



Village of Morton Grove  
**Zoning Board of Appeals Agenda**

**December 16, 2025 - 7:00 P.M.**

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

---

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES OF:** October 21, 2025

III. **PUBLIC HEARINGS:**

**CASE:** ZBA 25-26

**APPLICANT:** Dan Ruzicka  
9106 Belleforte Avenue  
Morton Grove, Illinois 60053

**LOCATON:** 9106 Belleforte Avenue  
Morton Grove, Illinois 60053

**PETITION:** Request for approval of variation from Section 12-2-6 to allow an attached patio in a required side yard.

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, December 16, 2025, to [akirchner@mortongroveil.org](mailto: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 OCTOBER 21, 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: Hussaini, Ingram, Kintner, Mohr and Stein

Members Absent: Dorgan and 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  
Rick Dobrowski, Fire Prevention Coordinator

Trustees Present: Minx 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 5 Board members were present.

Chairman Kintner asked for approval of the September 30, 2025, meeting minutes. Board Member Ingram moved to approve the minutes, Board Member Hussaini seconded the motion. Chairman Kintner called for the vote.

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

Motion passes (5-0)

Ms. Kirchner asked that case ZBA 25-23 be placed first on the agenda to accommodate the presenter. The Board consented.

**CASE ZBA 25-23**

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

LOCATION: 9003 Waukegan Road  
Morton Grove, IL 60053

PETITION: Requesting for approval of variation from Section 12-2-2 to allow a third accessory structure on a zoning lot.

Ms. Kirchner said the applicant is requesting a waiver 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.

Board member Ingram asked if the carport would require a variation if it were attached to the car wash. Ms. Kirchner said it would be a permitted addition to a principal structure and would not require a variation.

Chairman Kintner asked about the relation of the lot and setbacks to the adjacent home to the south. The home is also in the C-1 district and the applicant's setbacks conform for zoning.

He asked if there are any fire code considerations that differ if the structure is attached or detached. Mr. Dobrowski said it is an exterior, non-combustible structure and it is reviewed the same if attached or detached.

Sebastian Marin, representing the applicant, was sworn in. He said he was happy to answer any questions. It is a carport to protect vehicles outside of the carwash.

Board member Ingram asked about the pitch of the roof, which drains to the south property line. Mr. Marin said the roof was intended to drain to the south. Engineering review will require the drainage to be retained on the applicant's lot.

Board member Mohr asked if there were future plans to enclose the structure. There are no plans to enclose, they are considering solar panels on the roof in the future.

Chairman Kintner asked if they will be adding vacuums or other machinery. No additional equipment will be added.

There was no public comment.

Board member Mohr made a motion to approve 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.

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

Board Member Hussaini voting	aye
Board Member Ingram voting	aye
Board Member Mohr voting	aye
Board Member Stein voting	aye

Chairman Kintner voting                      aye

Motion passes (5-0)

**CASE ZBA 25-21**

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

LOCATION:                              9040 Linder Avenue  
   Morton Grove, IL 60053

PETITION:                              Requesting for approval of variations from Section 12-4-2 to allow an attached garage in a required rear yard.

Ms. Kirchner said the owner 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. 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.

Edina Martinovic was sworn in. She said the main reason to remodel the garage is due to structural damage. Water seeps in under the garage, the overhead door no longer closes, the exterior walls and roof are not supportive as well.

Chairman Kintner noted the letters/signatures of support from neighbors that was included in the Board's packet. He asked if the proposed garage would maintain the current rear setback. The nonconforming setback will remain the same, however the width of the garage will increase.

There was no public comment.

Board member Ingram made a 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.

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

Board Member Hussaini voting                      aye  
Board Member Ingram voting                      aye  
Board Member Stein voting                      aye  
Board Member Stein voting                      aye

Chairman Kintner voting aye

Motion passes (5-0)

## CASE ZBA 25-22

APPLICANTS: Wanda Robles and Les Karlovits  
9018 Meade Avenue  
Morton Grove, IL 60053

LOCATION: 9018 Meade Avenue  
Morton Grove, IL 60053

PETITION: Requesting for approval of variations from Sections 12-2-5 and 12-4-2 to allow a pergola that exceeds maximum allowable rear yard and overall lot coverage.

Ms. Kirchner said 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.

