



Village of Morton Grove
Zoning Board of Appeals Agenda

OCTOBER 21, 2025 - 7:00 P.M.

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

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES OF:** September 30, 2025

III. **PUBLIC HEARINGS:**

CASE: ZBA 25-21

APPLICANT: Senad Martinovic
9040 Linder Avenue
Morton Grove, Illinois 60053

LOCATON: 9040 Linder Avenue
Morton Grove, Illinois 60053

PETITION: Request for approval of variations from Section 12-4-2 of the Unified Development Code to allow an attached garage in a required rear yard.

CASE: ZBA 25-22

APPLICANT: Wanda Robles and Les Karlovits
9018 Mead Avenue
Morton Grove, Illinois 60053

LOCATON: 9018 Meade Avenue
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 gazebo that exceeds maximum allowable rear yard and overall lot coverage.

CASE: ZBA 25-23

APPLICANT: Segundo Benjamin Marin
9003 Waukegan Road
Morton Grove, Illinois 60053

LOCATON: 9003 Waukegan Road
Morton Grove, Illinois 60053

PETITION: Request for approval of a variation from Section 12-2-2 of the Unified Development Code to allow a third accessory structure on a zoning lot.

CASE: **ZBA 25-24**

APPLICANT: Michael D, Clark and Mary Schmidt
5901 Capulina Avenue
Morton Grove, Illinois 60053

LOCATON: 5901 Capulina Avenue
Morton Grove, Illinois 60053

PETITION: Request for approval of variations from Sections 12-2-5, 12-4-2 and 12-15-4 of the Unified Development Code to allow replacement of a garage in a required street side yard, exceeding rear lot coverage on a nonconforming lot due to width and area.

V. OTHER BUSINESS None

VI. 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, October 21, 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 SEPTEMBER 30, 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, a special 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, Mohr and Stein

Members Absent: Liston with notice

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

Trustees Present: Thill and White

Chairman Kintner described the procedures for the meeting. The Village and the applicant will present the case and the Zoning Board of Appeals (ZBA) may ask questions of the applicant. Then, anyone from the audience will be allowed to provide comment to the ZBA on the case. Four votes are required for approval, the Board decision is final and no request that is not significantly different may be submitted for one year after the decision. It was noted that 6 Board members were present.

Chairman Kintner asked for approval of the August 19, 2025, meeting minutes. Board Member Dorgan moved to approve the minutes, Board Member Ingram seconded the motion. Chairman Kintner called for the vote.

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

Motion passes (6-0)

Chairman Kintner then called for the two continued cases from the July 19 meeting.

CASE ZBA 25-12

APPLICANT: Bobby S. Chirayil
5920 Monroe Street
Morton Grove, IL 60053

LOCATION: 5920 Monroe Street

Morton Grove, IL 60053

PETITION: Requesting for approval of variations from Sections 12-4-2 and 12-2-6 of the Unified Development Code for to allow an addition to exceed the maximum floor area ratio and lot coverage.

Ms. Kirchner said 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.

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.

Mr. Nolin and Ms. Kirchner noted that the FAR calculations have been verified by the applicant's architect.

Board member Stein asked if a deck would count in FAR. A deck would not count toward FAR.

Mr. Chirayil was sworn in and noted that the remodeling project in 2012 was approved by the Village. He said the area above the garage should have been counted in FAR at that time because it had a knee wall around the second-floor deck.

Board member Stein asked if the sunroom was heated? Mr. Chirayil said it is not. The sunroom was installed to stop a water leak problem on the roof of the garage. Mr. Stein is concerned with the integrity of the glass sunroom roof during winter. Discussion ensued regarding the glass roof.

Board member Dorgan asked if the contractor who built the sunroom would be responsible for the installation. Mr. Chirayil built the sunroom himself without a permit. The building department has not inspected the installation.

Board member Mohr said the leaking roof could have been fixed without a sunroom addition. He asked how it was accessed. It is accessed through a bedroom. He asked if the garage was designed to support the sunroom. Mr. Chirayil said the garage was designed to support a roof deck. Mr. Mohr expressed doubt that a garage could support the sunroom.

Board member Hussaini asked if a deck would be allowed without a sunroom. A deck would not count toward FAR.

Chairman Kintner asked for examples of FAR calculations. Mr. Nolin provided the definitions from the Unified Development Code. Namely, cellars, basements, foyers, attics and porches.

Mr. Chirayil asked why FAR regulations were adopted by the Village. Mr. Nolin noted the regulations control bulk in the zoning districts. Discussion ensued regarding FAR calculations that were submitted by the architect.

Chairman Kintner asked Mr. English if the sunroom door to the outdoor staircase would need to be removed. The door will need to be inoperable.

Board member Ingram asked why the impermeable lot coverage variation is being considered. Ms. Kirchner noted that if the stair is not proposed, the variation is not necessary. Lot coverage is an existing nonconformity.

There was no public comment.

Board member Mohr made a 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 and lot coverage for the property commonly known as 5920 Monroe Street subject to the following conditions:

- 1) The addition shall be installed in accordance with the revised plans submitted by the applicant in the Variation Application dated 9/9/2025.
- 2) The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits.

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

Board Member Dorgan voting	No
Board Member Hussaini voting	No
Board Member Ingram voting	No
Board Member Stein voting	No
Board Member Stein voting	No
Chairman Kintner voting	No

Motion does not pass (6-0)

CASE ZBA 25-16

APPLICANTS: Shajehan Baig and Sanah Kaleem
5904 Warren Court
Morton Grove, IL 60053

LOCATION: 5904 Warren Court
Morton Grove, IL 60053

PETITION: Requesting 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.

Ms. Kirchner said the applicants are 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. Staff is concerned the widened driveway and adjacent walkway will be used as a parking pad in the front yard which is not permitted.

Mr. Baig was sworn in. He provided additional photos of the property showing the original bushes that obstructed views from the driveway and sidewalk. Photos were shown of the lawn, noting there are no tire marks and new grass is growing.

He said he has a water problem near his basement and entranceway. The added permeable pavers will not exacerbate storm water run-off. He offered photos of potted plants on the extended drive area which are meant to discourage parking in the open accessory parking space.

Board member Mohr said the downspout at the corner of the home is probably causing the water problems at his home.

Discussion ensued regarding the neighboring property that will be removing the added pavers.

Chairman Kintner and staff noted that the Village does not recognize permeable pavers and has done extensive research regarding their upkeep. It was noted that the unified development code has been updated to include artificial turf as an impermeable surface.

Joy Abraham of 5905 Warren Ct. came to support her neighbor and is glad that the bushes have been removed and the clean pavers are in their place.

Board member Ingram asked if the pavers could be allowed even though the neighboring property had to remove the pavers on their property. He asked what would be in place of the pavers. A landscape bed or grass would be permitted.

Mohammed Hussain of 5639 Carol Ave. spoke in favor of the variation. He asked how the Village allowed permeable pavers in the Sawmill development parking lot. Staff explained the approval process for stormwater retention in large developments.

Basheer Hassan of 3 Reba Ct. spoke in favor of the variation and the applicant.

Board member Ingram made a 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.

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

Board Member Dorgan voting	No
Board Member Hussaini voting	Abstain
Board Member Ingram voting	Yes
Board Member Mohr voting	No
Board Member Stein voting	Yes
Chairman Kintner voting	No

Motion does not pass (3-2)

CASE ZBA 25-17

APPLICANT: Stephen Wiggins
7234 Emerson Street
Morton Grove, IL 60053

LOCATION: 7234 Emerson Street
Morton Grove, IL 60053

PETITION: Requesting for approval of variations from Section 12-3-5 of the Unified Development Code to increase the maximum height and reduce minimum transparency for a fence within a street side yard.

Ms. Kirchner said the applicant is seeking to replace a dilapidated wood fence with a vinyl privacy fence in the same location. The existing fence has been on the property for over 11 years. A privacy fence of the proposed height and transparency would be allowed in the rear yard, not encroaching into the street side yard along Octavia Avenue.

Board member Ingram asked if the transparency and height are required for safety concerns. Ms. Kirchner said they are for keeping street side yards more open.

Board member Mohr asked if the fence line would have to be parallel to the road. It would align with the road.

Mr. Wiggins was sworn in. He said the large private backyard was why he purchased the house. The fence provides safety for their children and pets. They want to replace the fence in-kind.

Board member Dorgan said he would like a lower height with some transparency such as a board and board fence.

Chairman Kintner said the less transparent type fence would still require a variation.

Daniel Lee, of 9402 Octavia, lives immediately across the street of the fence location and has no objections to the replacement.

Ms. Kirchner read a letter into the public record:

To whom it may concern, my wife and I, George and Kata Villegas who are the home owners of 7229 Emerson streett are writing this in regards to our neighbors Stephen Wiggins 7234 Emerson and their request to replace their fence. We have no objection and do not believe the location or size of fence in any way adversely affects the neighborhood. It's set back far from the home and does not affect traffic or visibility in any way. Our daughter Mila catches the school bus on the corner everyday and we have driven past it everyday for the past 9 years without issue. We believe a new fence would be a great way to beautify the block as Stephen's current fence is in need of repair. Again, we have no objection thank you so much.

Mr. Wiggins presented a letter of support signed by the neighbors, 7233 Emerson, 9402 Octavia, 9400 Octavia and 7229 Emerson.

Board member Ingram made a motion to approve Case ZBA 25-17, a request for variations from Section 12-3-5:C to increase the maximum height for a fence within a street side yard and provide no transparency, subject to the following conditions:

- 1) The proposed fence shall be installed in accordance with the plans submitted by the applicant in the Variation Application dated 08/14/2025.
- 2) The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of installation.

Board member Dorgan asked to revise the motion to allow a 4 feet high fence that is board on board. Mr. Ingram did not accept the revision and explained that it would limit the type of fence. If the current motion was rejected, the applicant could comply with code or reapply with their own proposal.

Board member Hussaini seconded the original motion. Chairman Kintner called for the vote.

Board Member Dorgan voting No

Board Member Hussaini voting No
Board Member Ingram voting Yes
Board Member Mohr voting No
Board Member Stein voting No
Chairman Kintner voting No

Motion does not pass (5-1)

CASE ZBA 25-18

APPLICANT: Matthew Kucharik
 9113 McVicker Avenue
 Morton Grove, IL 60053

LOCATION: 59113 McVicker Avenue
 Morton Grove, IL 60053

PETITION: Requesting for approval of variations from Sections 12-2-6, 12-4-2, and 12-15-4 of the Unified Development Code to allow stairs to encroach in a required front yard, and a deck and patio all on a nonconforming lot due to width.

Ms. Kirchner said the subject property is nonconforming with respect to lot width. 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.

The applicant proposes a new front entrance stair with a railing to increase accessibility and safety. He also is reducing impermeable coverage by building a new, smaller attached deck at the rear of the home. The existing driveway and patio behind the home will be removed and replaced with a new patio, grass areas, and planting beds. The impermeable coverage for the whole lot and the rear yard will now be conforming.

Chairman Kintner asked if the driveway behind the home would be eliminated. A patio and grass area will replace that portion of the driveway. The garage is accessible from the alley and the portion of the driveway along the house does not constitute and open accessory parking space.

Mr. Kucharik was sworn in. They are downsizing a large, deteriorating deck and removing all of the concrete in the rear yard. The smaller patio and grass areas will replace the concrete. The front stairs will be replaced and the front walk will be changed. He was unaware of the width of the lot being nonconforming.

Discussion ensued regarding the need for a variation for any improvement made to the lot. Chairman Kintner acknowledged the reduction in impermeable areas.

Board member Hussaini acknowledge the improvement to the front stair accessibility.

A letter of support from Mr. Alispahic of 9107 McVicker was provided to the Board members.

Board member Stein made a motion to approve Case ZBA 25-18, a request for variations from Sections 12-4-2:D, and 12-15-4 to allow the replacement of a deck and front stairs on a nonconforming lot due to width, subject to the following conditions:

- 1) The proposed deck and stairs shall be constructed in accordance with the plans submitted by the applicant in the Variation Application dated 8/15/2025.
- 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 Mohr 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 Mohr voting	Yes
Board Member Stein voting	Yes
Chairman Kintner voting	Yes

Motion passes (6-0)

CASE ZBA 25-20

APPLICANTS: Matthew and Melissa Davito
9230 Newcastle Avenue
Morton Grove, IL 60053

LOCATION: 9230 Newcastle Avenue
Morton Grove, IL 60053

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

Ms. Kirchner said the applicants are seeking a waiver to replace an existing nonconforming driveway. The driveway is set back 0 feet from the side lot line. For constrained side yards such as this one with a yard width of 10.4 feet, the minimum 3-foot setback typically required can be reduced to allow a driveway with a 9-foot width. The applicant is requesting a waiver of 1.4 feet to allow a driveway that is 10.4 feet wide that is setback of 0 feet from the side lot line for 51 feet, then tapering to the garage meeting the required setback.

Ms. Davito was sworn in. The driveway has been the same since the home was built. They do not want to expand the drive. She said that the owner to the north installed a fence that is partially located on their property and raised the grade during installation, drainage is not an issue as it is carried by the driveway to the street.

Chairman Kintner asked Mr. English if a fence would change grade. The grade should not be changed. The plat of survey does show the fence as an encroachment.

Board member Mohr said a driveway with a width of 9 feet would be allowed by code, observing some setback.

Board member Mohr mad a motion to approve Case ZBA 25-20, 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 8/14/2025.
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 Stein 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 Mohr voting	Yes
Board Member Stein voting	Yes
Chairman Kintner voting	Yes

Motion passes (6-0)

Chairman Kintner asked for any other business or discussion.

Board Member Ingram moved to adjourn the meeting, seconded by Board Member Dorgan. The motion to adjourn the meeting was approved unanimously pursuant to a roll call at 8:26p.m.

Minutes respectfully submitted by Anne Ryder Kirchner.

Application Overview

The applicant and property owner, Senad Martinovic, is requesting a variation to authorize the re-construction of a first-floor garage addition, within the 30-foot required rear yard. The applicant is proposing the construction of a slightly wider garage as a 21.85-foot by 23.60-foot addition to the rear of the principal structure. With a proposed rear setback of 18.8 feet a variation of 11.2 feet is required.

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

Dimensional Control	Code Requirement	Existing	Proposed	Waiver Request
Minimum Front Yard (12-4-2:D)	25 ft.	29.45	No change	Compliant
Minimum Side Yard (12-4-2:D)	5 ft.	6.98 north 11.08 south	No change	Compliant
Minimum Rear Yard (12-4-2:D)	30 ft.	18.8 ft.	18.8 ft.	Waiver of 11.2 feet
Maximum Floor Area Ratio (12-4-2:D)	0.60	0.29	0.29	Compliant
Maximum Lot Coverage (12-4-2:D)	60%	56%	50%	Compliant

As shown in the zoning review table, the following waiver is necessary in order to authorize the addition as proposed by the applicant:

- **Section 12-4-2:D:** *Waiver of 11.2 feet to the minimum rear yard requirement of 30 feet to allow a rear yard for the principal structure.*

Discussion

The applicant seeks to reconstruct a deteriorating attached garage whose walls and roof are unstable. The garage width is being expanded by 2 feet and observes required side yard setbacks. The applicant is removing portions of patios and walkways in the side yards to reduce lot coverage and improve drainage.

A second-floor addition also requiring a rear setback variation was approved by Case 14-09 in 2014 by a different owner, but it was not built.

Variation Standards

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

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

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

Recommendation

Should the Board approve Case ZBA 25-21, staff recommends the following motion and conditions:

Motion to approve Case ZBA 25-21, a request for approval of a variation from Section 12-4-2:D to allow an addition to a principal structure within a required rear yard subject to the following conditions:

- 1) *The addition shall be constructed in accordance with the plans submitted by the applicant in the Variation Application dated 09/08/2025.*
- 2) *The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of installation.*

Attachments

Application and related materials (submitted by applicants)



Incredibly Close ✨ Amazingly Open

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: 25-21 Date Application Filed: 09/08/25

APPLICANT INFORMATION

Applicant Name: Senad Martinovic
Applicant Address: 9040 Linder Ave
Applicant City / State / Zip Code: Morton Grove, IL 60053
Applicant Phone: 773-968-7784
Applicant Email: [REDACTED]
Applicant Relationship to Property Owner: owner
Applicant Signature: Senad Martinovic

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: 9040 Linder Ave, Morton Grove, IL 60053
Property Identification Number (PIN): 10-16-310-066-0000 and 10-16-310-024-0000
Property Square Footage: 3125 Land square footage and 1140 building square ft.
Property Zoning District: _____
Property Current Use: _____

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): _____

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 are homeowners of 9040 Linder Ave. and have a homeowner exemption of our property taxes. We want our garage to be a safe place where we can park our cars and help keep the structure of our house safe.

- 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.

We are planning to live in this location/house and have decided to repair our garage. Currently, our garage is in need of repair and eventually can become a danger to our family who park cars here (children) and our structure.

- 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.

Please see above and letter attached.

- 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.

Please see attached letter with neighbor signatures.

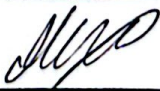
September 5, 2025

To The Village of Morton Grove
Re: Variation Application

Dear Board Members,

I am requesting urgent approval to remodel my garage due to serious structural issues that have developed over time which pose both safety and long-term maintenance risks. We have been experiencing significant water seepage during rainfall, resulting in standing water that poses a serious hazard as temperatures begin to drop—raising the risk of freezing, concrete damage, and further deterioration. More critically, the garage walls have begun to collapse inward, which has made it increasingly difficult to close the garage door properly and safely. Additionally, the roof is now showing visible signs of instability, caused by the same underlying structural damage. These issues not only threaten the integrity of the garage but also present safety concerns that could worsen if not addressed promptly. A remodel is necessary to prevent further damage, ensure safety, and maintain the value of the property. I appreciate your timely consideration of this matter.

I would also like to note that my neighbors are fully in agreement with my plans to remodel the garage, as they too recognize the current condition as a potential safety concern for our family and the surrounding area. They have observed the structural deterioration firsthand and share my concern about the risks posed by the collapsing walls, unstable roof, and accumulating water—especially as we approach colder weather. Their support, in the printed name and signature, underscores the broader impact this issue may have on the community and the importance of addressing it promptly.

