

**MINUTES OF THE DECEMBER 16, 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, and Mohr

Members Absent: Stein with notice
Liston without notice

Village Staff Present: 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 5 Board members were present.

Chairman Kintner asked for approval of the October 21, 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	abstain
Board Member Ingram voting	aye
Board Member Mohr voting	aye
Chairman Kintner voting	aye

Motion passes (4-0)

CASE ZBA 25-26

APPLICANT: Dan Ruzicka
9106 Belleforte Avenue
Morton Grove, IL 60053

LOCATION: 9106 Belleforte Avenue
Morton Grove, IL 60053

PETITION:

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

Ms. Kirchner said 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.

Mr. Ruzicka was sworn in. He said the new paver patio would not further encroach into the side yard than the existing patio. The patio would be able to serve his exterior rear doorway.

Board member Dorgan asked if the electrical service would be underground. The patio will be served by underground conduit.

Chairman Kintner asked if the applicant's neighbors had any comments or concerns. The applicant noted his across the street neighbor was in favor of the variation.

Board member Dorgan made a 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.

Board member Mohr 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	aye
Chairman Kintner voting	aye

Motion passes (5-0)

Chairman Kintner asked for any other business or discussion.

Board Member Dorgan moved to adjourn the meeting, seconded by Board Member Hussaini. The motion to adjourn the meeting was approved unanimously pursuant to a roll call at 7:11 p.m.

Minutes respectfully submitted by Anne Ryder Kirchner.