Board member Stein asked if the pergola is a gazebo. It is a gazebo.

Chairman Kintner asked if gazebos have always been included in impermeable surface calculations. They are reviewed as accessory structures which count toward impermeable surface maximums.

It was noted that the zoning and permitting process for flatwork permits was recently added in 2021.

Board member Stein asked if the gazebo would be counted as well as the paver patio. Ms. Kirchner that the paver area exceeds allowable lot coverage and she cannot administratively approve the further addition of the gazebo on the nonconforming paver area.

Board member Hussaini asked if the variation for the gazebo does not pass, will the pavers need to be removed. They would not need to be removed as a flat work permit was not required at the time of installation.

The applicant, Wanda Robles, was sworn in. She explained they purchased the property in the Fall of 2013 and a 441 square feet wood deck was deteriorating in the rear yard. They replaced the deck with a smaller paved patio of 189 square feet. In April of 2025 they purchased the gazebo and placed it over the patio. The gazebo is a valuable addition for the use of their yard.

Chairman Kintner asked for the location of the wood deck. It was in the same area as the paved patio. He asked if they knew they needed permits for the gazebo. She said they did not consider it a structure, they assembled it themselves and did not think they needed a permit. Chairman Kintner noted it could be a safety hazard if not installed properly.

Chairman Kintner reminded the applicant that 4 approval votes by the Board are required. The applicant has the right to table the case to a meeting with more Board members present.

Board member Hussaini asked if the applicant would like to proceed. Ms. Robles would like to hear public comment before deciding.

Three letters in favor of the variation had been provided in the Board's packet. Ms. Kardaras of 9019 Meade spoke in favor of the gazebo.

The applicant would like to proceed for the vote this evening.

Board member Stein made a motion to approve Case ZBA 25-22, a request for approval of a variation from Sections 12-2-5:B.3 and 12-4-2 to allow a pergola that exceeds maximum total lot coverage and rear yard coverage, for the property known as 9018 Mead Avenue, subject to the following conditions:

1. The pergola shall be installed in accordance with the plans submitted by the applicants in the Variation application date 10/20/25.
2. The applicants shall file all necessary plans and applications, for review and approval, and secure all necessary building permits.

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

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

Motion passes (5-0)

## CASE ZBA 25-24

APPLICANTS: Michael D. Clark and Mary Schmidt  
5901 Capulina Avenue  
Morton Grove, IL 60053

LOCATION: 5901 Capulina Avenue  
Morton Grove, IL 60053

PETITION: Requesting for approval of variations from Sections 12-2-5, 12-4-2, and 12-15-4 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.

Ms. Kirchner said the applicants are requesting waivers 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.

Chairman Kintner said the proposed garage is slightly smaller in size, but still requires the variations.

Michael D. Clark was sworn in. They want to replace the old garage with a more useable garage that supports a taller door.

Chairman Kintner asked if the garage conforms to the height requirements. It does conform.

There was no public comment.

Board member Mohr made a motion to approve 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.

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

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 (5-0)

Chairman Kintner asked for any other business or discussion.

Board Member Hussaini moved to adjourn the meeting, seconded by Board Member Ingram. The motion to adjourn the meeting was approved unanimously pursuant to a roll call at 7:57 p.m.

Minutes respectfully submitted by Anne Ryder Kirchner.

**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:** December 9, 2025

**Re:** **ZBA 25-26 – 9106 Belleforte Avenue (10-16-301-029-0000)**  
Request for approval of a variation from Section 12-2-6 to allow an attached patio in a required side yard.