Printed Name	Signature
Mariana Dimitrova	

Joy Tierney	Joy Tierney
Dennis Epperson	Dennis Epperson
OLGA Batko	Olga Batko
Joseph Batko	Joseph Batko

Michelle Wang

Joan Foreman

Cecilio Julaton

Michelle Wang

Joan Foreman

Cecilio Julaton

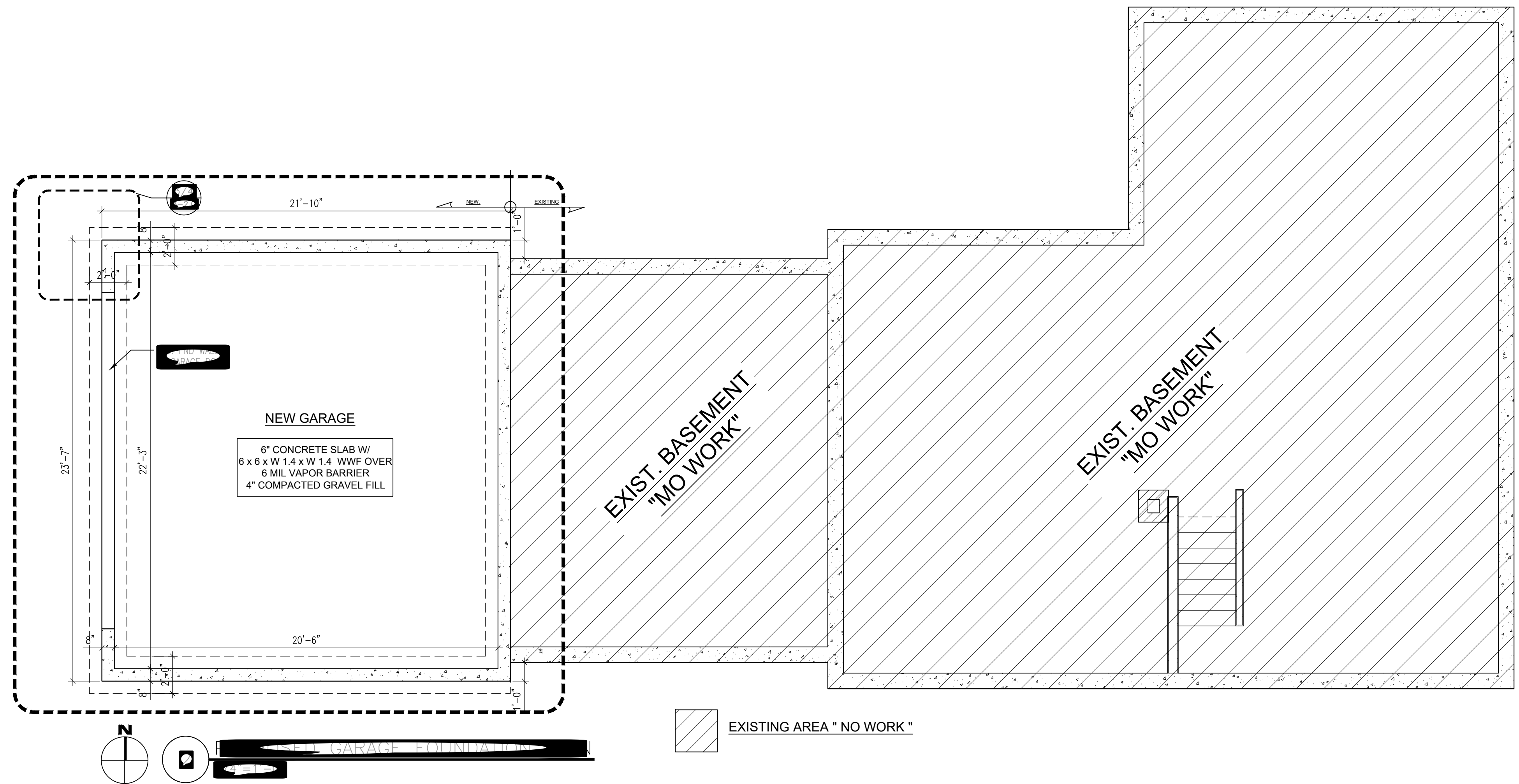
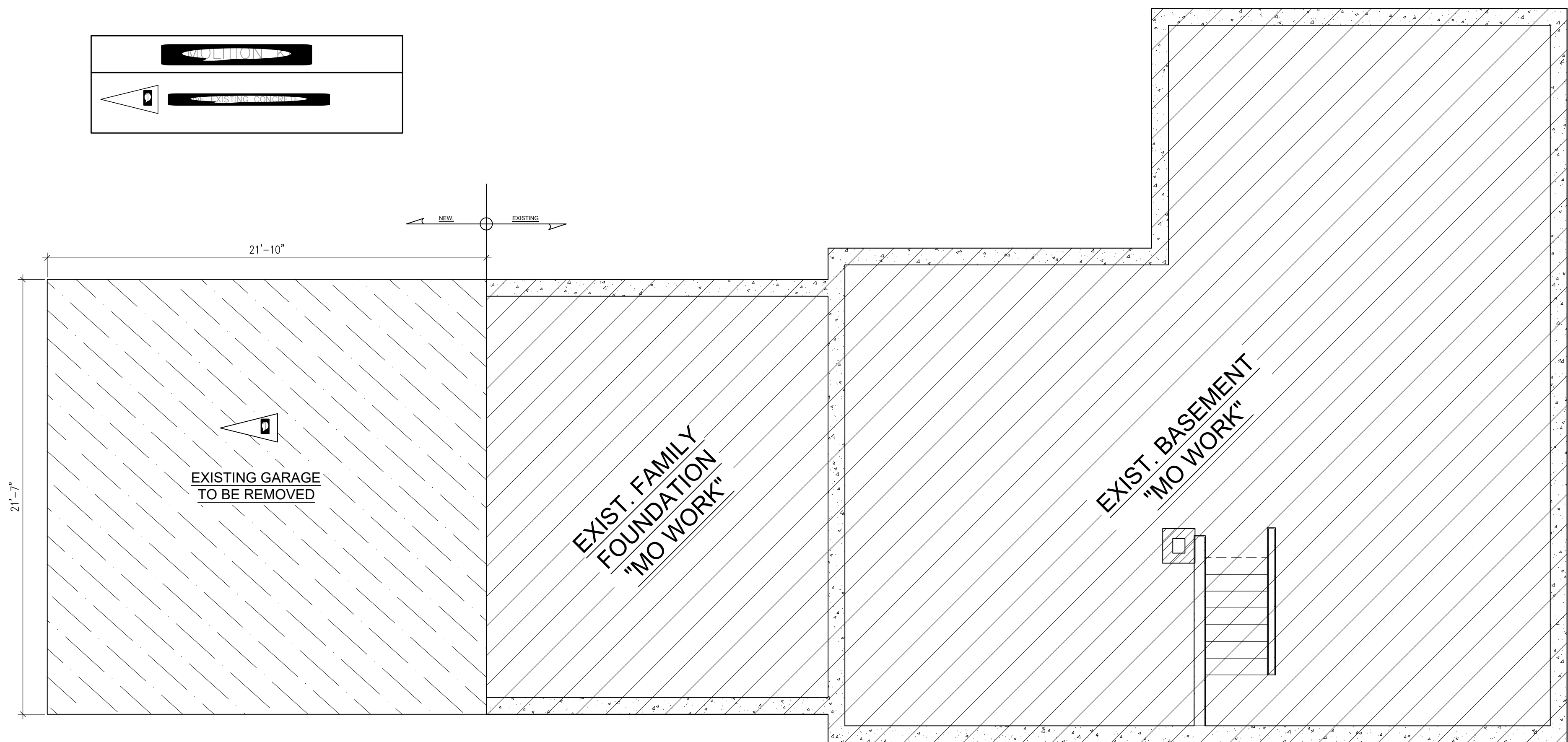
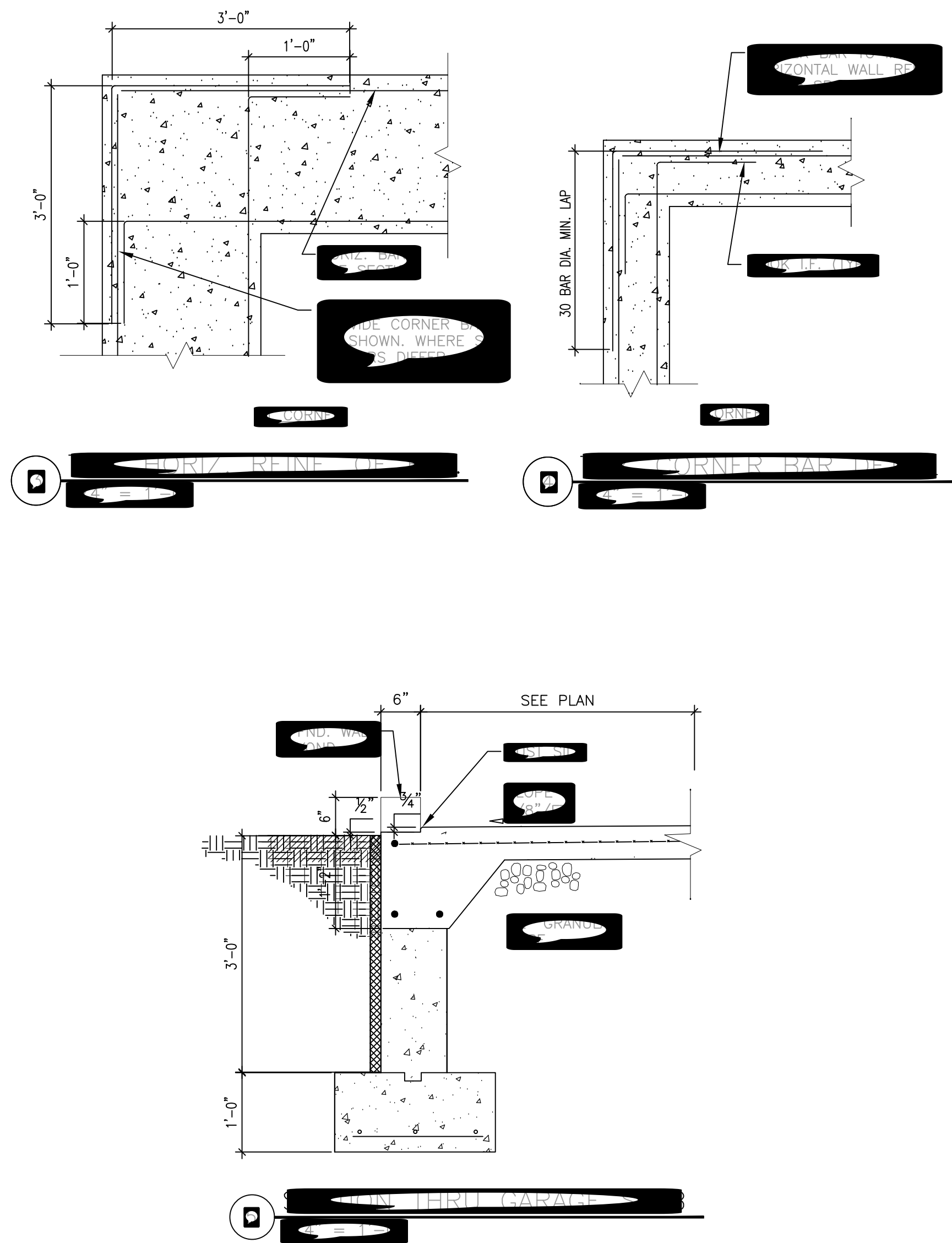
DEMOLITION OR EXCAVATION WORK, THE OWNER AGENT OR CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES HAVING SERVICE CONNECTIONS WITHIN THE STRUCTURE SUCH AS SEWER, AND OTHER CONNECTIONS.

IF THE STRUCTURE IS DEMOLISHED OR REMOVED, THE PREMISES SHALL BE LEFT IN A SAFE AND SOUND CONDITION OR HAZARDOUS CONDITIONS BY THE PROPER REGULATION OF THE LOCAL AGENCIES. THE CONTRACTOR SHALL MAINTAIN EXISTING GRADES AND THE ERECTION OF THE NECESSARY PROTECTIVE STRUCTURES WITH THE PROVISIONS OF THE PROTECTIVE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OTHER HAZARDS INVOLVED IN DEMOLITION.

ALL DEMOLITION WORK SHALL BE COMPLETELY PROTECTED FROM ANY DAMAGE INCIDENT TO THE ADJACENT PROPERTY WHEN THE OWNER OF THE ADJOINING PROPERTY PERMITS FREE ACCESS TO THE ADJACENT PROPERTY AT REASONABLE TIMES TO PROVIDE THE NECESSARY SAFEGUARDS.

ALL WALL OPENINGS SHALL BE PROTECTED WITH SUBSTANTIAL GUARDRAIL AND SAFETY NETTING TO CONFORM TO OSHA STANDARDS.

ALL EXTINGUISHERS ON SITE SHALL BE MAINTAINED AT ALL TIMES. ONE PER FLOOR SHALL BE PROVIDED.



DEMOLITION OR EXCAVATION WORK, THE OWNER AGENT OR CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES HAVING SERVICE CONNECTIONS WITHIN THE STRUCTURE SUCH AS WATER, GAS, SEWER, AND OTHER CONNECTIONS.

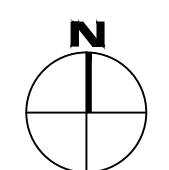
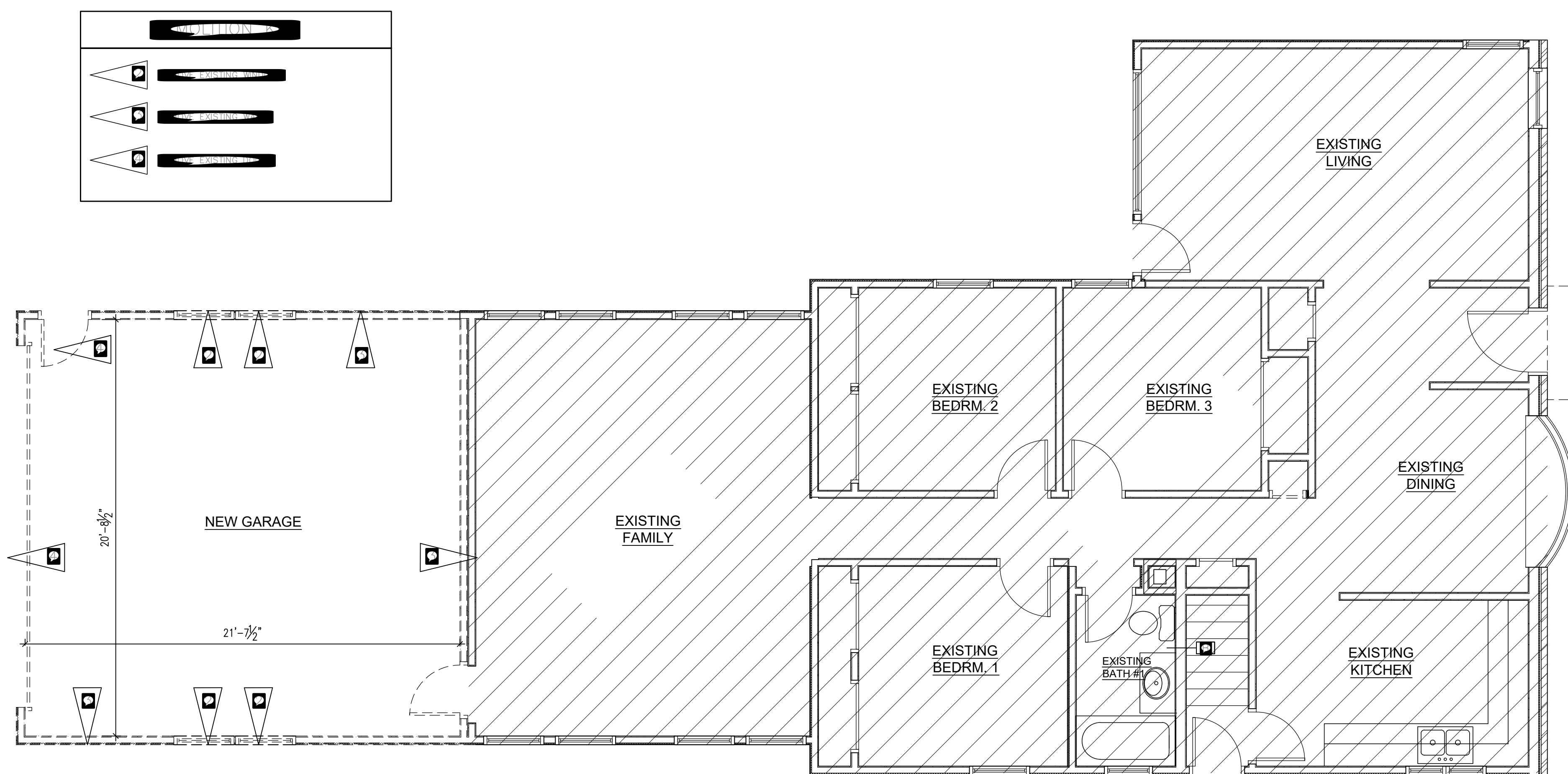
IF THE STRUCTURE IS DEMOLISHED OR REMOVED, THE PREMISES SHALL BE LEFT IN A SAFE AND SOUND CONDITION OR HAZARDOUS CONDITIONS BY THE PROPER REGULATION OF THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND THE ERECTION OF THE NECESSARY PROTECTIVE STRUCTURES WITH THE PROVISIONS OF THE PROTECTION OF OTHER HAZARDS INVOLVED IN DEMOLITION.

ALL DEMOLITION PRACTICES TO CONFORM TO OSHA STANDARDS.

