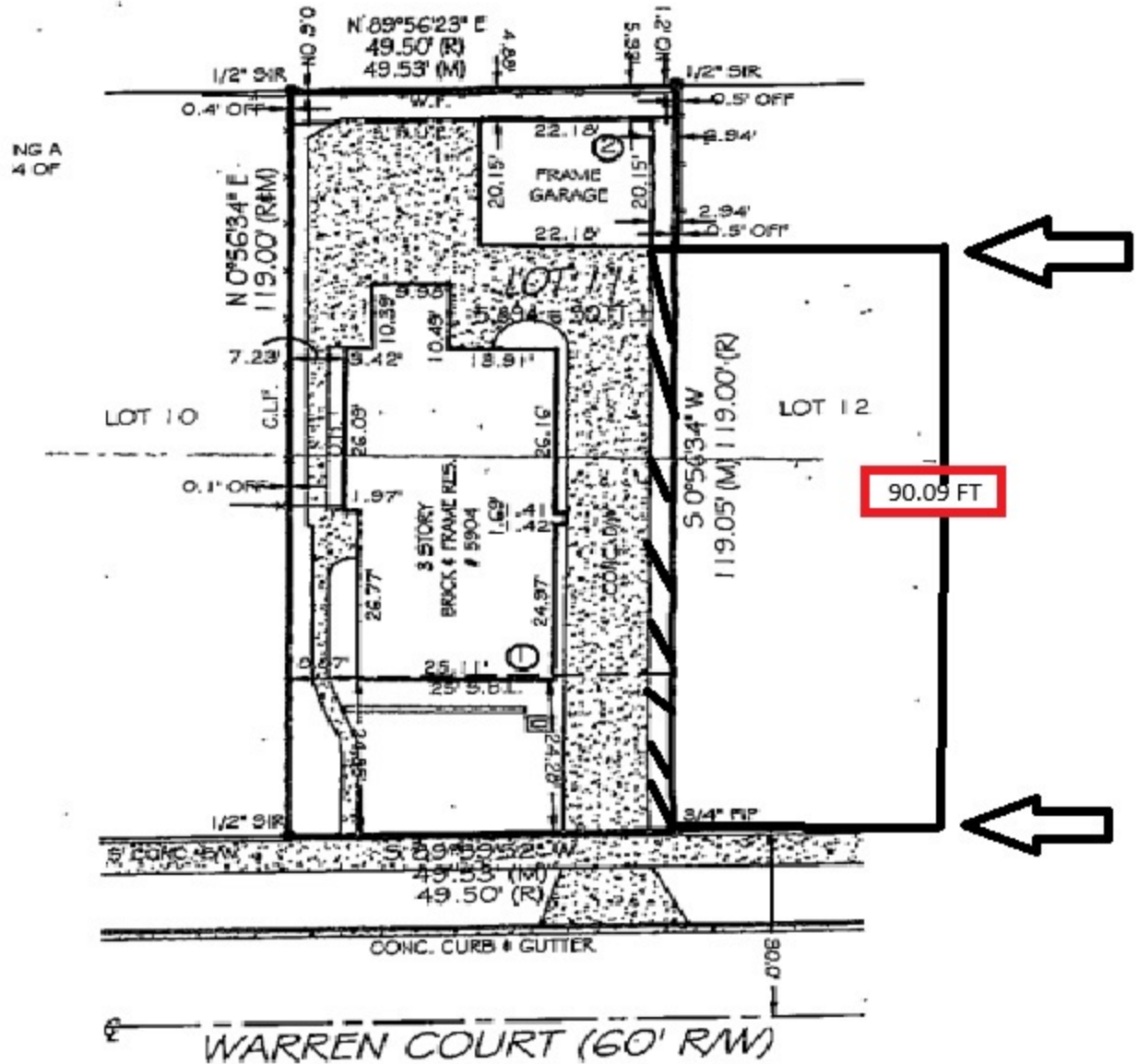
- c. **Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.

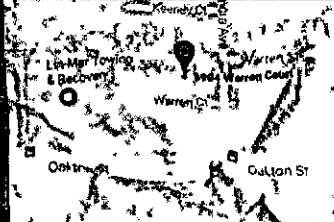
The addition does not pose a risk to public welfare what so ever. It does not obstruct sidewalks, utilities, or access for any emergency services. The pavers by design are used to enhance drainage (angled consistent with current driveway) and reduces runoff compared to traditional asphalt or concrete, which aligns with environmental and safety considerations in the community. I am a respectable and honorable citizen of Morton Grove and I would only want the best.