## STAFF REPORT

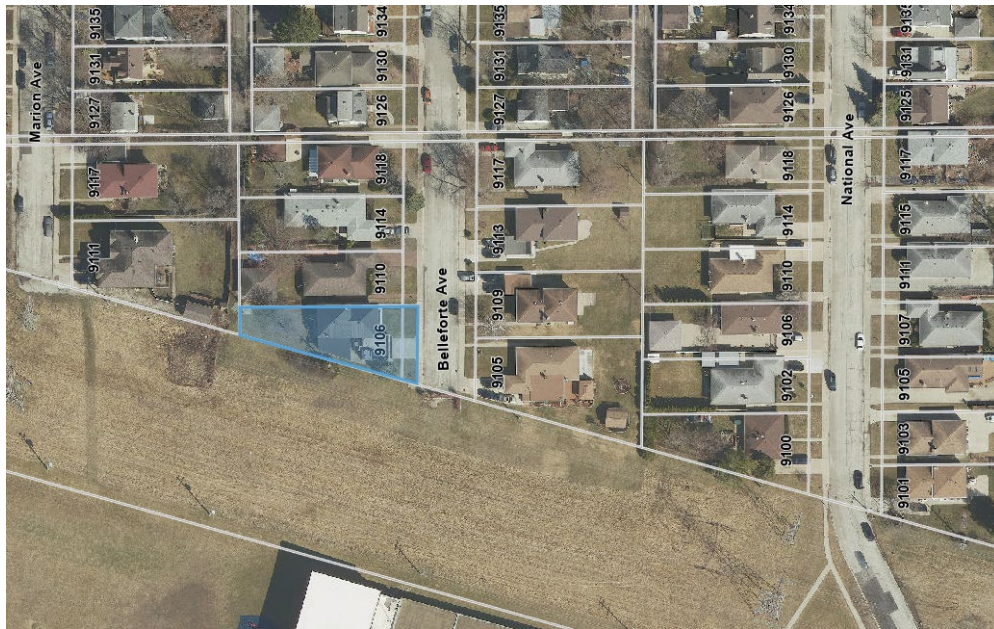
### Public Notice

The Village of Morton Grove provided public notice for the December 16, 2025, Zoning Board of Appeals public hearing for ZBA 25-26 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on November 27, 2025. The Village mailed letters on November 26, 2025, notifying surrounding property owners, and placed a public notice sign on the subject property on, November 26, 2025.

### Request Summary

#### Property Background

The subject property 9106 Belleforte Avenue is a 6,970-square-foot lot located on the west side of Belleforte Avenue at its south termination at the Com-Ed Utility easement. The property is within an R-2 Single Family Residence District and is improved with a single-family dwelling and attached garage. Surrounding properties are also zoned in the R-2 Single Family Residence District and are improved with single-family residences.



***Subject Property Location Map***

#### Application Overview

The Applicant and owner, Dan Ruzicka, is seeking approval of a waiver to authorize the replacement and expansion of an attached patio within a required interior side yard. The proposed patio will extend from the west side of the home to the south lot line, providing a setback of 1.3 feet from the south property line. The patio will measure 16 feet in width and 34 feet in

length, replacing and expanding the current patio coverage. Per Village Code Section 12-2-6:G, an attached patio must comply with the side setback requirement applicable to the principal structure, which is a minimum of 5 feet for the yard in question. The proposed plan is compliant with the maximum impermeable lot coverage permitted in the R-2 District.