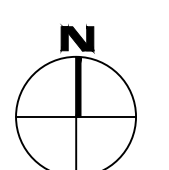
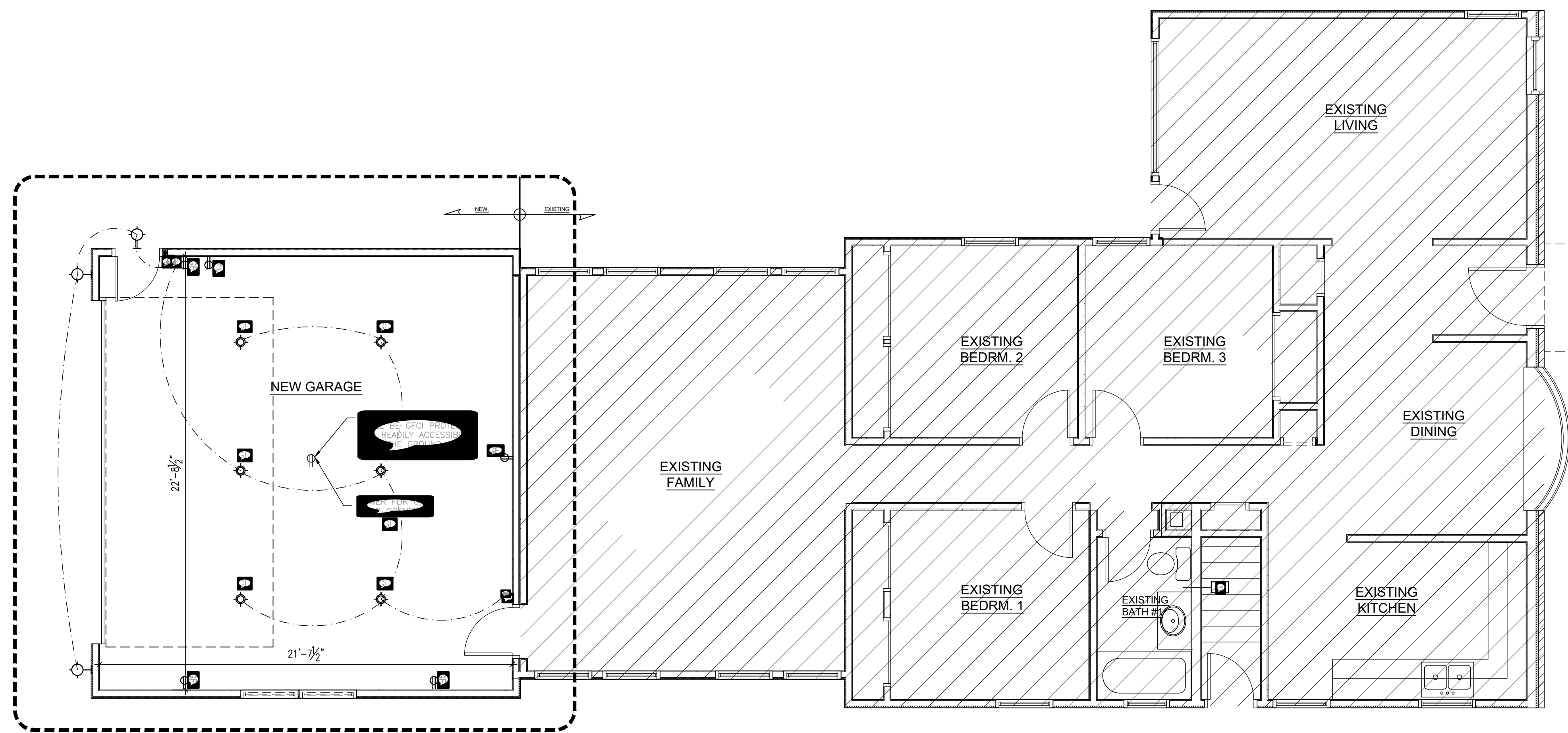
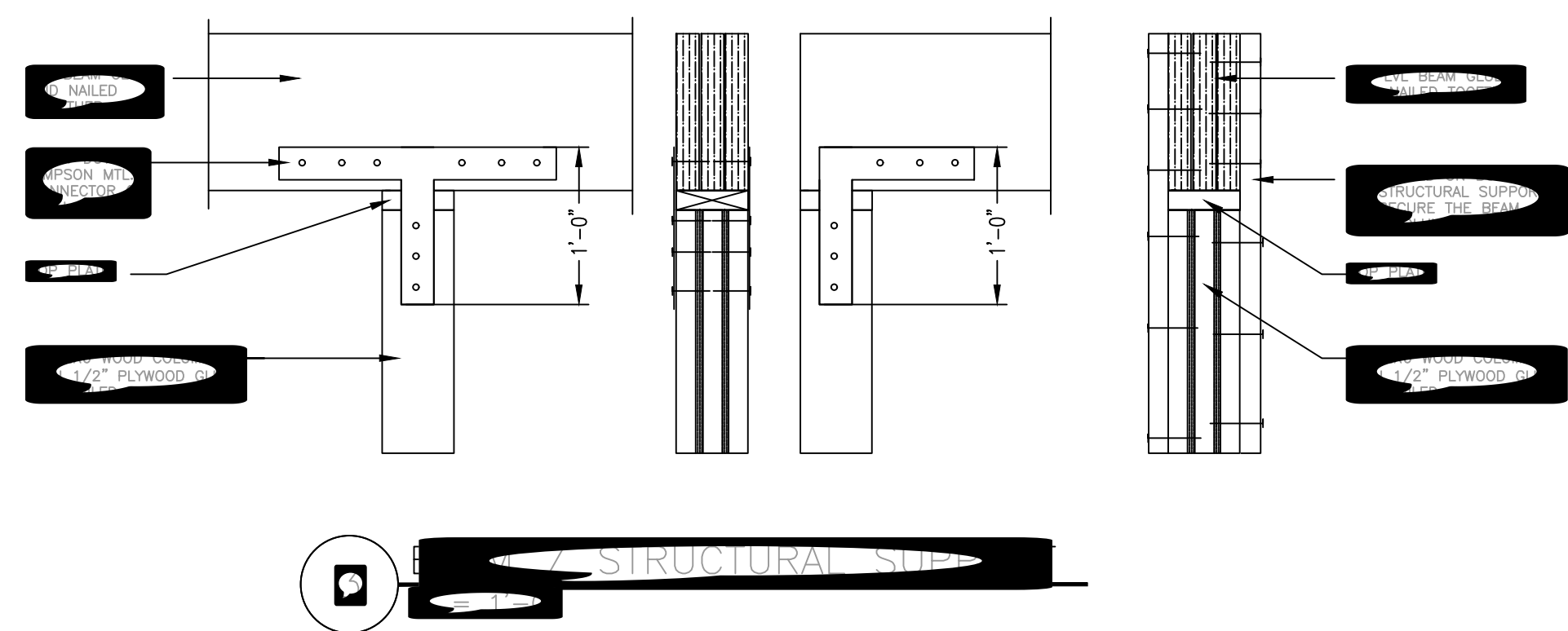
ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL DEMOLITION WORK SHALL BE PROTECTED FROM ANY DAMAGE INCIDENT TO THE ADJOINING PROPERTY WHEN THE OWNER OF THE ADJOINING PROPERTY PERMITS FREE ACCESS TO THE ADJOINING PROPERTY AT REASONABLE TIMES TO PROVIDE THE NECESSARY SAFEGUARDS.

ALL WALL OPENINGS SHALL BE PROTECTED WITH SUBSTANTIAL GUARDRAIL AND SAFETY NETTING TO CONFORM TO OSHA STANDARDS.

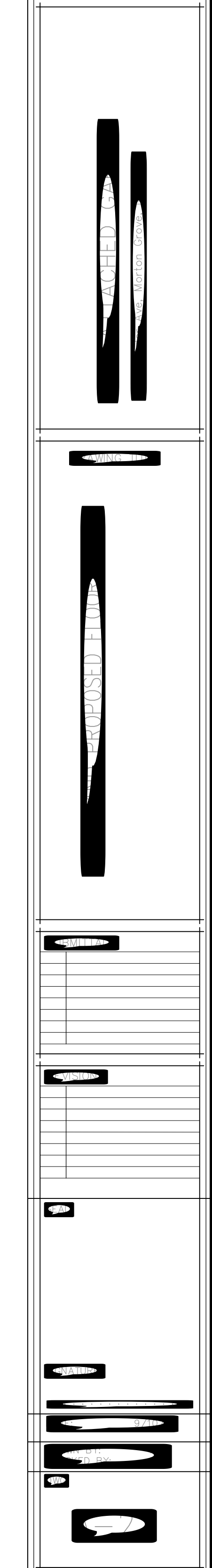
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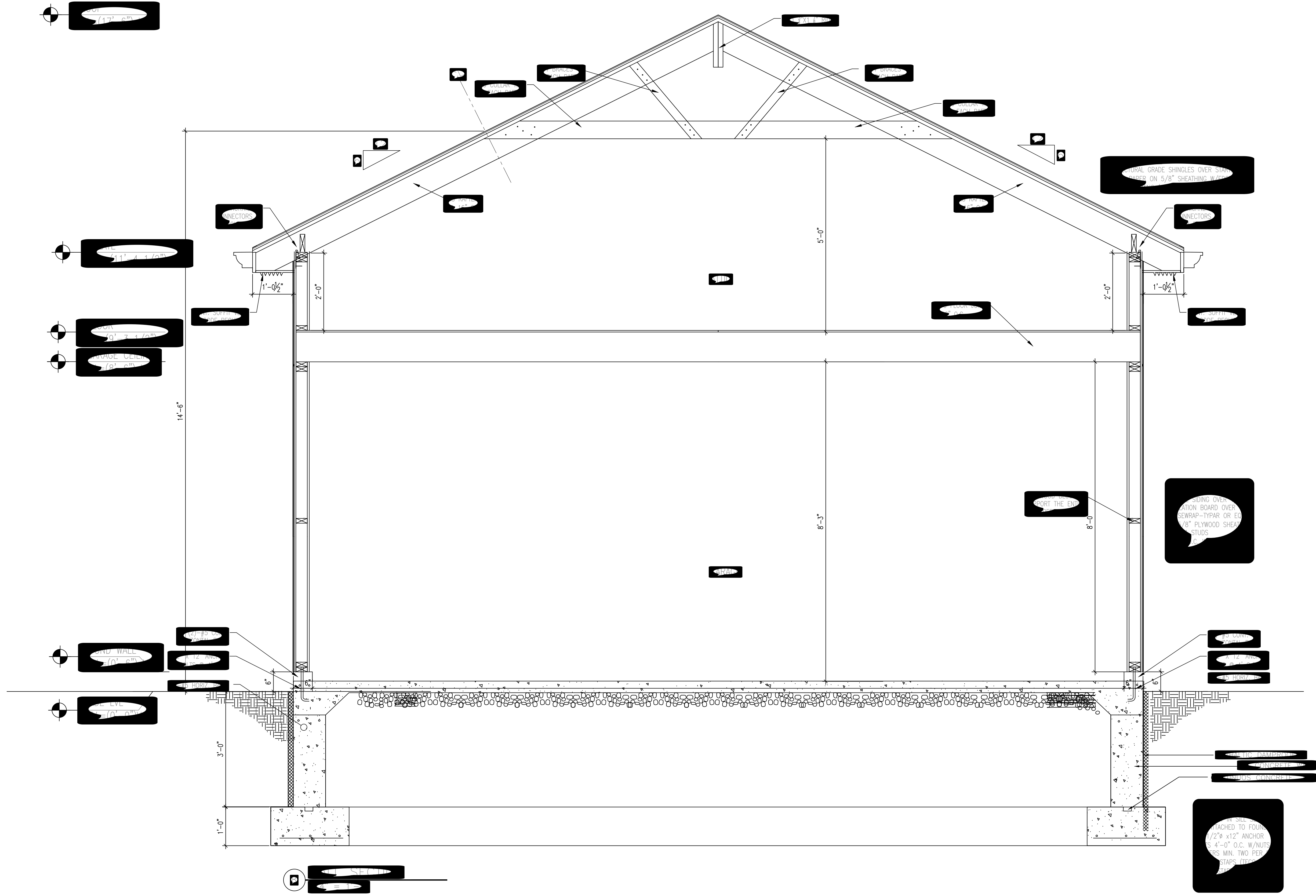


EXISTING AREA "NO WORK"



EXISTING AREA "NO WORK"





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MORTON GROVE, ILLINOIS 60053
Tel: 847.309.6366
E-mail: [REDACTED]
Website: [REDACTED]

POLOZ & MAKARIS
ARCHITECTS, LTD.

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Website: [REDACTED]

671 S PALMA LANE
MORTON GROVE, ILLINOIS 60053
Tel: 847.309.6366
E-mail: [REDACTED]
Website: [REDACTED]

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: October 16, 2025

Re: ZBA 25-22 9018 Meade Avenue (10-17-307-047-0000)
Requesting approval of a variations from Sections 12-2-5 to allow a gazebo to exceed maximum allowable lot coverage and rear yard coverage.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the October 21, 2025, Zoning Board of Appeals public hearing for ZBA 25-24 in accordance with the Unified Development Code. The *Morton Grove Champion* published a notice on October 2, 2025. The Village mailed letters on October 2, 2025, notifying surrounding property owners, and placed a public notice sign on the subject property on October 2, 2025.

Request Summary

Property Background

The subject property at 9018 Meade Avenue in Morton Grove, Illinois, is a 5,583-square-foot lot located on the west side of Mead Avenue, between Lake Street and Davis Street. The subject property is zoned R-2 Single Family Residence and is improved with a single-family residence and a detached garage to the rear. Surrounding properties are also zoned within the R-2 District and are improved with single-family residences.



Subject Property Location Map

Application Overview

The applicants and owners, Wanda Robles and Les Karlovits, are requesting a waiver from Section 12-2-5.B.3 to allow a gazebo that exceeds the maximum allowable lot coverage and, the allowable rear yard coverage of accessory structures and impermeable surfaces combined.

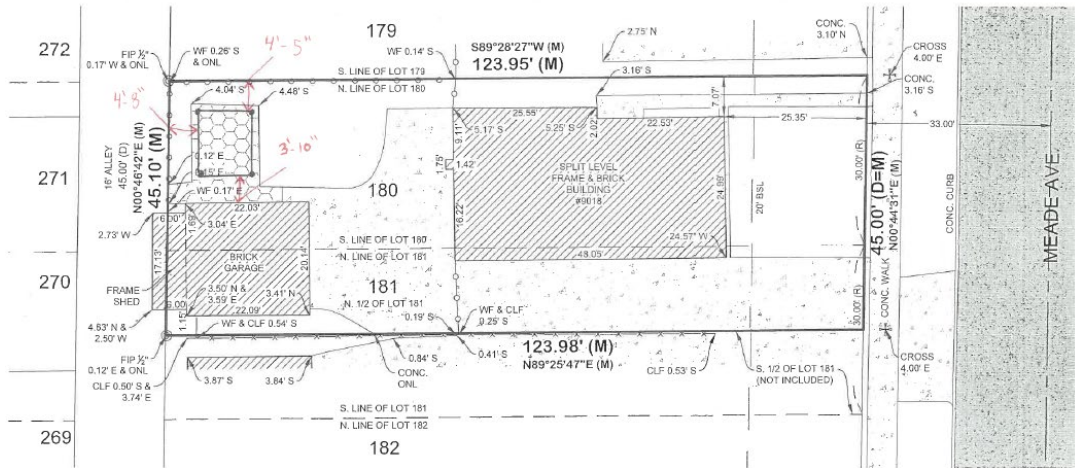
Requested Waivers

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

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED WAIVERS
Rear Yard Coverage 12-2-5:B	In no event may the total coverage of accessory structures and impermeable surfaces combined exceed 50% of a rear yard. (1,140 sq. ft.)	62% (1,433 sq. ft.)	Waiver of 293 sq. ft. to allow rear yard impermeable coverage of %
Permitted Obstruction: Patio 12-2-6:G	Minimum side yard and rear yard setback of 3 ft. for accessory structure	3.0 ft.	<i>Compliant</i>
Impermeable Lot Coverage 12-4-2:D	Max. 60% Permitted (3,350 sq. ft.)	66% (3,720 sq. ft.)	Waiver of 370 sq. ft. to allow total lot coverage of %

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

- Section 12-2-5:B: Waiver of 293 square feet to allow rear yard impermeable coverage of 62 %.
- Section 12-2-4:D: Waiver of 370 square feet to allow total impermeable lot coverage of 66 %



Plat of Survey with Pergola

Discussion

It was brought to the attention of the building department that a pergola was constructed on the property without a permit. The applicants applied for an accessory structure permit and were denied due to exceeding lot coverage. The pergola sits on a paver patio for which the Village does not have record of a flat work permit. The patio may have been installed prior to the permit requirement. The pergola will be placed on a lot already exceeding coverage requirements and thus requires a variation.

Variation Standards

The Zoning Board of Appeals can approve the application as presented, approve it with conditions, or deny the application

based on the following standards, established in Section 12-16-3:A:

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

Recommendation

Should the Board approve Case ZBA 25-22, staff recommends the following motion and conditions:

Motion to approve Case ZBA 25-22, a request for approval of a variation from Section 12-2-5:B.3, to allow a gazebo that exceeds maximum total lot coverage and rear yard coverage, for the property commonly known as 9018 Meade Avenue, subject to the following conditions:

- 1) *The gazebo shall be installed in accordance with the plans submitted by the applicant in the Variation Application dated 9/10/2025.*
- 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)



Incredibly Close ✦ Amazingly Open

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: 25-22 Date Application Filed: 09/10/25

APPLICANT INFORMATION

Applicant Name: Wanda Robles & Les Karlovits

Applicant Address: 9018 Meade Ave

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

Applicant Phone: 773-896-7203

Applicant Email: [REDACTED]

Applicant Relationship to Property Owner: Owners

Applicant Signature: *Wanda Robles* *Les Karlovits*

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: 9018 Meade Ave

Property Identification Number (PIN): 10173070470000

Property Square Footage: _____

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 Rear Yard Coverage; 12-4-2 Max Impermeable Lot Coverage

Purpose of requested variation (attach as needed): We are seeking the allowance of a pre-existing patio to remain and a newly added gazebo assembled (04/25) to remain on our property allowing us the privacy and full use of our backyard. See Attachment for further details.

Purpose of requested variation (attach as needed):

In 2013, we purchased the property in question "9018 Meade Ave, Morton Grove IL" as is, with a total lot size of 5583 sq. ft. At the time an existing wood deck was in place with a total of 441 sq. ft. The deck was constructed poorly, and the material was deteriorating and presented a safety hazard to our family. We encountered numerous wild animals and rodents living under the poorly constructed deck such as rats, mice, possums, and skunks and strong odors coming from under the deck. While reflecting on our family's safety we decided to remove the wood deck and replace with a more secure and longer-lasting material. Once we removed the wood deck in 2014, we were surprised to find corpses of numerous dead animals. We were able to reduce the original deck footprint from 441 sq. ft. to 189.9 sq. ft. and replace with paver stones to ensure no animals can hide underneath them and cause harm to our family. By reducing the poorly constructed existing deck footprint, we were able to bring back a total of Rear Yard and Impermeable Lot Coverage of 251.1 sq. ft. in permeable surface to our property allowing for drainage and infiltration for the rear yard coverage.

In April, 2025, twelve years later, we decided to purchase and assemble a gazebo to place on the current patio. We did not consider a permit was needed for the gazebo. The gazebo in question can be physically moved and is not staked to the ground. The Gazebo provides an outdoor conversational space for family and friends and has provided well needed quality time outdoors for our family and community to gather and be more neighborly weather permitting. We have been able to have movie night under the gazebo with our family and friends in our community as well as evening gathering time for parents where we are able to decompress after a long day of work. The gazebo which is currently placed in our backyard not only provides sun coverage for hot days, but it allows us to relax and enjoy our property more freely.

We are requesting the Variation Committee to allow us to keep our gazebo. The proposed variation does not alter the characteristics of the home or the neighborhood. The gazebo will not negatively impact our neighbors in any way and is not visible from the street.

We have discussed this request with some of our neighbors and they have provided letters in support of our application.

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.

There was a pre-existing patio on the property prior to our family purchasing the house in 2013. The addition of the gazebo by no means was an attempt to avoid compliance, but rather a lack of knowledge.

- 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 Gazebo serves as a harmonuos space where our family and friends can gather and spend quality time in an outdoor environment. The Gazebo is being used as an extension of reasonable use of our land and as our available living space within our property, and serves as a space for relaxation and enjoyment outdoors, providing shade and protection from the elements. It also enhances the aesthetic appeal and creates a tranquil atmosphere for gathering or a quiet retreat for personal reflection.

- 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.

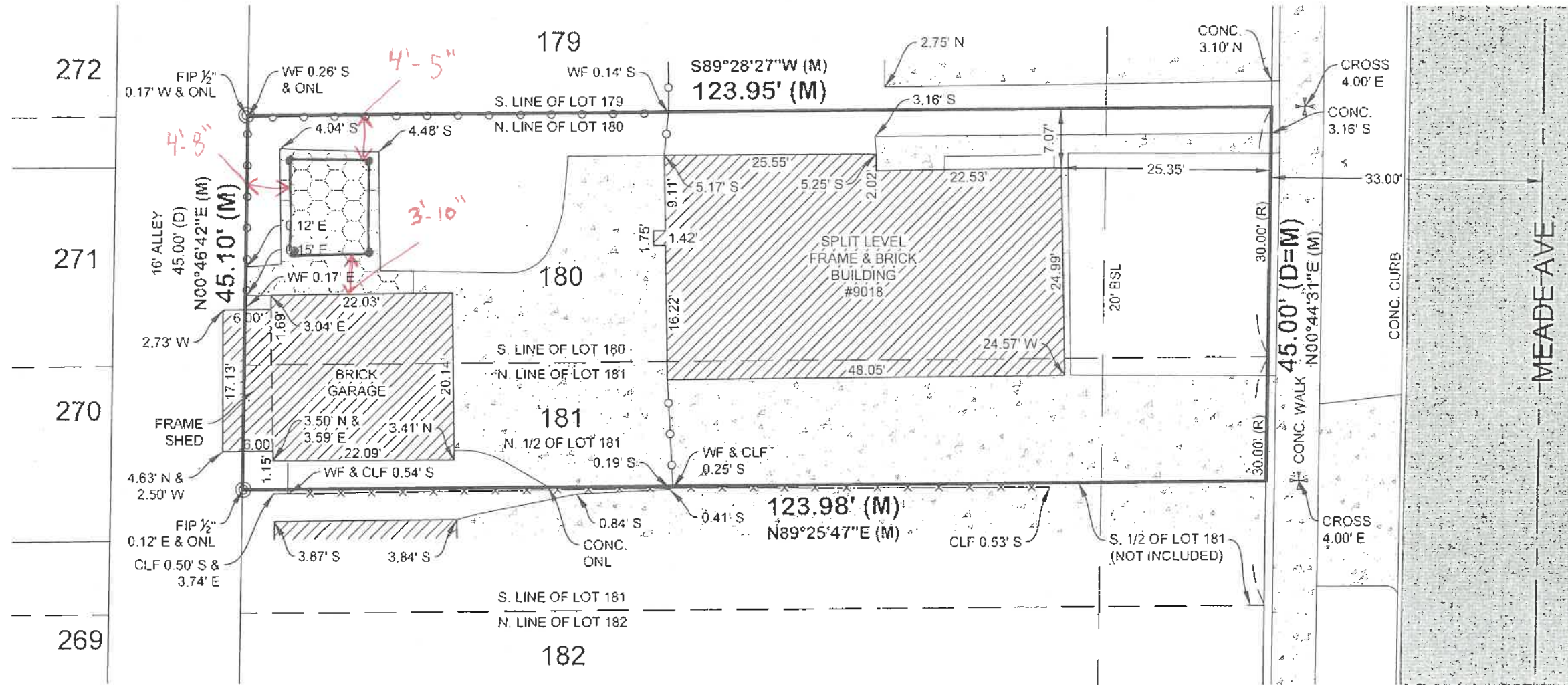
We are seeking to keep an existing Gazebo in our backyard that is not noticeable from the street, nor is it detrimental, or have negative impact to the property, neighboring properties, or the neighborhood.