- 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 installation of the pavers has no negative impact on adjacent properties. It does not block light or air, increase street congestion, or pose fire or safety hazards. The materials and design are consistent with neighborhood aesthetics, and in some cases, improve the curb appeal compared to older or deteriorating driveways that need replacement and many don't bother with it but I did for beauty/comfort. This work does not alter the character of the neighborhood, but rather improves it.

CLOSING STATEMENT: We respectfully request that the Village grant this variation so the improvements already made can remain in place, recognizing that the work was done with the intention of enhancing safety, usability, and visual appeal — not to circumvent village requirements. We are willing to take any additional steps the Board may recommend to bring the property into full compliance.





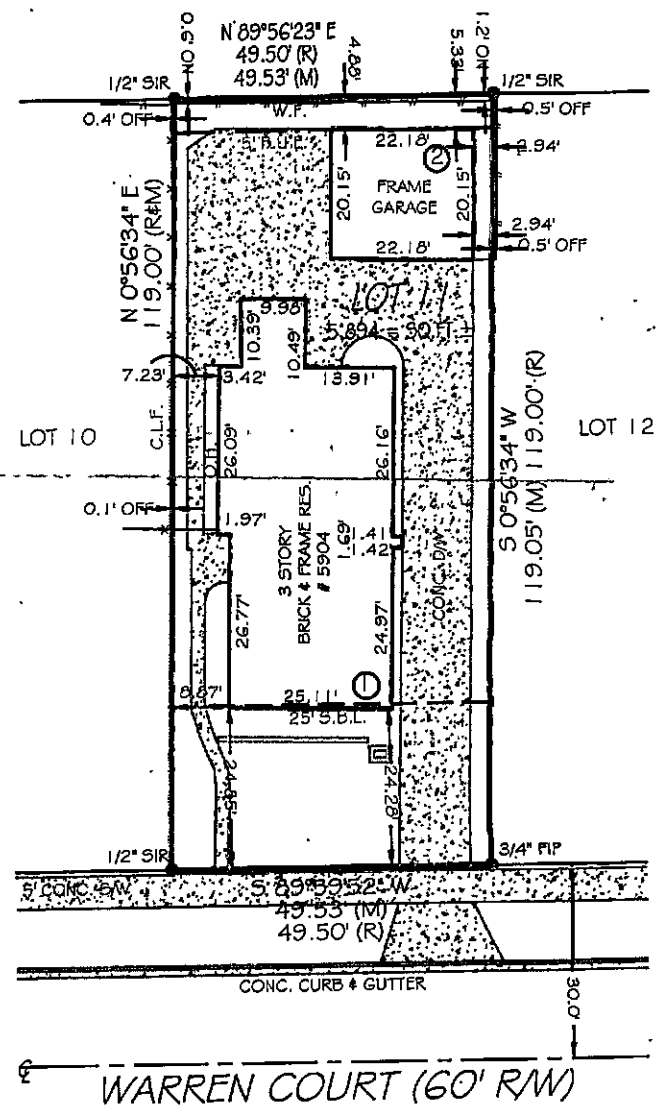
PROPERTY ADDRESS: 5904 WARREN COURT MORTON GROVE, ILLINOIS 60053

SURVEY NUMBER: 1706.1357

FIELD WORK DATE: 6/15/2017 REVISION DATE(S): (REV.0 6/15/2017)

17061357
BOUNDARY SURVEY
COOK COUNTY

LOT 11 IN 1ST ADDITION TO SHAP'S MORTON GROVE SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



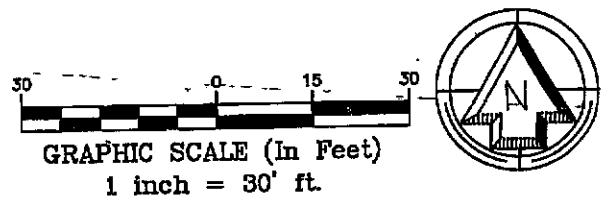
STATE OF ILLINOIS } 55
COUNTY OF DuPAGE

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 15TH OF JUNE, 2017 AT 312 S. MALE STREET IN WHEATON, IL 60187.

Handwritten signature of Warren D. Johnson



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY SECTIONS OR

POINTS OF INTEREST
1. RESIDENCE OVER 25' SET BACK-LINE 2. GARAGE OVER 5' PUBLIC UTILITY EASEMENT