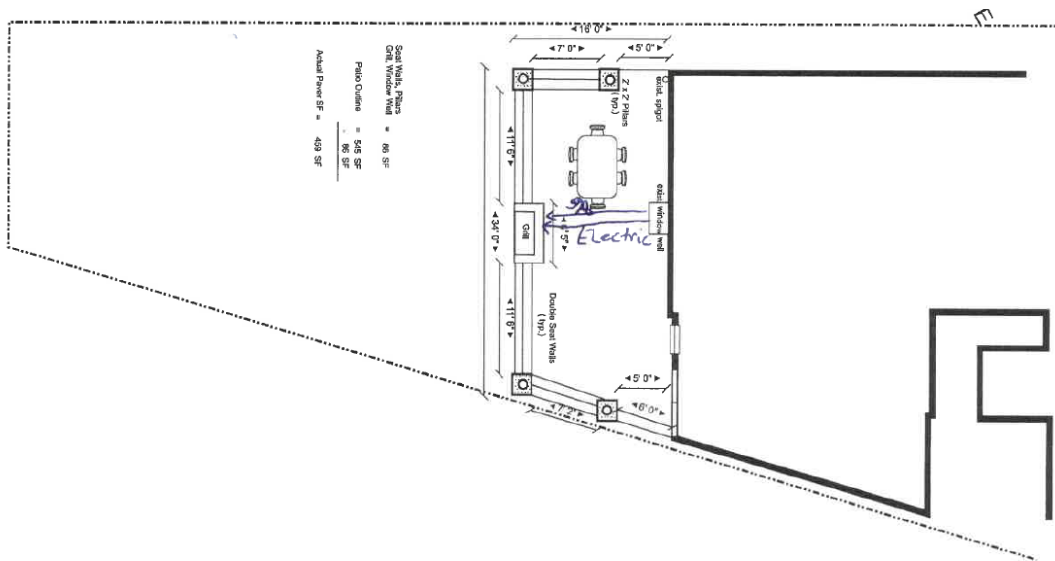
Requested Waivers

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

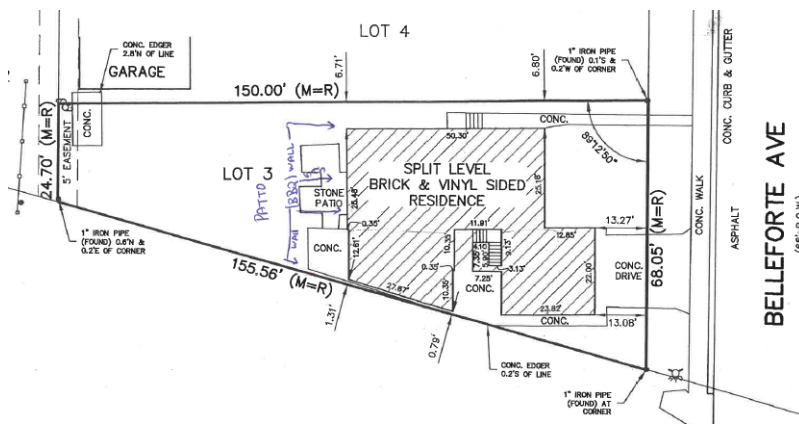
Dimensional Control	Code Requirement	Existing	Proposed	Waiver Request
<b>Minimum Side Yard</b> (12-2-6:G, 12-4-2:D)	5 ft.	1.3 ft.	1.3 ft.	<b>Waiver of 3.7 ft. requested</b>
<b>Maximum Lot Coverage</b> (12-4-2:D)	60.0% (4,182 sq. ft.)	46% (3,242 sq. ft.)	50% (3,517sq. ft.)	Compliant

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

- **Section 12-2-6:G** - Waiver of 3.7 feet to the minimum side yard to allow a side yard of 1.3 feet.



**New Deck Plan (above), Existing Deck (below)**



Discussion

The applicant is seeking approval to replace an existing stone and concrete patio along the house which does not meet interior side yard setback requirements. The current home and patio do not meet the required side yard setback of 5 feet. The new patio will continue to provide a landing for the rear door of the house. The side yard is adjacent to the large Com-Ed easement, not another single-family home.

Variation Standards

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

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

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

Recommendation

Should the Board approve Case ZBA 25-26, staff recommends the following motion and conditions:

*Motion to approve Case ZBA 25-26, a request for approval of a variation from Section 12-2-6:G to replace an attached patio within a required side yard, subject to the following conditions:*

- 1) *The proposed patio shall be built in accordance with the plans submitted by the applicant in the Variation Application dated 10/30/2025; and*
- 2) *The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.*

Attachments

Application and related materials (submitted by Applicant)



# VARIATION APPLICATION

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

Case Number: 25-26 Date Application Filed: 10/30/2025

## APPLICANT INFORMATION

Applicant Name: DAN Ruzicka  
Applicant Address: 9106 N. Belleforte  
Applicant City / State / Zip Code: Morton Grove Illinois 60053  
Applicant Phone: (773)879-1489  
Applicant Email: [REDACTED]  
Applicant Relationship to Property Owner: OWNER  
Applicant Signature: Dan Ruzicka

## 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: 9106 N. Belleforte  
Property Identification Number (PIN): 10-16-301-029  
Property Square Footage: \_\_\_\_\_  
Property Zoning District: R-2  
Property Current Use: \_\_\_\_\_

## APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code:  
12-2-6: Attached patio side yard setback  
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.

The hardship has been created because I am unable to build a patio that will be within my Property lines and will improve the area once completed.

- 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 strict application of the provisions would deprive the applicant reasonable use of his property on his land.

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

The granting of this variation will not be detrimental to the public welfare or to other property.