- 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 or impair adequate supply of light or air to the property or cause congestion in the street since it is in the backyard and is not visible from the street nor will it affect the character of the home or the neighborhood and does not endanger the safety of our community.

PLAT OF SURVEY

OF
 LOT 180 AND THE NORTH 1/2 OF LOT 181 IN OLIVER SALINGER AND CO'S 2ND DEMPSTER STREET SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4
 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



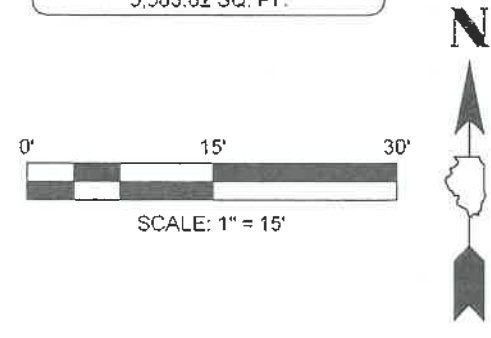
LEGEND

(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
(D)	DEED DIMENSION
BSL	BUILDING SETBACK LINE
L	ARC LENGTH DIMENSION
R	ARC RADIUS DIMENSION
CH	ARC CHORD DIMENSION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF RETURN CURVE
ONL	ONL
OH	OVERHANG
TYP	TYPICAL
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
⊙	FOUND IRON PIPE "SIZE" (FIP)
⊚	SET IRON PIPE "SIZE" (SIP)
○	FOUND IRON ROD "SIZE" (FIR)
●	SET IRON ROD "SIZE" (SIR)
+	CUT CROSS
+	FOUND CROSS
+	CUT NOTCH
+	FOUND NOTCH
⊙	FOUND MAG NAIL (FMAG)
●	SET MAG NAIL (SMAG)
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
MF	IRON/METAL FENCE
PF	PLASTIC/VINYL FENCE
WRF	WIRE FENCE
GR	GUARD RAIL
RTW	RETAINING WALL
[Hatched]	BUILDING
[Stippled]	CONCRETE
[Dotted]	ASPHALT
[Diagonal Lines]	WOOD
[Cross-hatched]	METAL
[Brick Pattern]	BRICK
[Gravel Pattern]	GRAVEL
[Stone Pattern]	STONE
[Water Pattern]	WATER
[Overhang Pattern]	OVERHANG/CANOPY
[Addition Pattern]	ADDITION

SURVEY NOTES:

- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON; REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE ETC.
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE, BEFORE DAMAGE MAY OCCUR.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME.
- WE DO NOT CERTIFY UTILITIES, THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING.
- BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
- DATE OF FIELD WORK IS DATE SHOWN IN CERTIFICATION.
- NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
- ANY COMMENTS, MODIFICATIONS, ALTERATIONS AND REVISIONS MUST BE BROUGHT TO OUR ATTENTION WITHIN 90 DAYS OF DATE OF COMPLETION OF THIS SURVEY.
- TREES AND UTILITIES ARE NOT SHOWN HEREON.
- CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
- TO ENSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE SEAL OF THE PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.
- ALL BUILDING DIMENSIONS AND TIES ARE TO CURRENT SIDING MATERIAL AND NOT TO FOUNDATION.
- ARCHITECT, OWNER OR ENGINEER SHOULD VERIFY AND REMEASURE BUILDING FOR BUILDING ADDITION PURPOSES.
- NO PHOTOCOPIES/SCANNED COPIES SHALL BE MADE WITHOUT EXPRESS AUTHORIZATION FROM PROFESSIONAL LAND SURVEYOR.
- NO IMPROVEMENTS SHALL BE CONSTRUCTED BASED ON TIES SHOWN HEREON WITHOUT PRIOR WRITTEN APPROVAL FROM THE PROFESSIONAL LAND SURVEYOR. REFERENCE SHALL BE MADE ONLY TO EXISTING MONUMENTATION.

SUBJECT SITE AREA:
 5,583.6± SQ. FT.



BASIS OF BEARINGS:
 THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) EAST ZONE. ALL MEASUREMENTS ARE ON THE GROUND.

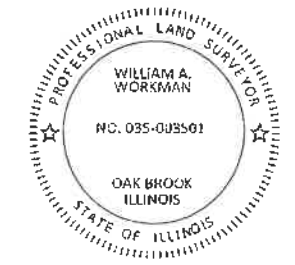
STATE OF ILLINOIS
 COUNTY OF DUPAGE

WE, PI SURVEYING PLLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM DO HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER ITS SUPERVISION ON THE GROUND AND THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAME. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.

DATED AT OAK BROOK, ILLINOIS THIS 11th DAY OF AUGUST, 2025.

BY: _____
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003501
 LICENSE EXPIRES 11/30/2026

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.008811-0008



NO.	DATE	DESCRIPTION

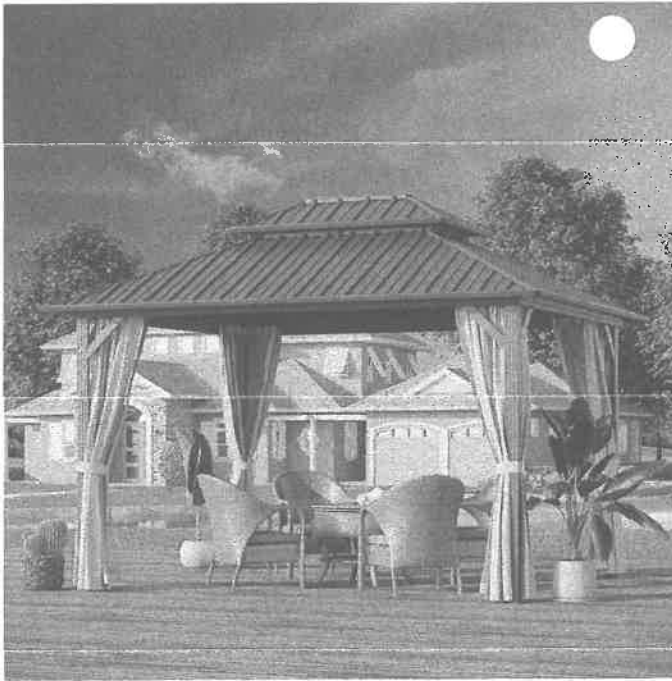
ADDRESS: 8018 MEADE AVENUE, MORTON GROVE, IL 60053
 FIELD BY: NS DRAWN BY: AB CHECKED BY: WAW
 FILE NUMBER: L25-3832
 ORDERED BY: WANDA ROBLES
 CATEGORY: BOUNDARY



PI SURVEYING PLLC
 LAND SURVEYORS
 903 COMMERCE DRIVE, SUITE 210, OAK BROOK, IL 60523
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 www.pisurveying.com

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Brand: GAZEBEST
3

81 ratings

\$499⁸⁹

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12x14FT \$999.99	12x16FT 2 options from \$1,299.89
12x18FT \$1,399.99	12x20FT \$1,599.99
12x22FT See available options	12x24FT See available options
14x20FT See available options	14x22FT See available options

Color: New Brown



Brand GAZEBEST
Material Aluminum
Style Garden
Product 144"L x 120"W x 114"H
Dimensions
Item 300 Pounds
Weight

\$499⁸⁹

\$199.99 delivery July 23 - 25.
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JUL 18 2025

VILLAGE OF MORTON GROVE

Eva Irene Kardaras, PhD
9019 Meade Avenue
Morton Grove, IL 60053

August 26, 2025

Village of Morton Grove
Village Hall
6101 Capulina Avenue
Morton Grove, IL 60053

Re: Support for Gazebo at 9018 Meade Avenue

Dear Members of the Village of Morton Grove,

I am writing in support of my neighbors at **9018 Meade Avenue, Morton Grove, Illinois**, regarding their request to have a gazebo in their backyard.

As a resident who lives directly across the street at **9019 Meade Avenue**, I can confirm that the gazebo is not visible from the front of the property and does not create any concerns for the neighborhood's appearance. My family and I have no objection to our neighbors having this structure, and we believe it is a tasteful and reasonable addition to their home.

We do not believe the gazebo diminishes our property's appeal, nor are we concerned about it having any negative effect on our property value. On the contrary, we support our neighbors' effort to enjoy and improve their outdoor living space.

Thank you for your consideration of this matter. Please feel free to contact me if any further information is needed.

Sincerely,



Eva Irene Kardaras, PhD

8/26/25

To: The Village of Morton Grove

From: John Savano (9028 Meade Ave)

Re: Gazebo at 9018 Meade Ave

It has come to my attention that there are some questions regarding the gazebo at 9018 Meade. I would like to give my thoughts on this. In no way does this gazebo offend me in any way. It is not an eye sore, it is tastefully done and also behind a fence.

These are good neighbors, helpful in so many ways. I don't believe there should be any effort to have them remove this gazebo. As a resident of MG for over 40 years, I believe there are more and better things we can focus on.

Please allow these good people to keep their gazebo.

Thank you for your consideration in this matter

John Savano

8/26/2025

Village of Morton Grove

To whom it may concern:

I am aware of the Karlovits family request to continue the use of a gazebo in their backyard property. Our children have played in their backyard and rested under the gazebo after a few hours of playing in the hot sun. The gazebo has provided shelter for our children.

I see no reason why the gazebo must be removed as it is a place for the Karlovits family to enjoy and relax in their own backyard.

I am in favor of their family to keep the gazebo.

Best Regards,

A handwritten signature in black ink, appearing to read "Alaj" with a small flourish above the 'j'.

Almira Alaj

9023 Meade Ave, Morton Grove IL 60053

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

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

Date: October 16, 2025

Re: ZBA 25-23:9003 Waukegan Road (10-18-1310-007-0000)
Request for variation from Section 12-2-2:B to allow more than 2 accessory structures on a zoning lot.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the October 21, 2025, Zoning Board of Appeals public hearing for ZBA 25-24 in accordance with the Unified Development Code. The *Morton Grove Champion* published a notice on October 2, 2025. The Village mailed letters on October 2, 2025, notifying surrounding property owners, and placed a public notice sign on the subject property on October 2, 2025.

Request Summary

Property Background

The property at 9003 Waukegan Road (“subject property”) is an interior lot located on the east side of Waukegan Road, between Churchill and Church Streets. The 18,690 -square-foot subject property is within the C-1 General Commercial District and is improved with a hand car wash business, a residence and a shed. Surrounding properties are also zoned C-1 and are improved with commercial businesses. To the east is Morton Grove Park District Prairie Park, and to the southeast is a single-family home.



Subject Property Location Map

Application Overview

The applicant, Segundo Benjamin Marin, is requesting waivers from Section 12-2-2:B to authorize the construction of a carport in the side yard which exceeds the maximum allowable number of accessory structures permitted on a zoning lot. There are currently 2 accessory structures, a home and shed, on the property. In terms of all other unified development code (UDC) requirements, the property will be compliant. The Appearance Commission Chairperson, John Pietron, waived review by the Commission due to the location of the carport.

Requested Variations

The following provides a summary of the requested variation based on Unified Development Code requirements (not including current installation of non-permitted pergola:

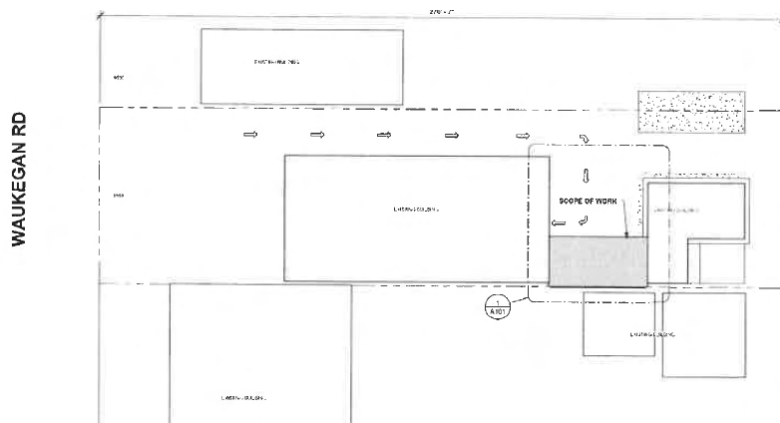
Dimensional Control	Code Requirement	Existing	Proposed	Waiver Request
Number of Structures Allowed on a Zoning Lot (12-2-2:B)	Maximum of 2 Accessory Structures	2 Accessory Structures	3 Accessory Structures	Approval of a third accessory structure
Minimum Side Yard in C-1 Commercial District (12-4-3:E)	0 ft	N/A	0 ft.	Compliant
Maximum Building Height in C-1 Commercial District (12-4-3:E)	40 ft.	N/A	12.5 ft.	Compliant

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

- Section 12-2-2:B Waiver to allow the construction of more than two (2) accessory structures on a zoning lot, provided they meet all of the regulations of section 12-2-5, “Accessory Building and Uses”, of the Unified Development Code.

Discussion

The applicant is seeking to install a carport as a covered parking area for the vehicles being serviced at the hand car wash. The area will not be used as a service area, it is to protect cars while parked. This is not an expansion of use. The carport will be detached from the principal structure and the rear accessory structures, and will be placed along the south lot line.



Carport Location

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 25-23, staff recommends the following motion and conditions:

The Zoning Board of Appeals approves Case ZBA 25-23, a request for variations from Sections 12-2-2:B to allow more than two (2) accessory structures on a zoning lot subject to the following conditions:

- 1) *The proposed carport shall be constructed in accordance with the plans submitted by the applicant in the Variation Application dated 9/16/2025.*
- 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)

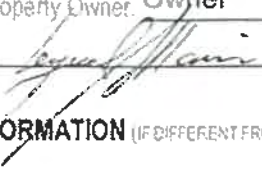


VARIATION APPLICATION

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

Case Number: 25-23 Date Application Filed: 9/16/25

APPLICANT INFORMATION

Applicant Name: Segundo Benjamin Marin
Applicant Address: 9003 Waukegan Rd
Applicant City / State / Zip Code: Morton Grove, IL 60053
Applicant Phone: 847-965-6550
Applicant Email: [REDACTED]
Applicant Relationship to Property Owner: Owner
Applicant Signature:  9-9-25

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: 9003 Waukegan Rd, Morton Grove, IL 6005
Property Identification Number (PIN): 10-18-310-007-0000
Property Square Footage: 19,341
Property Zoning District: C-1, General Business District
Property Current Use: Commercial

APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code
12-4-3:E
Purpose of requested variation (attach as needed): Construction of carport on 629 SF of unimproved land adjacent to 5,267 SF existing commercial building.

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 addendum on next page.

- 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 addendum on next page.

- 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 addendum on next page.

- 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 addendum on next page.

October 13, 2025

Morton Grove Variation Application | Carport Construction

Variation of Morton Grove Unified Development Code 12-2-2:B

9003 Waukegan Rd

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 arises from the strict application of Section 12-2-2:B of the Unified Development Code, which limits detached accessory structures to a maximum of two on a zoning lot. The property was developed in the 1930s and before the current code's adoption, and its existing configuration already includes two accessory structures, making the addition of a carport for essential commercial use an encroachment on the code's limit due to the lot's irregular shape and operational needs.

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.

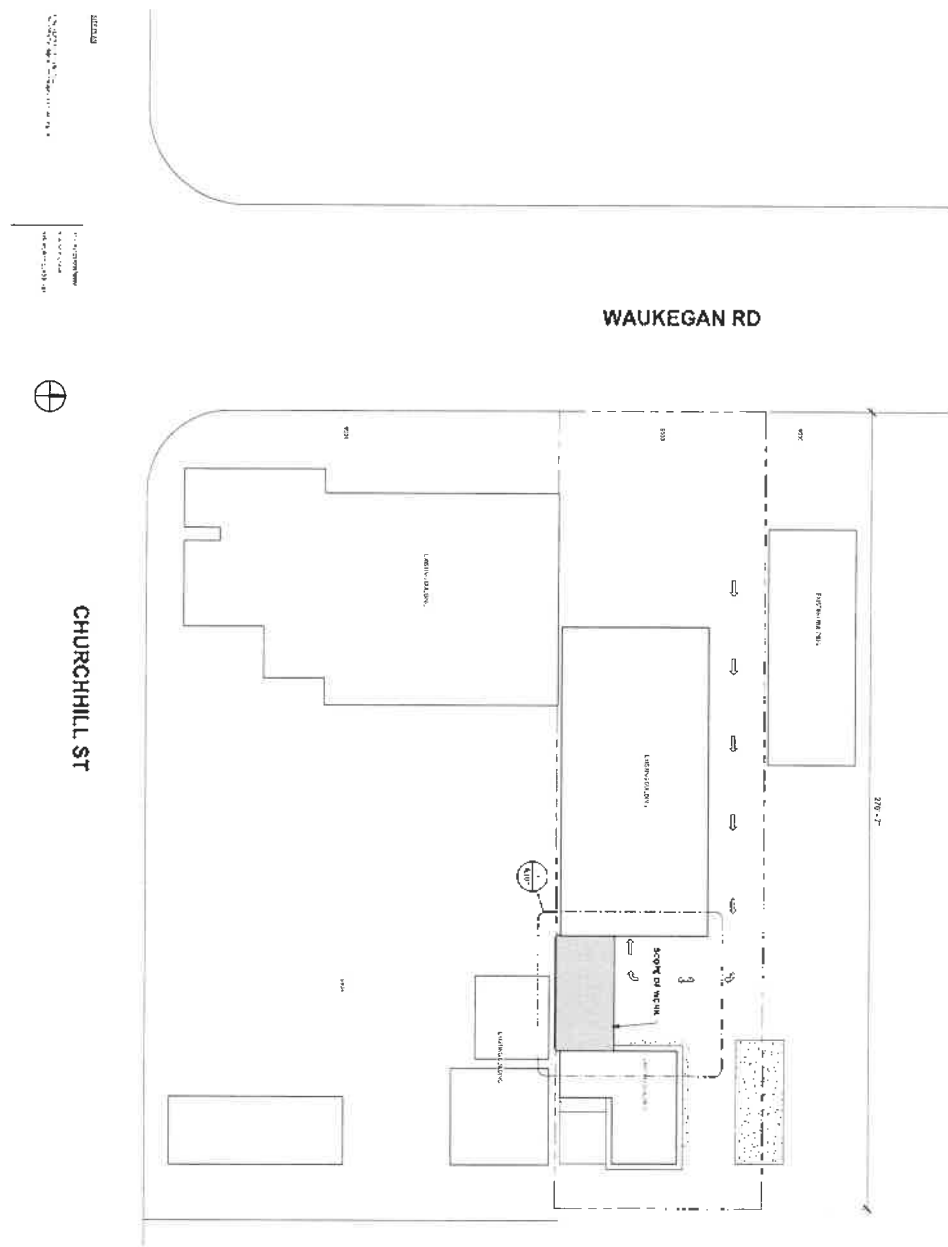
The property's unique configuration, with existing accessory structures and unimproved pavement already in place adjacent to the commercial building, limits feasible options for additional covered parking without exceeding the two-structure limit. Strict code adherence would prevent adding this carport on the existing surface, which is essential for reasonable commercial use. This deprives the property of practical improvements common in C-1 districts, where additional accessory structures like carports support business operations. The request focuses on functional land use, not financial gain, as alternatives would require removing existing structures, disrupting operations, or forgoing necessary improvements.