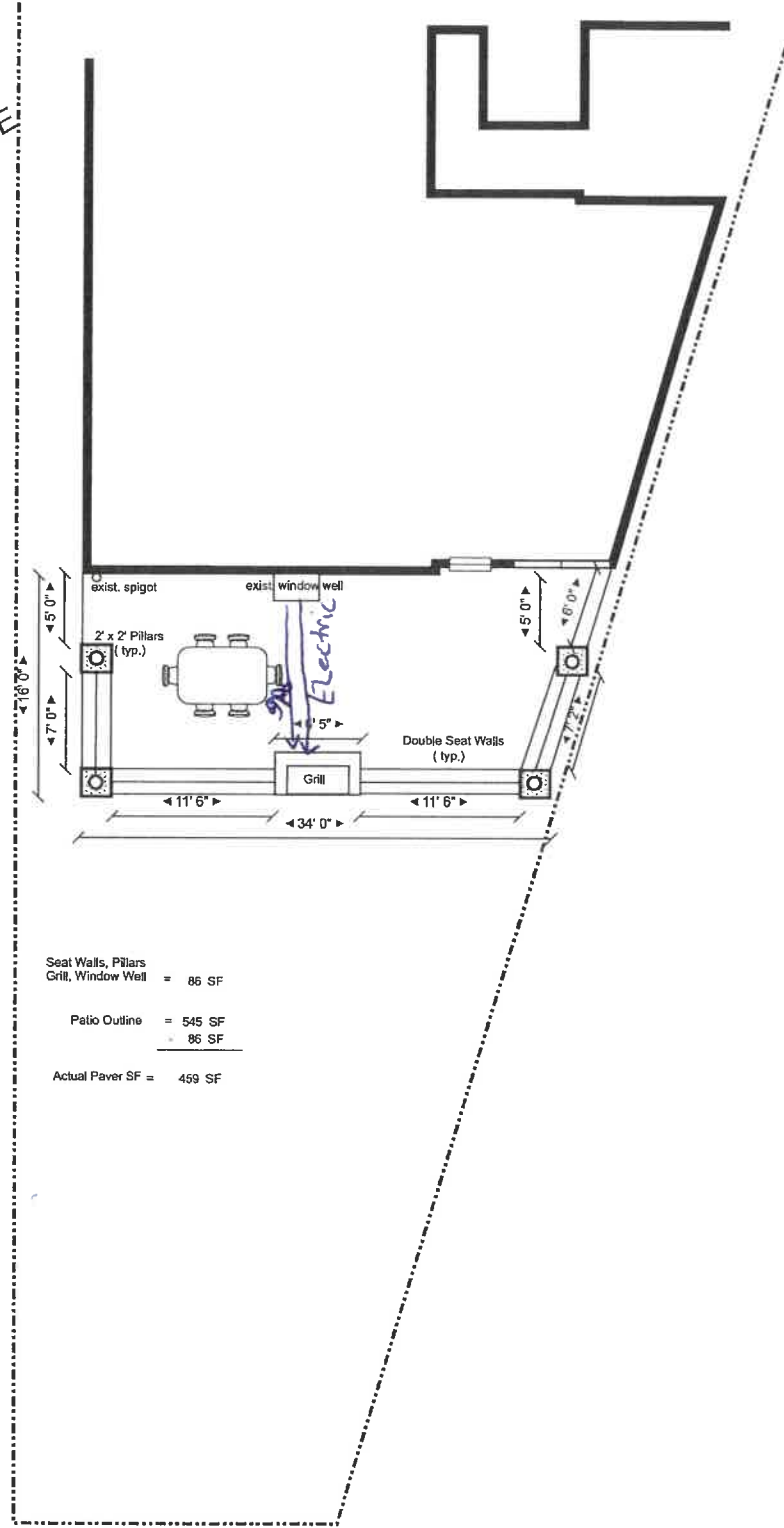
- d. **Not Detrimental to Neighborhood:** The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

This project will not impair any supply of light and Air Adjacent to the Property. No congestion to street or increase of potential damage of fire. No Public safety danger either. It will not alter the character of the neighborhood.