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.

Approving this allowance for an additional accessory structure aligns with the Code's intent (Section 12-1-3) to promote efficient commercial development and adaptive reuse of existing features, such as the unimproved pavement, while maintaining orderly growth. The carport will be constructed with materials compatible with the commercial area and poses no harm to public welfare. Neighboring properties would remain unaffected, and adding to existing pavement reduces environmental impact by minimizing new impervious surfaces.

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 carport, at a maximum height of 12 feet 6 inches and open-sided design, will add one accessory structure beyond the limit without blocking light or air to adjacent lots, as the structure is low-profile and utilizes existing impervious pavement. No new access points will be added, avoiding street congestion. Fire safety complies with building codes, with more than 10 feet of emergency clearance preserved. Public safety is unchanged, with no added hazards or traffic. The project fits the commercial neighborhood's character, preserving the Dempster-Waukegan corridor's business-oriented objectives by enabling practical expansions without altering the area's overall form.

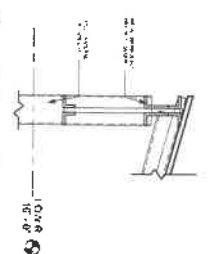


SCALE: AS SHOWN
OWNER SET
A100

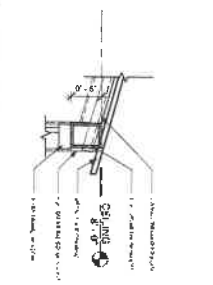
DATE: 08/11/2023
SITE PLAN

PROJECT NAME:
**CARWASH,
 CARPORT**
 LOCATION:
 5903 WAUKEGAN RD, HORTON GROVE, IL 60053

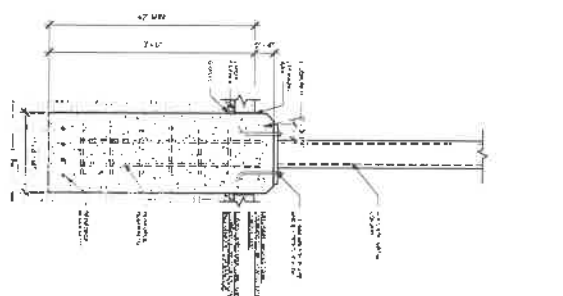
- ### GENERAL NOTES
1. FOR VENDOR TO OBTAIN ALL NECESSARY PERMITS.
 2. ELECTRICAL TO BE COMPLETED BY OTHER.
 3. ANY NECESSARY MATERIALS TO BE PROVIDED BY THE CONTRACTOR.
 4. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 5. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION.
 6. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 7. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



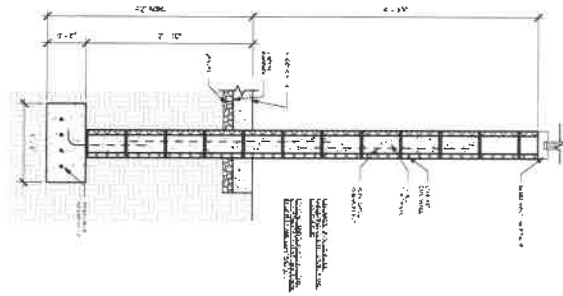
SECTION - VERT. JOINT MEASUREMENT
1/2\"/>



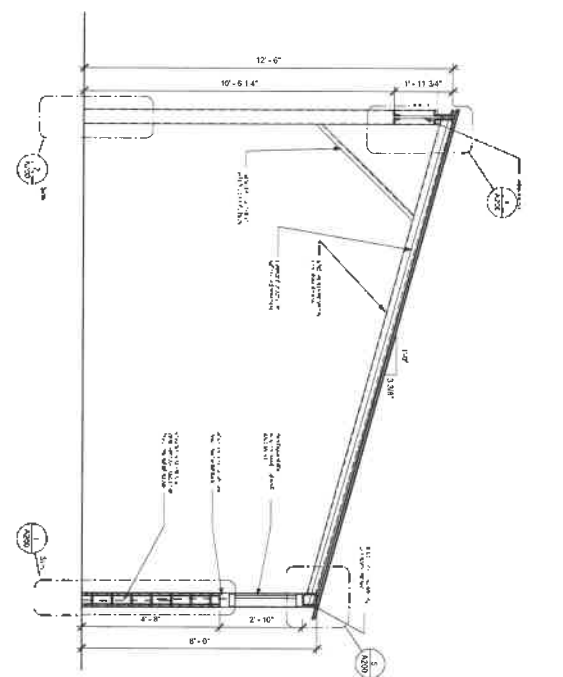
SECTION - DETAIL JOINT
1/2\"/>



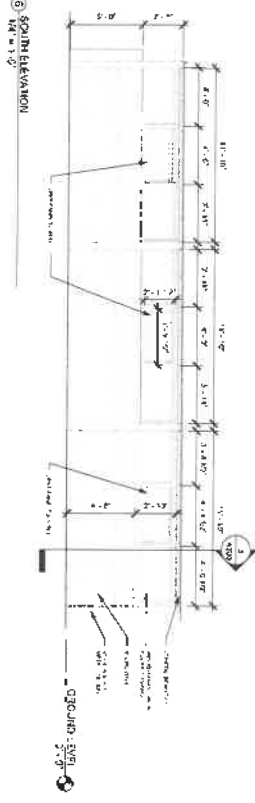
METAL COLUMN DETAIL SECTION
1/2\"/>



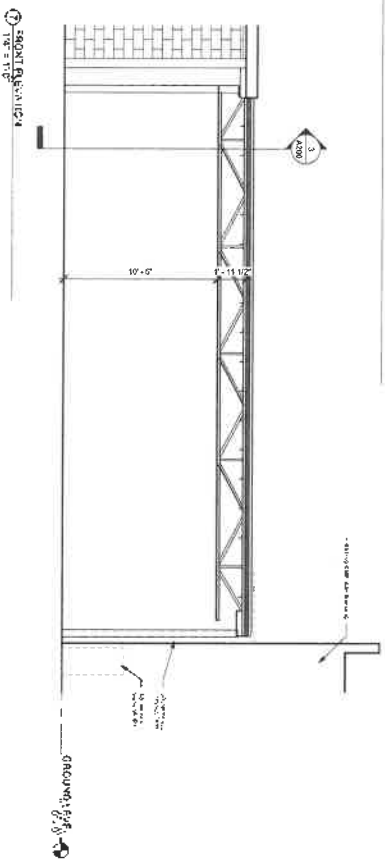
COLUMN W/ FOOTING SECTION
1/2\"/>



SECTION
1/2\"/>



SOUTH ELEVATION
1/2\"/>

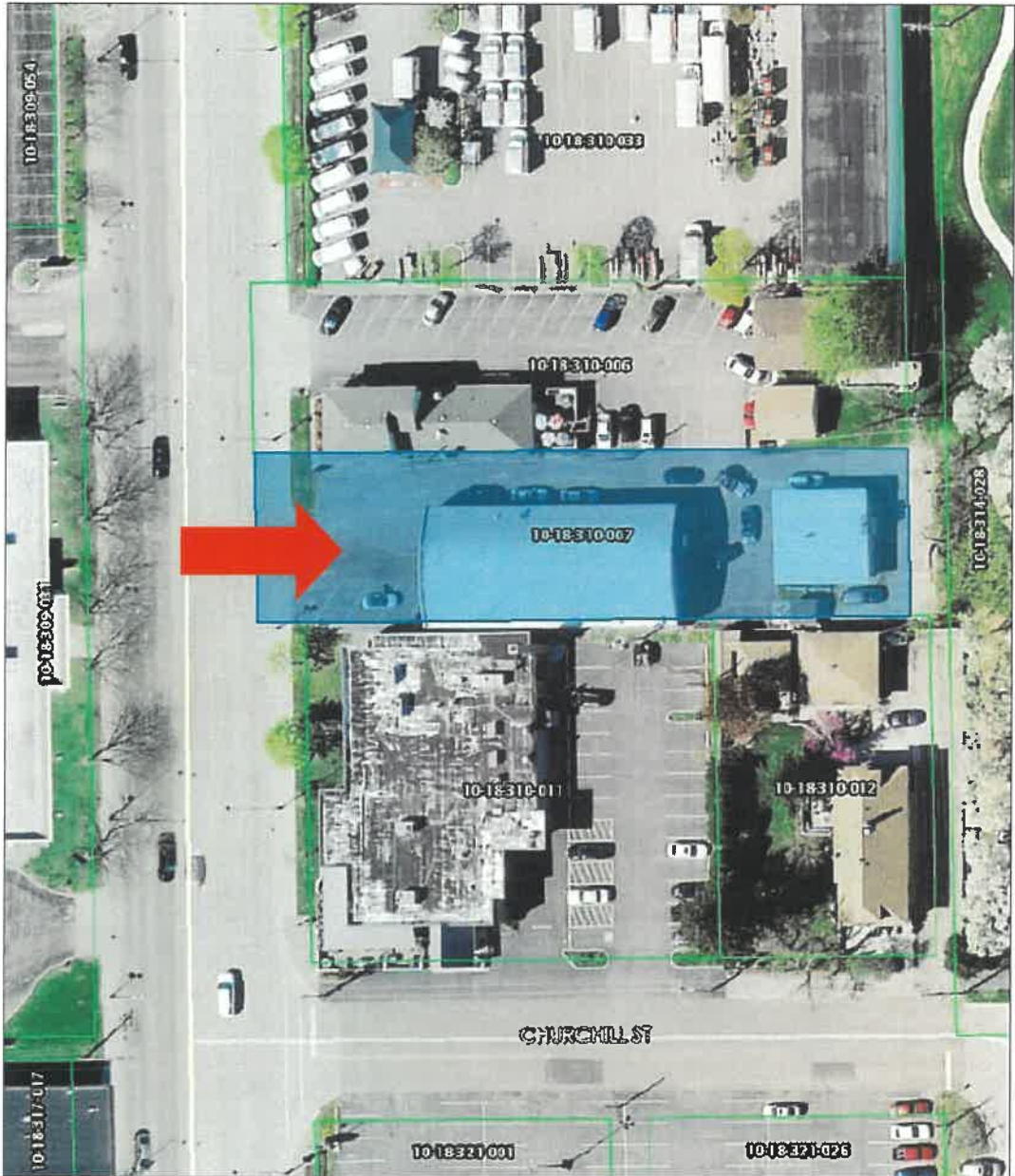


SHORT ELEVATION
1/2\"/>

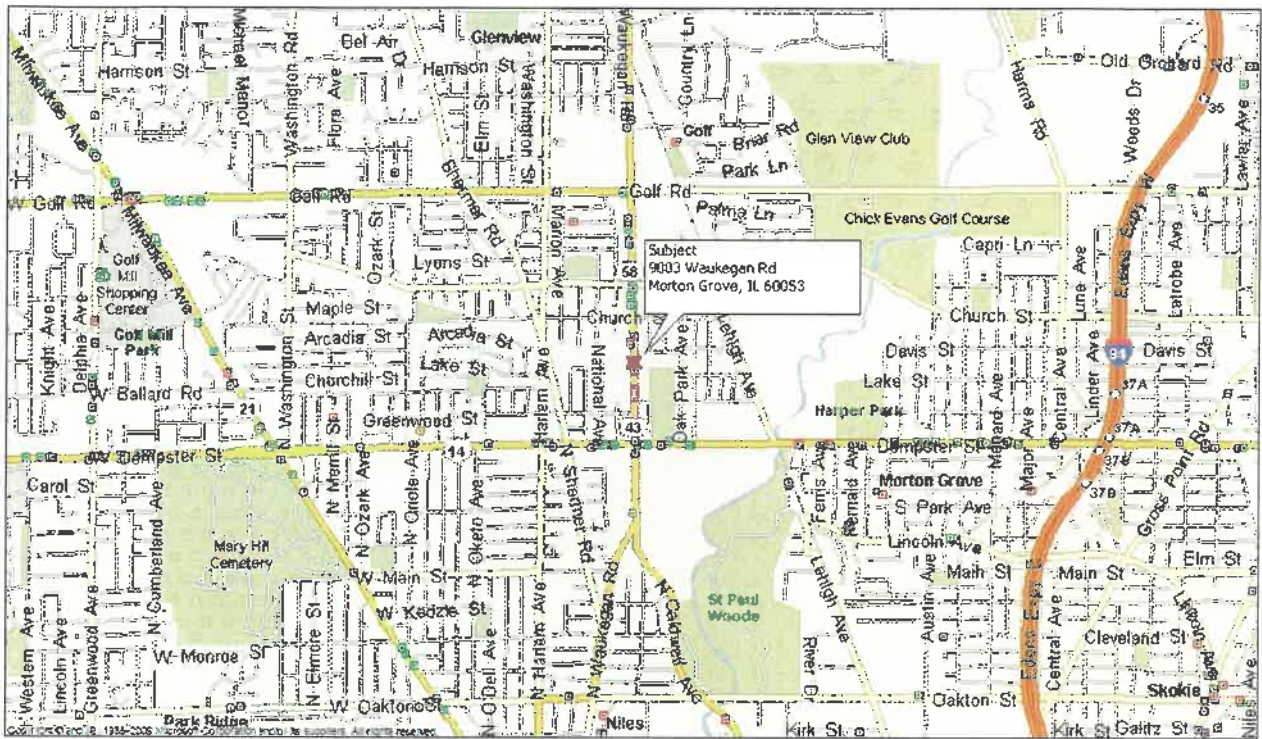
PHOTOGRAPHS

*9003 Waukegan Road
Morton Grove, Illinois
PIN: 10-18-310-007-0000*

AERIAL VIEW



LOCATION MAP



NATIONAL SURVEY SERVICE, INC.

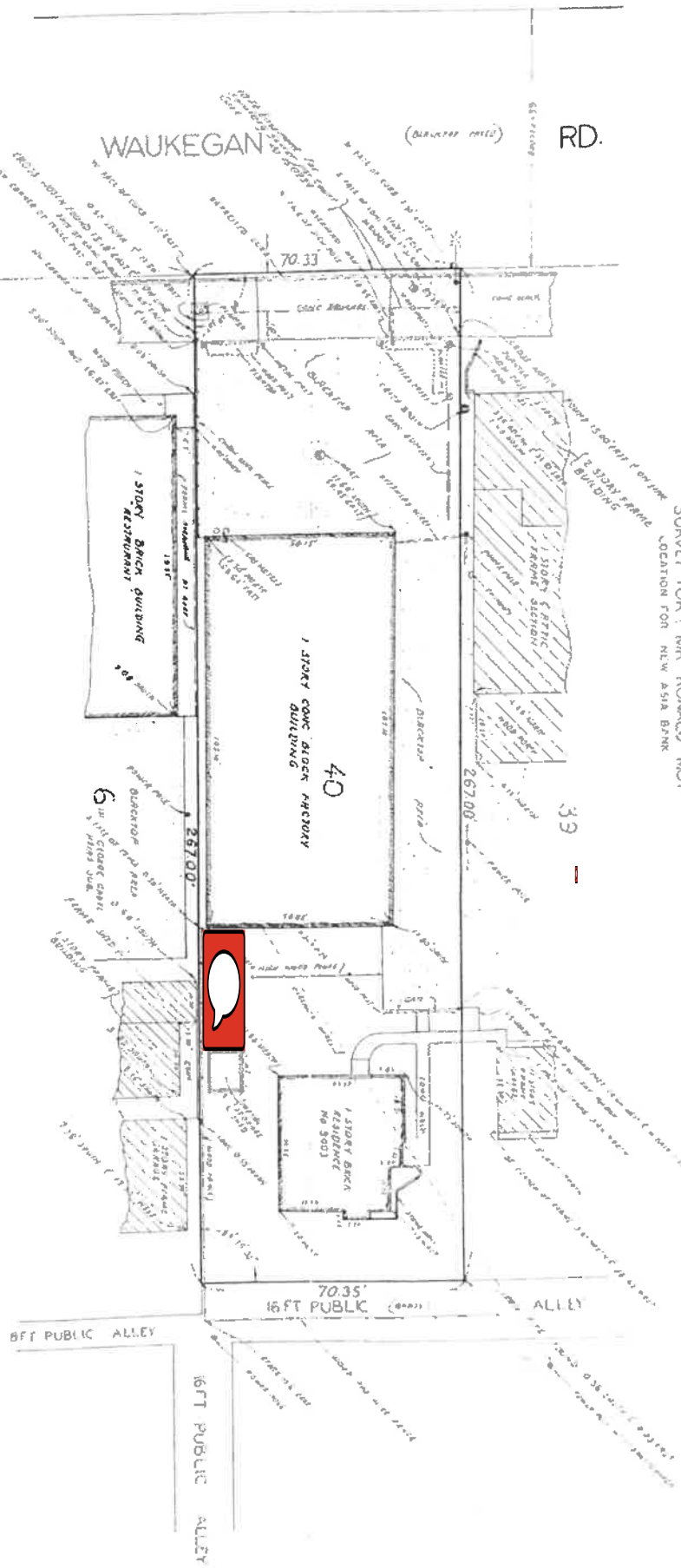
Plot of Survey

SURVEY NO. 4119653

DATE: 11-1-1953

LOT 40 IN STEELE'S NORTH GROVE HEIGHTS, BEING A SUBDIVISION OF LOTS 2 AND 7 IN BLOCK 5, DIVISION 19, OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE CENTER OF NORTH BRANCH ROAD (EXCEPT THAT PART COMPREHENDED TO THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS.

KNOWN AS 9003 WAUKEGAN RD., MORTON GROVE, ILLINOIS
 SURVEY FOR: MR. RONALD MOY
 LOCATION FOR NEW ASA BANK



IMPORTANT
 THE INFORMATION CONTAINED ON THIS MAP OR PLAN AND THE RECORDS THEREON ARE THE PROPERTY OF NATIONAL SURVEY SERVICE, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NATIONAL SURVEY SERVICE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE RECORDS THEREON ARE THE PROPERTY OF NATIONAL SURVEY SERVICE, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NATIONAL SURVEY SERVICE, INC.

COMMITTEE NO. 1188888
 CHICAGO, ILLINOIS, 11-1-1953
 BY: *Nicholas Rimoni*



Nicholas Rimoni
 ENGINEER AND LAND SURVEYOR
 129 W. GRAND AVE. 3RD FLOOR CHICAGO, ILL. 60606

NATIONAL SURVEY SERVICE, INC.
 ENGINEERS AND LAND SURVEYORS
 129 W. GRAND AVE. 3RD FLOOR CHICAGO, ILL. 60606

SCALE: 1 INCH = 20 FT

BY: *Nicholas Rimoni*

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

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

Date: October 14, 2025

Re: ZBA 25-24: 5901 Capulina Avenue (10-20-214-006-0000)
Request for variations from Sections 12-2-5, 12-4-2:D, and 12-15-4:A to allow the replacement of a garage in a required street side yard, exceeding rear lot coverage on a nonconforming lot due to width and area.