RECEIVED

SEP 25 2025

VILLAGE OF MORTON GROVE



Seat Walls, Pillars  
Grill, Window Well = 86 SF

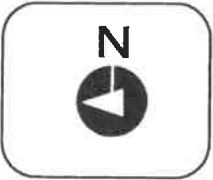
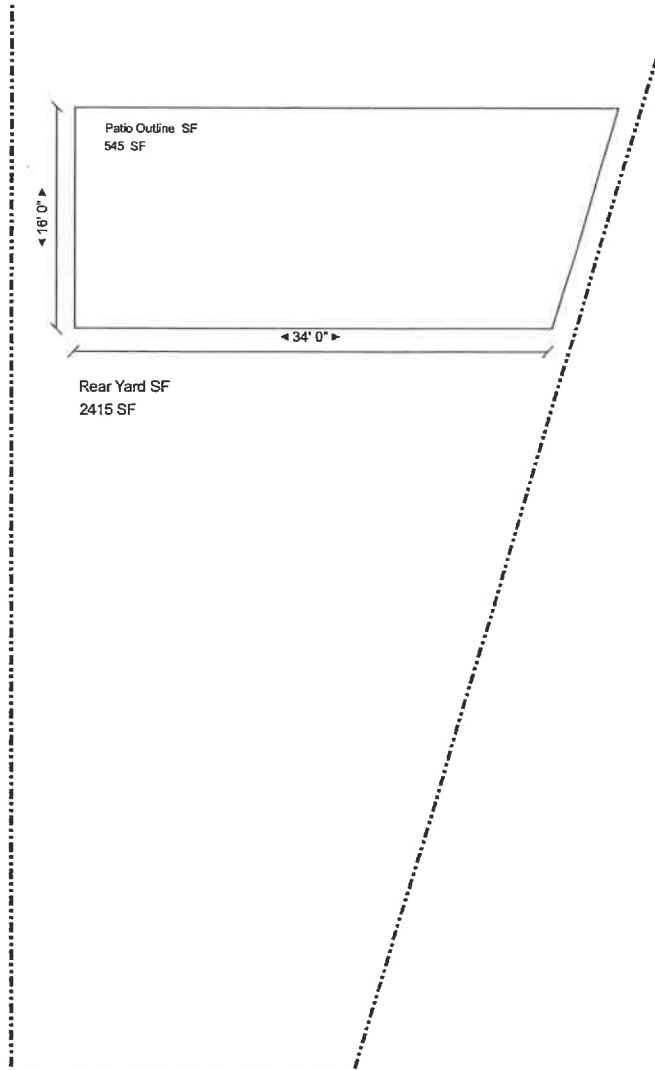
Patio Outline = 545 SF  
= 86 SF

Actual Paver SF = 459 SF

**Coupon**  
10% Off

Materials in this project-  
(when purchased  
retail by customer)

Show this to a cashier  
or present plant quote  
from the designer



**Ruzicka Residence**  
9106 N. Belleforte Ave  
Design by: John Strait  
September 9, 2025

**Back Yard  
Express  
Design Service**



# PLAT OF SURVEY

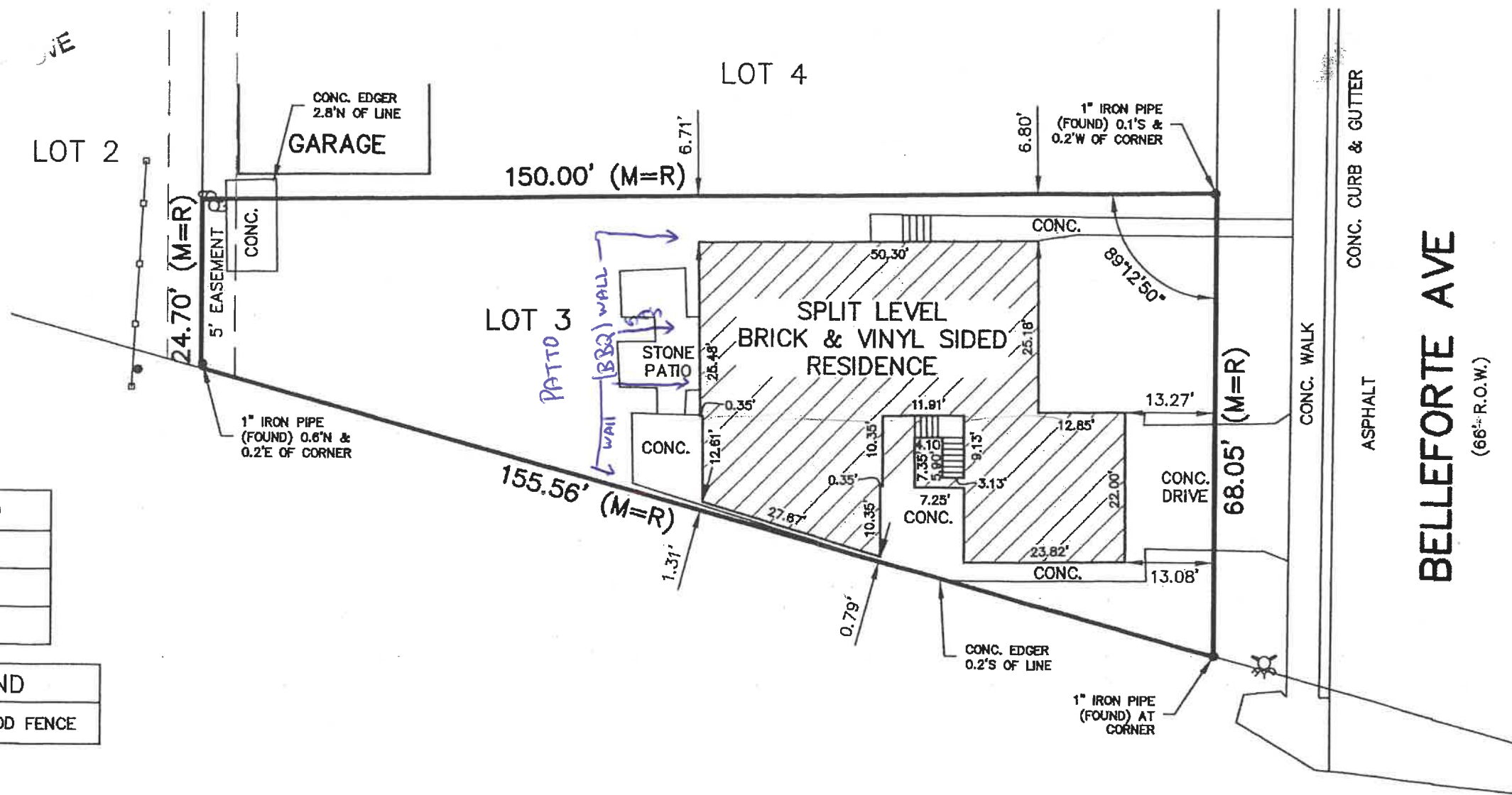
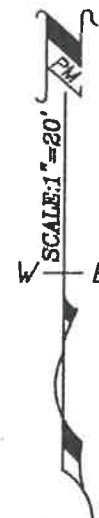
LOT 3 IN GOLF ROAD ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 9106 BELLEFORTE AVENUE, MORTON GROVE  
 PIN: 10-18-301-029  
 AREA: 0.16 ACRES

RECEIVED

SEP 25 2025

VILLAGE OF MORTON GROVE



SYMBOL LEGEND	
	UTILITY POLE
	HYDRANT
	MONUMENTATION

LINE LEGEND	
	= WOOD FENCE

STATE OF ILLINOIS } S.S.  
 COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ADJACENT PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 08/15/2020.

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

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 18TH. DAY OF AUGUST, A.D., 2020.

*Norbert V. Lambert Jr.*

ILLINOIS LAND SURVEYOR NO. 1863; LICENSE EXPIRES 11/30/20  
 ILLINOIS DESIGN FIRM NO. 184-007260



Norbert V. Lambert Jr  
 2020.08.19 21:20:32 +19

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS  
 AS SHOWN ON SURVEY.  
 ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.  
 COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY  
 APPARENT DISCREPANCIES TO THE SURVEYOR.

● = FOUND IRON STAKE  
 ○ = SET IRON STAKE

ORDERED BY: DANIEL RUZICKA. FILE NO. 200724

LAND SURVEYING AND CIVIL ENGINEERING	
<b>LAMBERT &amp; ASSOCIATES</b>	<b>LAND TECHNOLOGY</b>
933 W. LIBERTY DR WHEATON, IL 60187	3922 W. MAIN STREET McHENRY, IL 60050
P: (630)653-6331	P: (815)363-9200
F: (630)653-6396	F: (815)363-9223
	E: LANDTECH@LT-PE.COM