STAFF REPORT

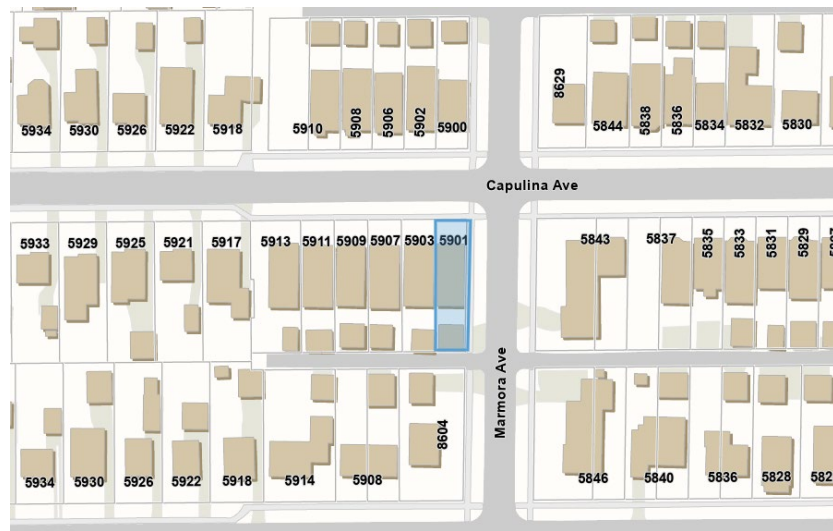
Public Notice

The Village of Morton Grove provided public notice for the October 21, 2025, Zoning Board of Appeals public hearing for ZBA 25-24 in accordance with the Unified Development Code. The *Morton Grove Champion* published a notice on October 2, 2025. The Village mailed letters on October 2, 2025, notifying surrounding property owners, and placed a public notice sign on the subject property on October 2, 2025.

Request Summary

Property Background

The property at 5901 Capulina Avenue (“subject property”) is a corner lot located on the south side of Capulina Avenue, between Austin and Marmora Avenues. The 3,726-square-foot subject property is within the R-2 Single-Family Residence District and is improved with a single-family residence. An improved public alley abuts the subject property to the south. Surrounding properties are also zoned R-2 and are improved with single-family dwellings and detached garages.



Subject Property Location Map

Application Overview

The applicants, Michael D. Clark and Mary Schmidt, are requesting waivers from Sections 12-2-5, 12-4-2:D and 12-15-4:A to authorize the construction of a detached garage in the rear yard, which will increase the property’s floor area as defined by

Section 12-17-1. Pursuant to Section 12-15-4:A, the proposed garage requires ZBA approval because the property is a nonconforming lot with respect to lot width and area.

In terms of rear yard and lot coverage, the proposed 22-foot by 22-foot detached garage complies with overall lot impermeable coverage requirements but exceeds allowable rear yard impermeable coverage and rear yard accessory structure coverage. The garage will be set back five (5) feet from each side lot line and five (5) feet from the rear lot line, where a minimum of three (3) feet is required by Code.

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.	3,726 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.	30.0 ft.	No change	<i>Approval of the construction of a structure on a nonconforming lot (12-15-4:A)</i>
Maximum Floor Area Ratio (12-4-2:D)	0.60	0.48	0.47	Compliant
Maximum Lot Coverage (12-4-2:D)	60%	58.8%	58.1%	Compliant
Detached Accessory Building Minimum Side & Rear Setback (12-2-5:B.2.b)	3 ft.	Side: 5 ft. Rear: 5 ft.	Side: 5 ft. Rear: 5 ft.	Compliant
Minimum Front Yard on a Corner Lot (12-4-2:D) note 3	25 ft. or not less than 30 % of lot width or 9 ft.	3.3 ft.	3.3 ft.	<i>Waiver of 5.6 ft.</i>
Detached Accessory Building Maximum Rear Yard Coverage (12-2-5:B.2.c)	30% (414 sq. ft.)	36% (508 sq. ft.)	35% (484 sq. ft.)	<i>Waiver of 5 %</i>
Maximum Rear Yard Coverage (12-2-5:B.3.)	50% (691 sq. ft.)	62% (866 sq. ft.)	60% (840 sq. ft.)	<i>Waiver of 10 %</i>
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 12-4-2:D: Waiver of 5.6 feet to allow garage street side yard setback of 3.3 feet
- Section 12-2-5:B.2: Waiver of 5 % to allow detached accessory building rear yard coverage of 35 %
- Section 12-2-5:B.3: Waiver of 10 % to allow maximum rear yard coverage of 60 %
- Sections 12-4-2:D and 12-15-4:A: Waivers to allow the construction of a detached accessory structure on a nonconforming lot due to lot width.



Subject Property

Discussion

The subject property is 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. The existing and proposed garage exceeds maximum allowable rear lot coverage and encroaches in the required street side yard.

The existing garage is in disrepair and has a low ceiling that prohibits the owner's car tailgate to be opened. For building permit purposes topographic information and a drainage plan are included as the garage exceeds 400 square feet.

The existing principal structure is nonconforming with respect to side setback and street side setback, but the setback nonconformities are not being disturbed and is permitted to continue under protection of Chapter 12-15.

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 25-24, staff recommends the following motion and conditions:

The Zoning Board of Appeals approves Case ZBA 25-24, a request for variations from Sections 12-2-5, 12-4-2:D, and 12-15-4 to allow the construction of a detached accessory structure in a required street side yard that exceeds allowable rear lot coverage, on a nonconforming lot due to width and area, subject to the following conditions:

- 1) The proposed garage shall be constructed in accordance with the plans submitted by the applicant in the Variation Application dated 9/26/2025.*
- 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: 25-24 Date Application Filed: 9/26/2025

APPLICANT INFORMATION

Applicant Name: Michael D. Clark and Mary Schmidt
Applicant Address: 5901 Capulina Ave
Applicant City / State / Zip Code: Morton Grove, IL 60053
Applicant Phone: 479-599-9435
Applicant Email: [REDACTED]
Applicant Relationship to Property Owner: Owner
Applicant Signature: _____

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

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

PROPERTY INFORMATION

Common Address of Property: 5901 Capulina
Property Identification Number (PIN): 10-20-214-006-0000
Property Square Footage: 3,726
Property Zoning District: R-2
Property Current Use: SF residence

APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code:
12-2-5, 12-4-2, 12-15-4
Purpose of requested variation (attach as needed): Replace existing garage

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 garage is not drought for
the ceiling in the garage is low - too low to open the tailgate
the doorway is tight - hard to drive in with scraping the
sides of the doorway or the other car in the garage.

- 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 garage is old - has cracked floor
we would like a more user friend garage

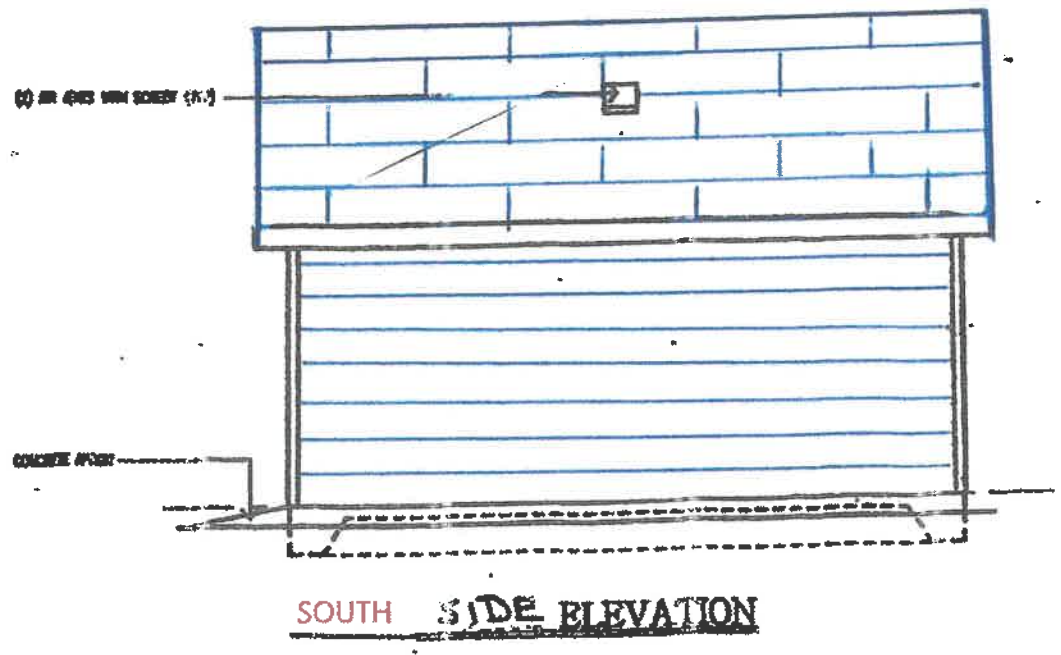
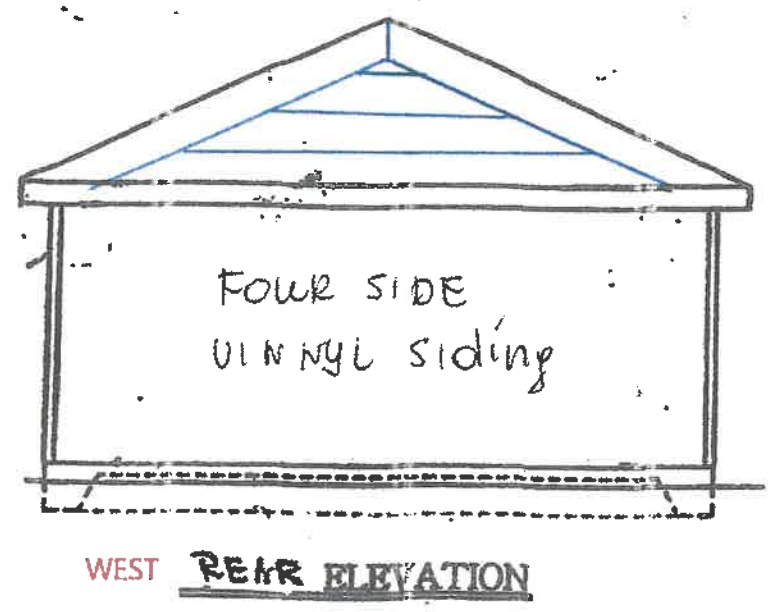
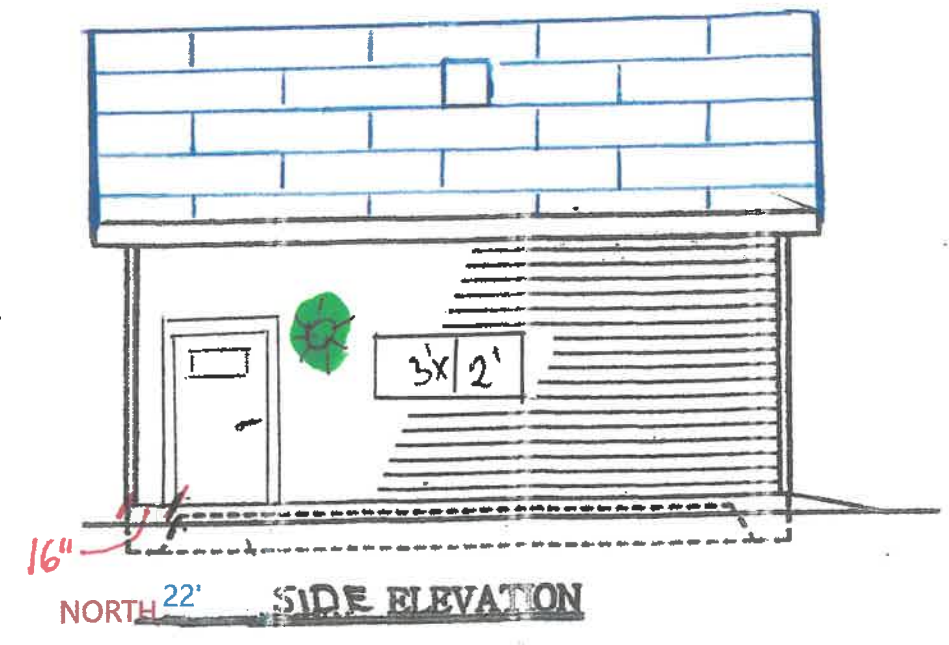
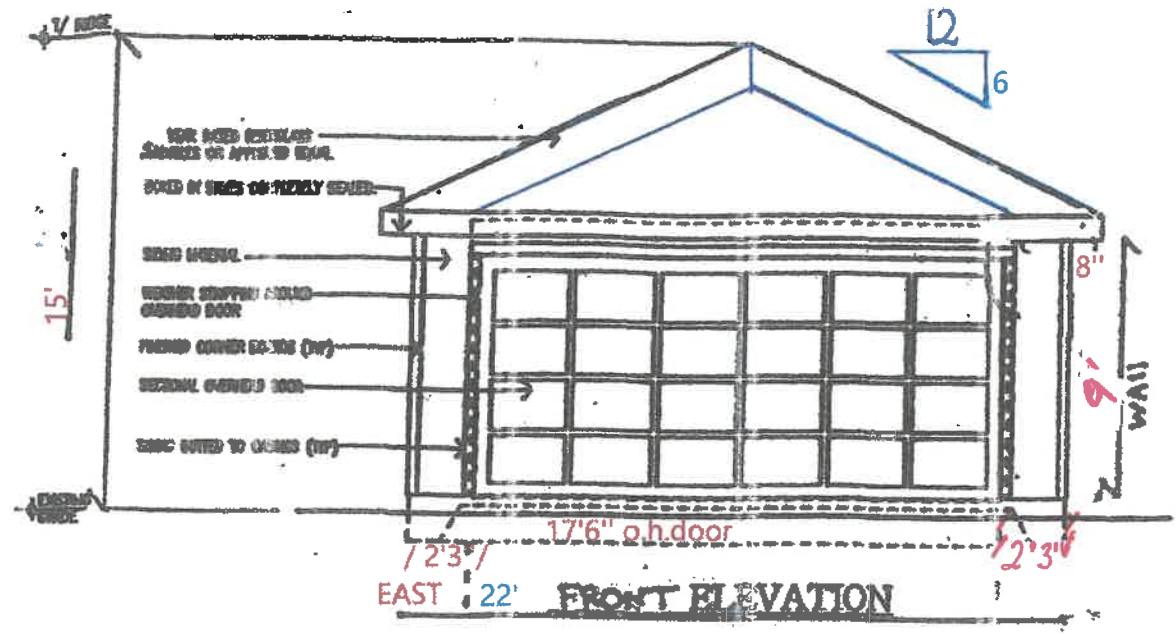
- c. **Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.

The new garage would be an improvement to the
street and alley with better lighting.

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

NO - the garage is/will be the same foot print
just a few feet taller with a larger door
opening.

- WINDOW TYPE**
- SLIDING WINDOW WITH SCREEN
 - OTHER WINDOW
- DOOR TYPE**
- STEEL DOOR FRAMED 5'-0" x 6'-8"
 -



NOTE: DRAWINGS ARE NOT TO SCALE

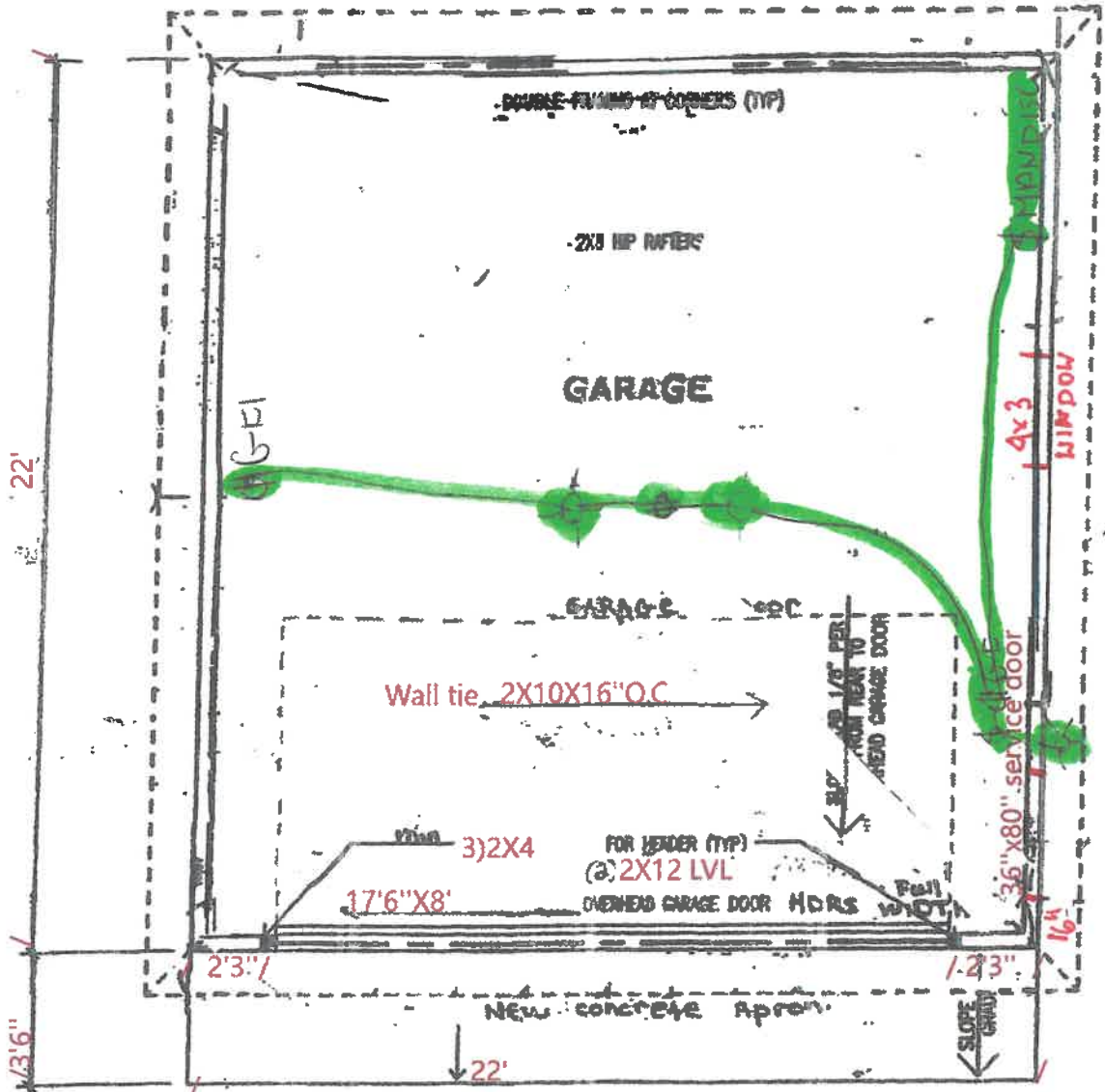
DETACHED GARAGE *GABLE ROOF*

ELEVATIONS

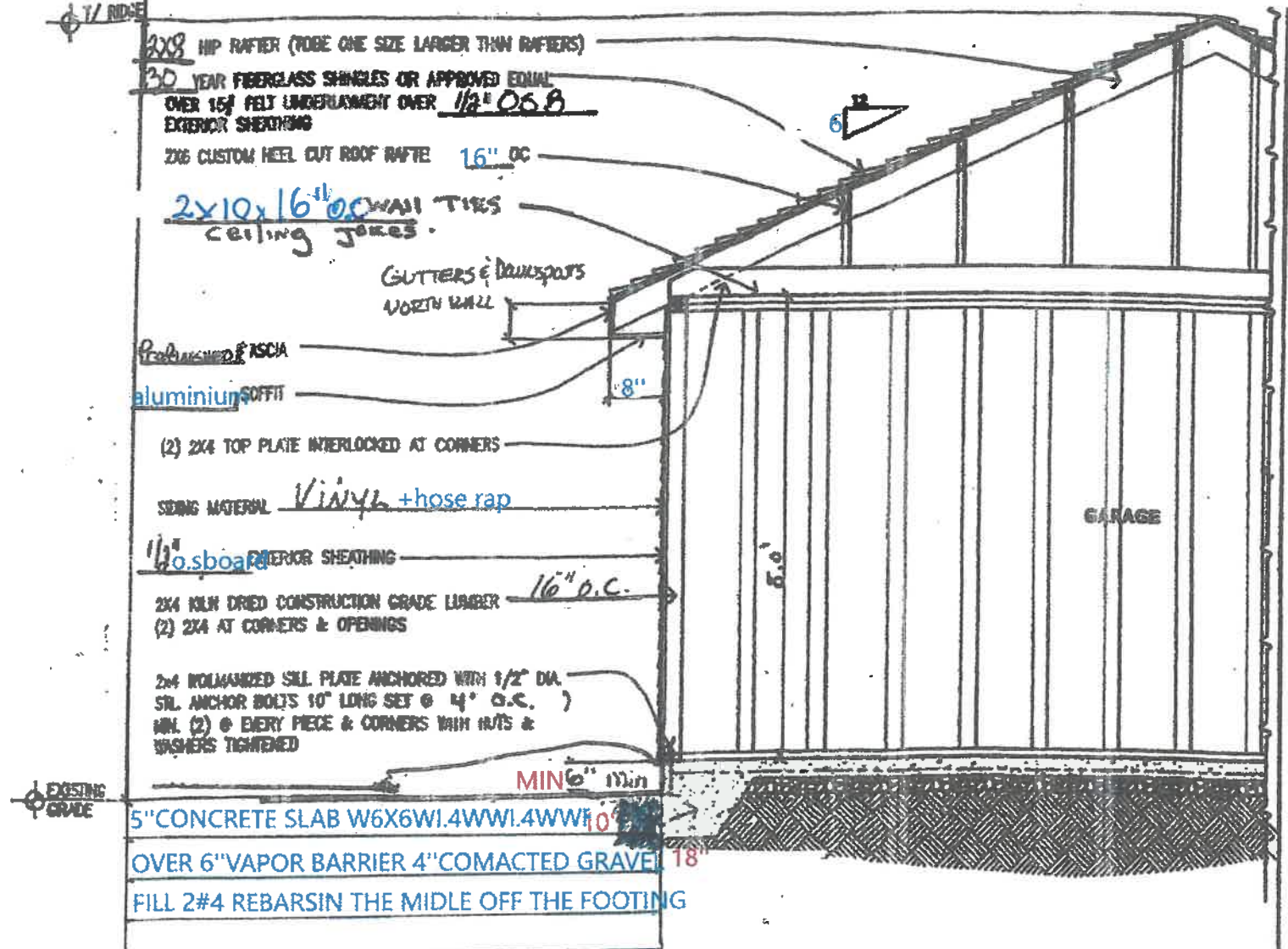
LEADER GARAGE BUILDERS inc
 2000 N SPRING RIDGE DR
 ARLINGTON HEIGHTS IL 60004
 PH: 847-824-8001
 JOB ADDRES 5901 CAPULINA
 MORTON GROVE IL 60053

- 2018 international residential code
- 2018 international building code
- 2x8 window header & service door
- hurricane tie every second rafters
- collatie 2x4x4' o.c

ELECTRICAL WORK SHALL COMPLY WITH ALL LOCAL & GOVERNING CODES
 20 AMP BRACKER FOR GARAGE 1" RIDGE
 PIPE UNDER GROUND, DEPTH MINIMUM 8"



FLOOR PLAN



BUILDING SECTION

NOTE: DRAWINGS ARE NOT TO SCALE

DETACHED GABLE ROOF GARAGE

FLOOR PLAN AND
 BUILDING SECTION

6415 N. Caldwell Ave.
Chicago, IL 60646

Plat of Survey by Central Survey PLLC

Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com



Legal Description

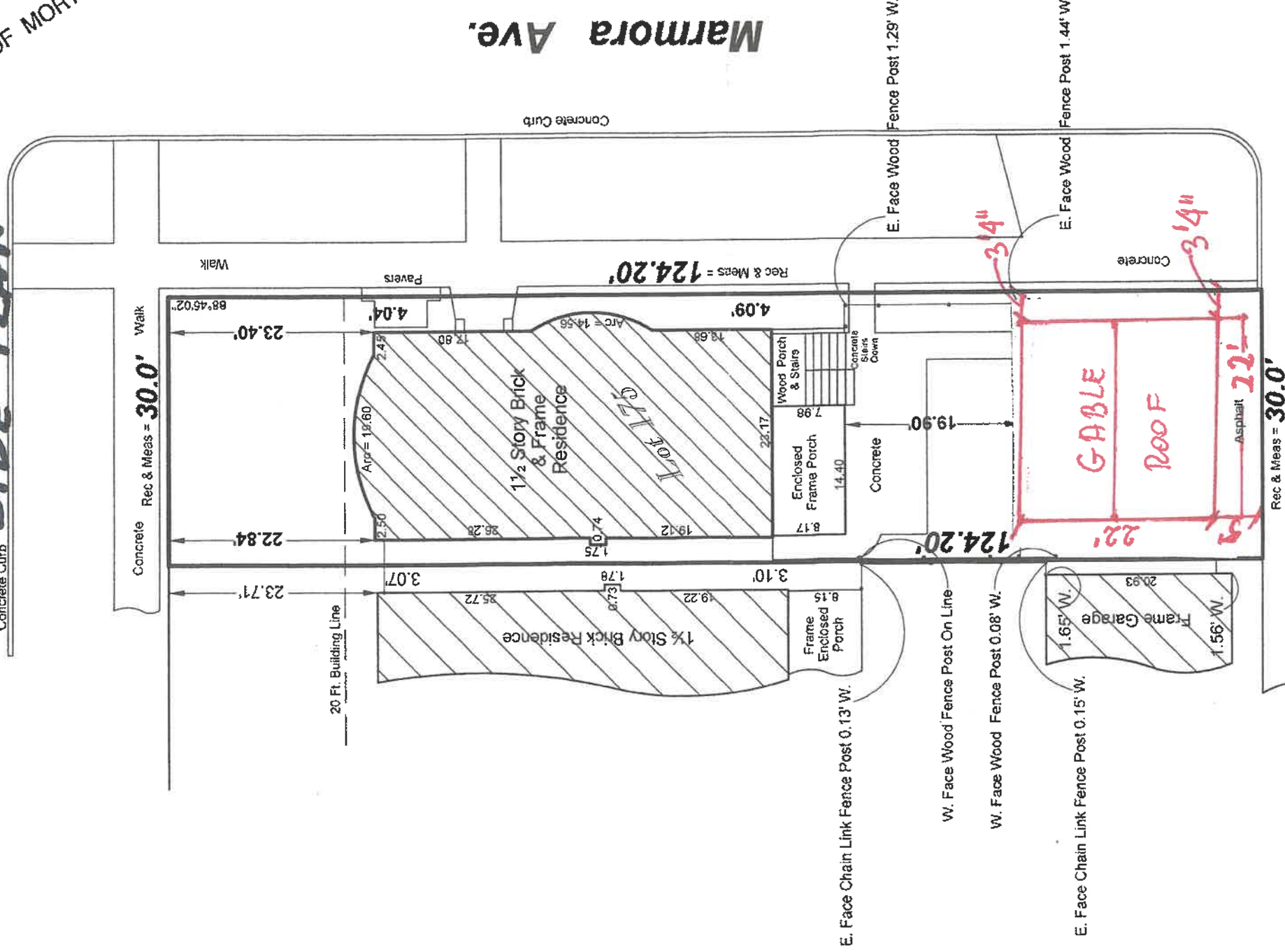
Lot 175 in North Western Extension Realty Company's Dempster Terminal Subdivision of part of the West 1/2 of the Northeast 1/4 of Section 20, Township 41 North, Range 13 East of the Third Principal Meridian, plat of which Subdivision is recorded as Document 89522688, in Cook County, Illinois Commonly Known as: 5901 Capulina Ave., Morton Grove, Illinois
Area of Land Described: 3,726 Sq. Ft.

RECEIVED
SEP 16 2025

VILLAGE OF MORTON GROVE

Capulina Ave.

SIDE PLAN



Marmora Ave.

- Legend**
- N. = North
 - S. = South
 - E. = East
 - W. = West
 - (TYP) = Typical
 - Rec = Record
 - Meas = Measure
 - St. = Street
 - Ave. = Avenue

	Decimal/Inch Conversions	
0.01" = 1/8"	0.08" = 1"	0.58" = 7"
0.02" = 1/4"	0.17" = 2"	0.67" = 8"
0.03" = 3/8"	0.25" = 3"	0.75" = 9"
0.04" = 1/2"	0.33" = 4"	0.83" = 10"
0.05" = 5/8"	0.42" = 5"	0.92" = 11"
0.06" = 3/4"	0.50" = 6"	1.00" = 12"
0.07" = 7/8"		

NOTES: *Property corners were NOT staked per customer. *AutoCad file will not be provided under this contract. *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat. *Compare all points before building and report any difference at once.

Scale: 1 inch equals 15 Feet.

Ordered By: Matv. Schmidt

Order Number: 5901B

State of Illinois) S.S.
County of Cook)

Central Survey PLLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on Aug. 23, 2023 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.



This professional service conforms to current Illinois minimum standards for a boundary survey.

Dated this 23rd day of August 2023

John M. Henriksen P.L.S. #2668 (exp. 11/30/2024) Professional Design Firm Land Surveying LLC (#184.005417)

6415 N. Caldwell Ave.
Chicago, IL 60646

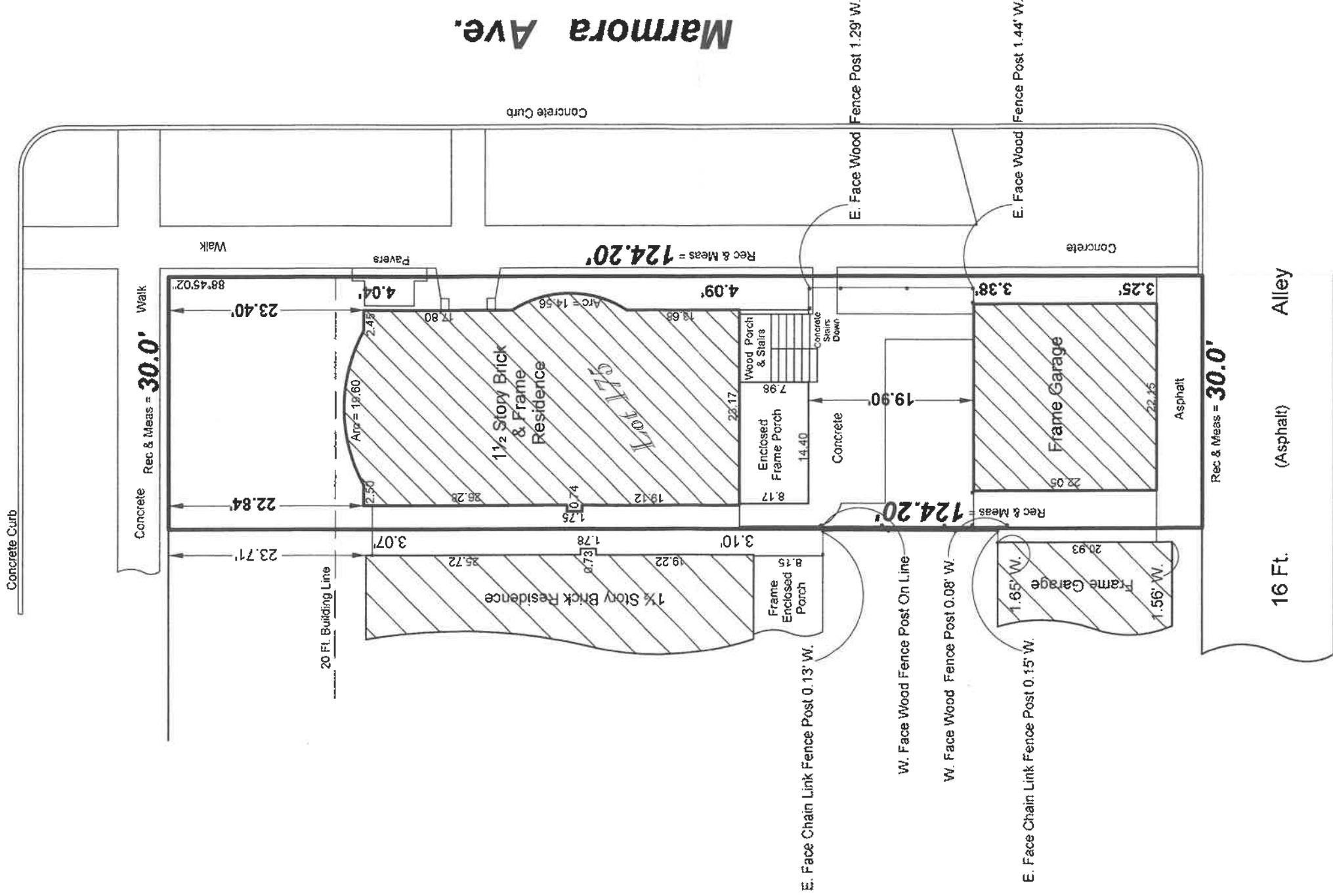
Plat of Survey by Central Survey PLLC

Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com



Legal Description
Lot 175 in North Western Extension Realty Company's Dempster Terminal Subdivision of part of the West 1/2 of the Northeast 1/4 of Section 20, Township 41 North, Range 13 East of the Third Principal Meridian, plat of which Subdivision is recorded as Document 89522688, in Cook County, Illinois Commonly Known as: 5901 Capulina Ave., Morton Grove, Illinois Area of Land Described: 3,726 Sq. Ft.

Capulina Ave.



Legend

N.	=	North
S.	=	South
E.	=	East
W.	=	West
(TYP)	=	Typical
Rec	=	Record
Meas	=	Measure
St.	=	Street
Ave.	=	Avenue

Decimal/Inch Conversions
0.01" = 1/8"
0.02" = 1/4"
0.03" = 3/8"
0.04" = 1/2"
0.05" = 5/8"
0.06" = 3/4"
0.07" = 7/8"
0.08" = 1"
0.17" = 2"
0.25" = 3"
0.33" = 4"
0.42" = 5"
0.50" = 6"
0.58" = 7"
0.67" = 8"
0.75" = 9"
0.83" = 10"
0.92" = 11"
1.00" = 12"

NOTES: *Property corners were NOT staked per customer.
*AutoCad file will not be provided under this contract. *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat. *Compare all points before building and report any difference at once.

Scale: 1 inch equals 15 Feet.

Ordered BY: Mary Schmidt

Order Number: 5901B

State of Illinois)
County of Cook) S.S.

Dated this 23rd day of August 2023

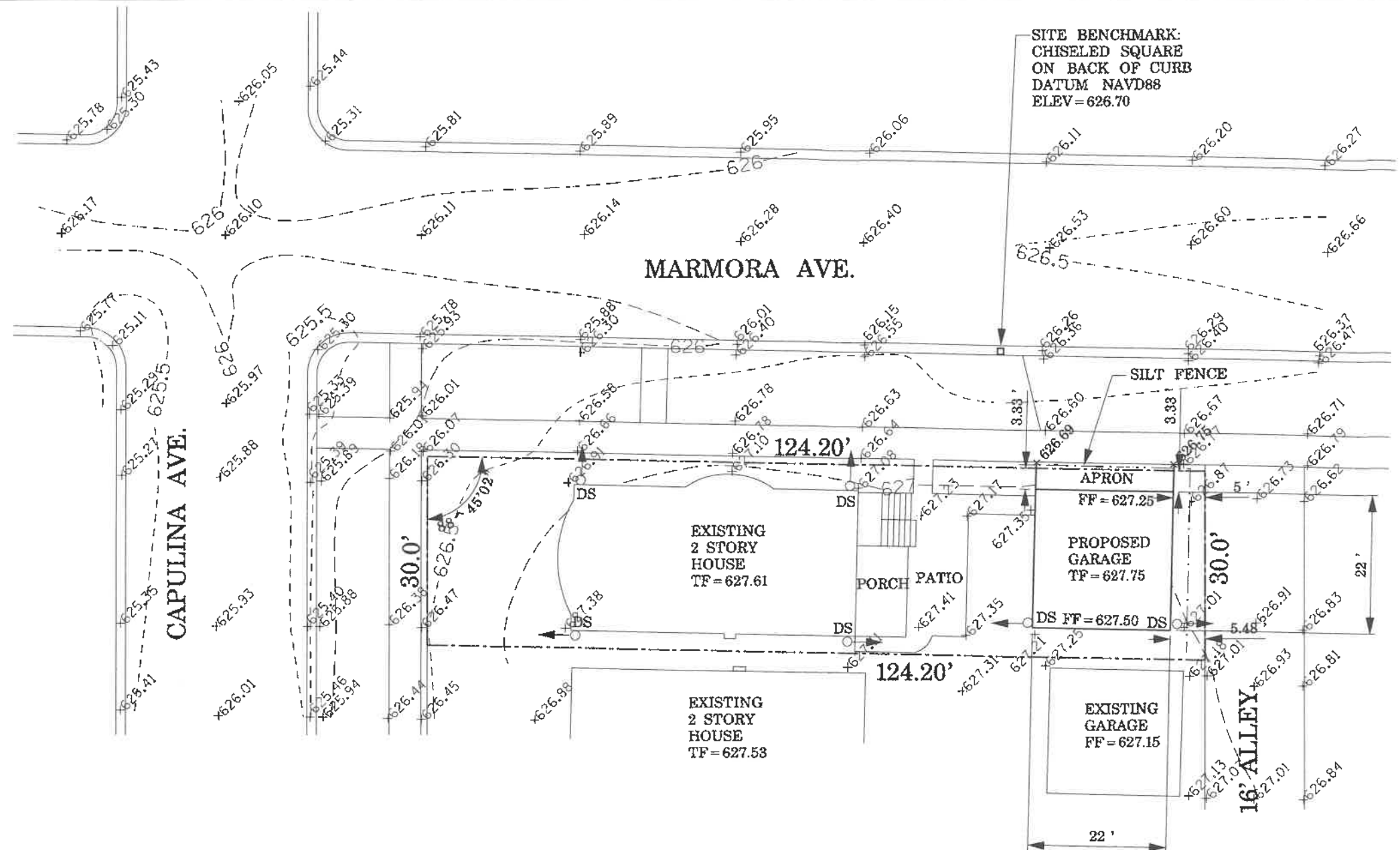
John M. Henriksen P.L.S. #2668 (exp. 11/30/2024) Professional Design Firm Land Surveying LLC (#184.005417)



This professional service conforms to current Illinois minimum standards for a boundary survey.

Central Survey PLLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on Aug. 23, 2023 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

John M. Henriksen



SITE BENCHMARK:
CHISELED SQUARE
ON BACK OF CURB
DATUM NAVD88
ELEV = 626.70

SCALE 1" = 20'

RECEIVED

SEP 16 2025

VILLAGE OF MORTON GROVE

CALL JULIE TOLL FREE
1(800)892-0123
OPERATES 24 HOURS A
DAY 366 DAYS A YEAR



CALL
1(800)892-0123
48 HOURS BEFORE
YOU DIG

IMPERVIOUS AREAS (SF)
LOT SIZE = 8726 SF

	PRE	POST
HOME	1105	1105
GARAGE	508	484
APRON	75	73
PORCH	193	193
PATIO	283	283
STOOP	28	28
TOTAL	2192	2166
COVERAGE	58.83%	58.13%

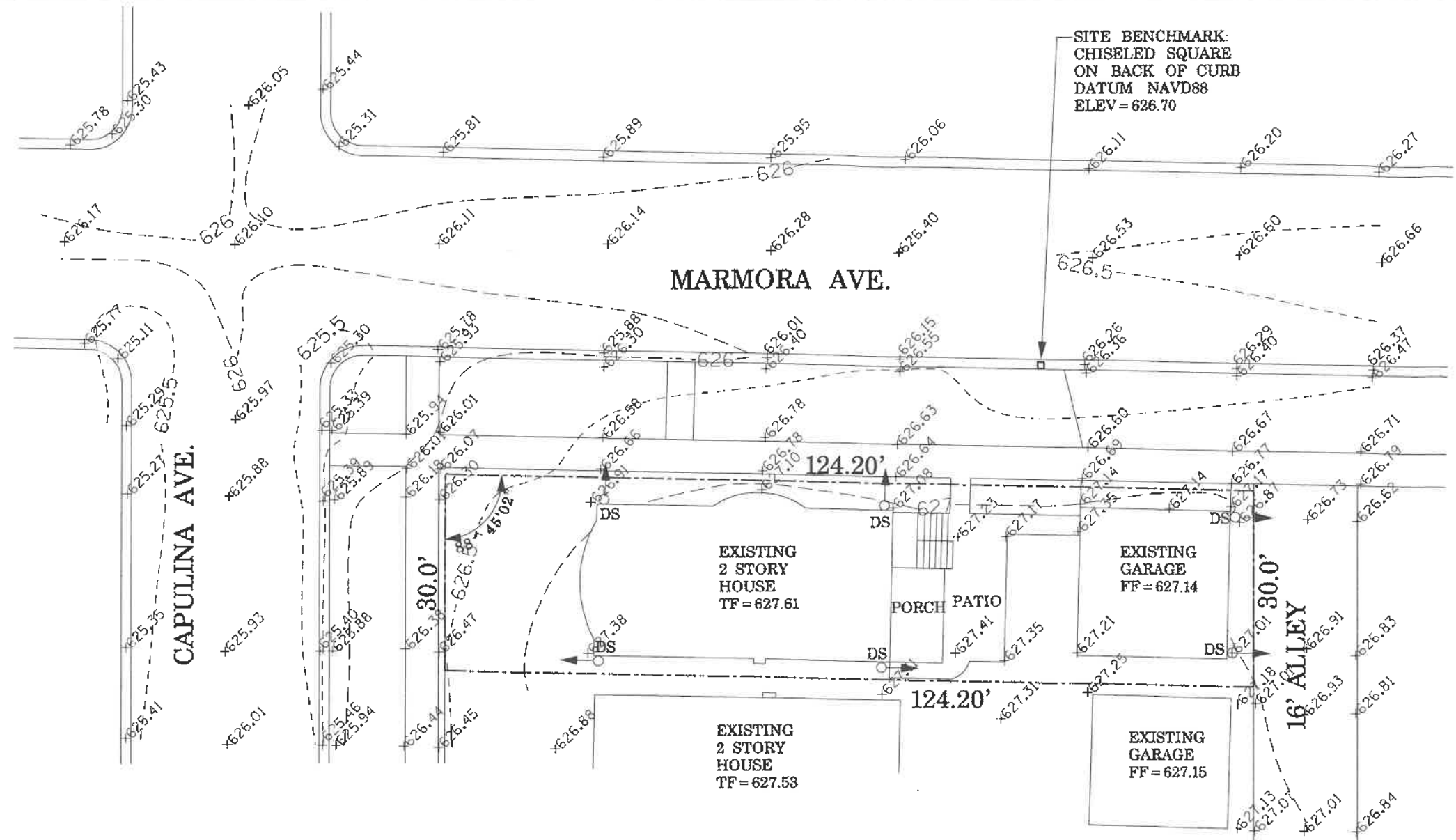
NET IMPERVIOUS GAIN = (-26) SF

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS PROJECT OR ANY PART THEREOF, OR IF THAT SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION.




NO.	DATE
	9/15/25
5901 CAPULINA AVE. MORTON GROVE, IL	
DATE	
9/15/25	
VICTOR CARDONA, P.E. 3529 OAKHILL LN. LONG GROVE, IL 60047	
847-323-2686 cel	
AVILAONE@HOTMAIL.COM	
C2 PROPOSED CONDITIONS	

Victor Cardona



SITE BENCHMARK:
 CHISELED SQUARE
 ON BACK OF CURB
 DATUM NAVD88
 ELEV = 626.70

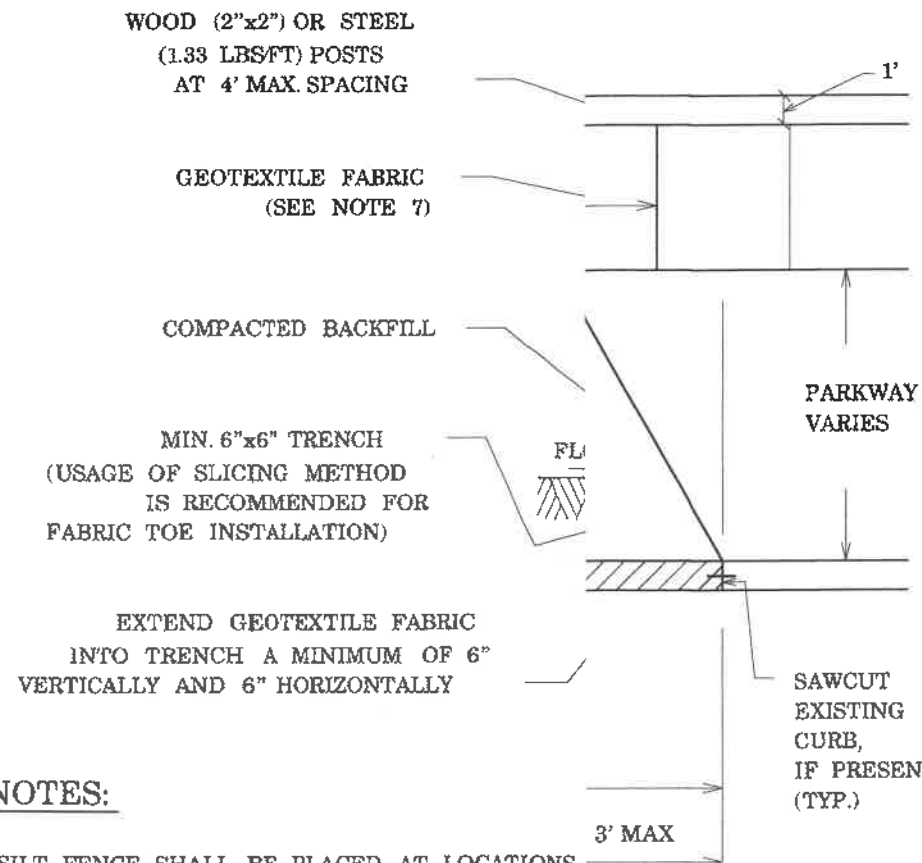

 SCALE 1" = 20'



EXPIRES 11/30/25

Victor Cardona

NO.	DATE
5901 CAPULINA AVE. MORTON GROVE, IL	
	DATE
	9/15/25
VICTOR CARDONA, P.E. 3529 OAKHILL LN. LONG GROVE, IL 60047	
847-323-2686 cel	
AVILAONE@HOTMAIL.COM	
C1 EXISTING CONDITIONS	



NOTES:

1. SILT FENCE SHALL BE PLACED AT LOCATIONS ON THE PLANS AND WHERE INDICATED BY ' '
2. ATTACH GEOTEXTILE FABRIC TO WIRE MESH WITH NAILS, AND TO STEEL POSTS WITH TIE
3. OVERLAP GEOTEXTILE FABRIC BY 6" AND FOLD
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST WEEK AND AFTER RAIN EVENTS IN EXCESS OF ONE WEEK AND AFTER SNOW MELT. REPAIR OR REPLACEMENT OF SILT FENCES SHALL BE AS NEEDED.
5. SEDIMENT TRAPPED BY THE SILT FENCE SHALL BE PROMPTLY DISPOSED OF) WHENEVER SEDIMENT TRAPPED BY SILT FENCE IS APPROXIMATELY EQUAL TO THE HEIGHT OF THE SILT FENCE.
6. MATERIAL (GEOTEXTILE & POST) INSTALLATION, REMOVAL SHALL COMPLY WITH AASHTO, M 2
7. THE FABRIC FOR SILT FENCE SHALL BE A WEIGHT WITH REQUIREMENTS OF AASHTO M 288 (TABLE 7) WITH LESS THAN 50 PERCENT GEOTEXTILE
8. SILT FENCE SHALL BE MAINTAINED IN PLACE THROUGHOUT CONSTRUCTION AND THE UPSLOPE AREA HANDLED AND SHALL BE REMOVED ONLY WHEN DIRECTED

NOT TO SCALE

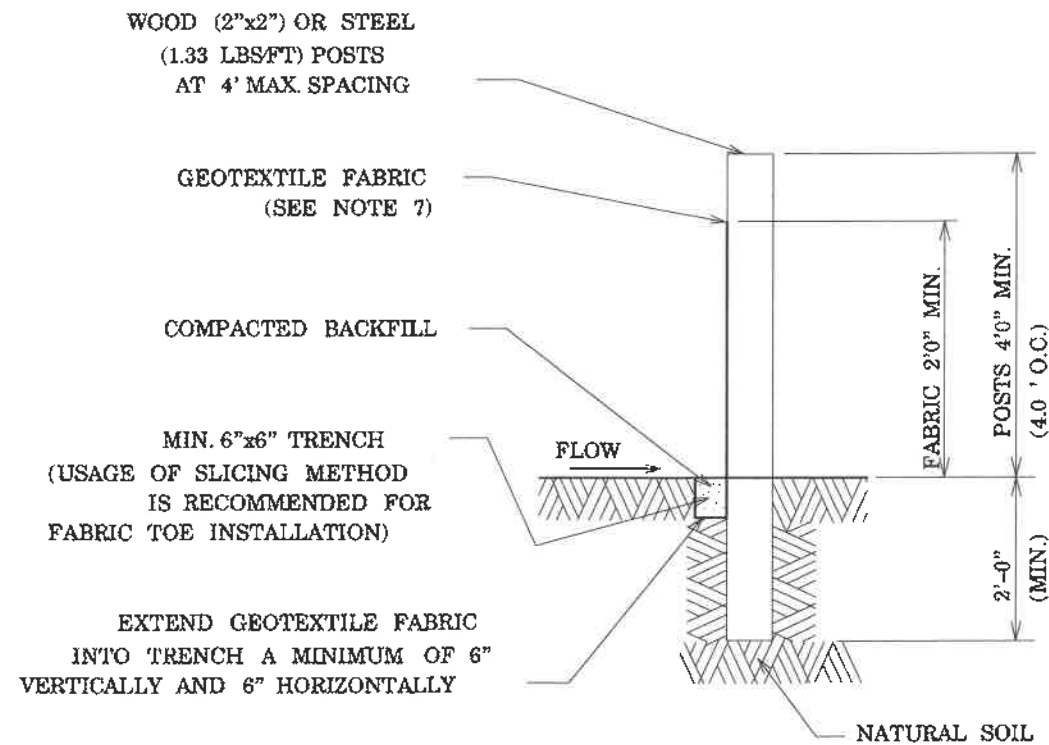
**RESIDENTIAL
DRIVEWAY
DETAIL**



EXPIRES 11-30-2025

Victor Cardona

NO.	DATE
5901 CAPULINA AVE. MORTON GROVE, IL	
DATE	9/15/25
VICTOR CARDONA, P.E. 3529 OAKHILL LN. LONG GROVE, IL 60047	
847-323-2686 cel	
AVILAONE@HOTMAIL.COM	
C3	DETAIL SHEET 1

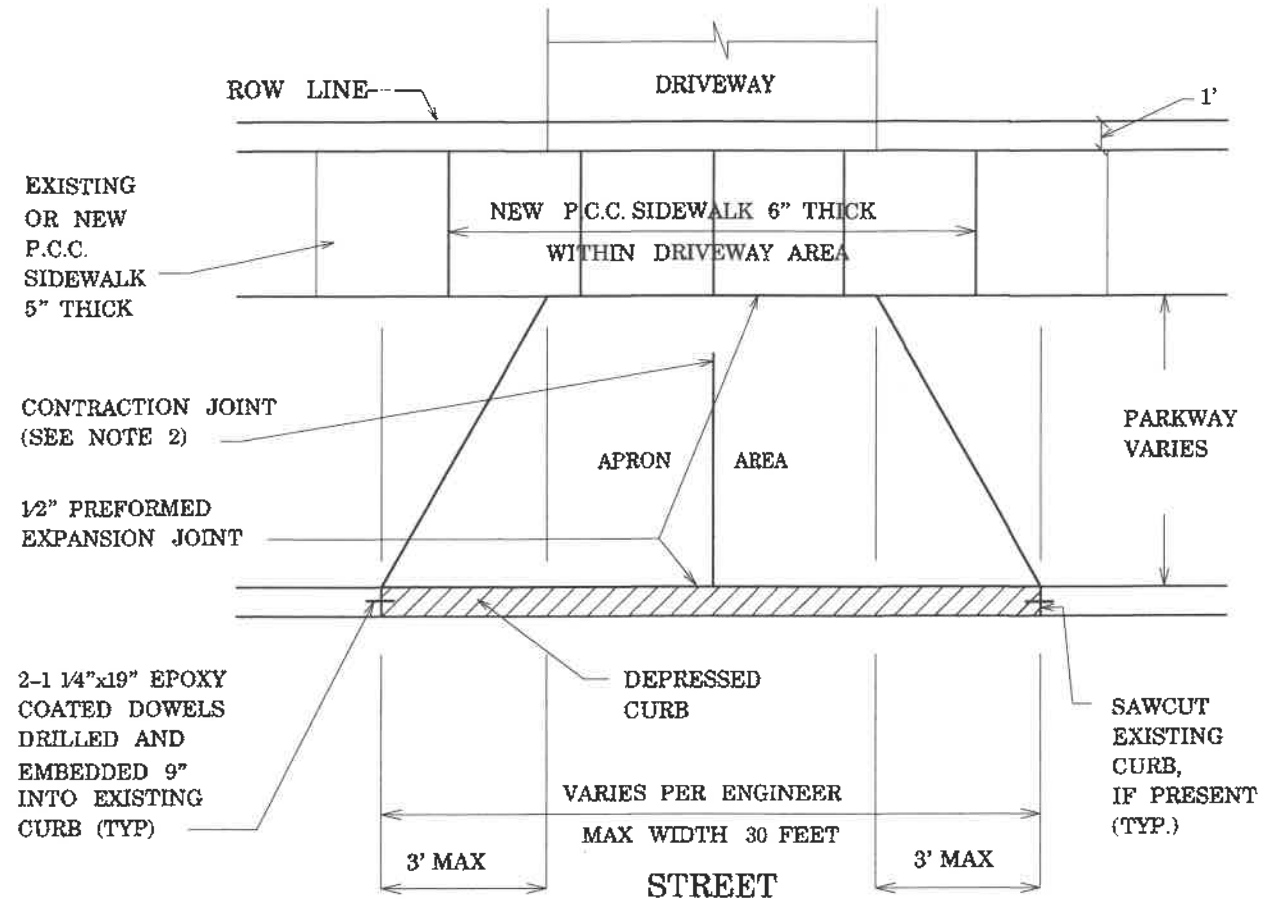


NOTES:

- SILT FENCE SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AND WHERE INDICATED BY VILLAGE ENGINEERING.
- ATTACH GEOTEXTILE FABRIC TO WIRE MESH WITH HOG RINGS, TO WOOD POSTS WITH NAILS, AND TO STEEL POSTS WITH TIE-WIRES AT TOP AND MID-SECTION.
- OVERLAP GEOTEXTILE FABRIC BY 6" AND FOLD WHERE 2 SECTIONS ADJOIN.
- INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (1/2") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS NEEDED.
- SEDIMENT TRAPPED BY THE SILT FENCE SHALL BE REMOVED (AND PROMPTLY DISPOSED OF) WHENEVER SEDIMENT ACCUMULATION DEPTH AT THE SILT FENCE IS APPROXIMATELY EQUAL TO TWELVE (12) INCHES (ONE-HALF OF SILT FENCE HEIGHT).
- MATERIAL (GEOTEXTILE & POST) INSTALLATION, MAINTENANCE, AND SILT FENCE REMOVAL SHALL COMPLY WITH AASHTO, M 288 REQUIREMENTS.
- THE FABRIC FOR SILT FENCE SHALL BE A WOVEN FABRIC MEETING THE REQUIREMENTS OF AASHTO M 288 (TABLE 7) FOR UNSUPPORTED SILT FENCE WITH LESS THAN 50 PERCENT GEOTEXTILE ELONGATION.
- SILT FENCE SHALL BE MAINTAINED IN PLACE UNTIL COMPLETION OF CONSTRUCTION AND THE UPSLOPE AREA HAS BEEN STABILIZED, AND SHALL BE REMOVED ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.

NOT TO SCALE

**SILT FENCE
DETAIL**



NOTES:

- FOR P.C.C. DRIVEWAY OVER AN UNDERGROUND UTILITY TRENCH, PLACE 6' X 6' - W2.9XW2.9 WELD AND WIRE FABRIC AT MID-DEPTH OF THE CONCRETE.
- FOR CONCRETE APRON WIDER THAN 16', A CONTRACTION JOINT SHALL BE LOCATED ALONG THE CENTERLINE.
- P.C.C. CONCRETE DRIVEWAYS:
APRON- 6" (MIN) PORTLAND CEMENT CONCRETE AND 4" (MIN) IDOT CA 6 CRUSHED STONE
DRIVEWAY- 4" (MIN) PORTLAND CEMENT CONCRETE AND 4" (MIN) IDOT CA 6 CRUSHED STONE
- BITUMINOUS DRIVEWAYS:
APRON- 3" (MIN) BITUMINOUS CONCRETE SURFACE COURSE AND 6" (MIN) IDOT CA 6 CRUSHED STONE
DRIVEWAY- 3" (MIN) BITUMINOUS CONCRETE SURFACE COURSE AND 4" (MIN) IDOT CA 6 CRUSHED STONE
- BRICK PAVERS AND OTHER ARCHITECTURAL PAVING MATERIALS ARE NOT ALLOWED IN A DRIVEWAY APRON AREA WITHOUT A BUILDING PERMIT AND WRITTEN PERMISSION - INCLUDING A HOLD HARMLESS AGREEMENT (APPROVED BY VILLAGE ENGINEERING).
- MAINTAIN FULL SIDEWALK WIDTH THROUGH DRIVEWAYS UNLESS DIRECTED OTHERWISE BY VILLAGE ENGINEERING. CURBING SHALL NOT RUN THROUGH SIDEWALK AREAS IN DRIVEWAYS.
- ALL DRIVEWAYS AND APRONS SHALL BE INSTALLED AT THE MINIMUM DEPTH SPECIFIED IN NOTE 3 OR 4 ABOVE OR MATCH EXISTING, WHICHEVER IS GREATER.

NOT TO SCALE

**RESIDENTIAL
DRIVEWAY
DETAIL**



EXPIRES 11-30-2025

Victor Cardona

NO.	DATE

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MORTON GROVE, IL

DATE
91525

VICTOR CARDONA, P.E.
3529 OAKHILL LN.
LONG GROVE, IL 60047

847-323-2686 cel

AVILAONE@HOTMAIL.COM

C3 DETAIL
SHEET I