



Village of Morton Grove
Zoning Board of Appeals Agenda

February 17, 2026 - 7:00 P.M.

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

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES OF:** December 16, 2025

III. **PUBLIC HEARINGS:**

CASE: ZBA 26-01

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

LOCATON: 9018 Mead Avenue
Morton Grove, Illinois 60053

PETITION: Request for approval of variations from Sections 12-2-6 and 12-4-2 to allow an open sided porch and stair in a front yard that exceeds maximum allowable lot coverage.

CASE: ZBA 26-02

APPLICANT: Electric Light Manor, LLC
6427 Elm Street
Morton Grove, Illinois 60053

LOCATON: 6427 Elm Street
Morton Grove, Illinois 60053

PETITION: Request for approval of variations from Section 12-2-5 to allow a driveway not meeting minimum width within a required setback.

IV. **OTHER BUSINESS** None

V. **CLOSE MEETING**

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

Comments relating to this case may also be submitted no later than 12:00 p.m. on Tuesday, February 17, 2026, 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 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.

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: February 10, 2026

Re: ZBA 26-01 9018 Meade Avenue (10-17-307-047-0000)
Requesting approval of a variations from Sections 12-2-6 and 12-4-2 to allow an open sided porch and stair encroach into a required front yard and to exceed maximum allowable lot coverage.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the February 17, 2026, Zoning Board of Appeals public hearing for ZBA 26-01 in accordance with the Unified Development Code. The *Morton Grove Champion* published a notice on January 29, 2026. The Village mailed letters on January 29, 2026, notifying surrounding property owners, and placed a public notice sign on the subject property on January 29, 2026.

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 proposed open sided porch and stair that exceeds the maximum allowable lot coverage and encroaches into the required front yard.

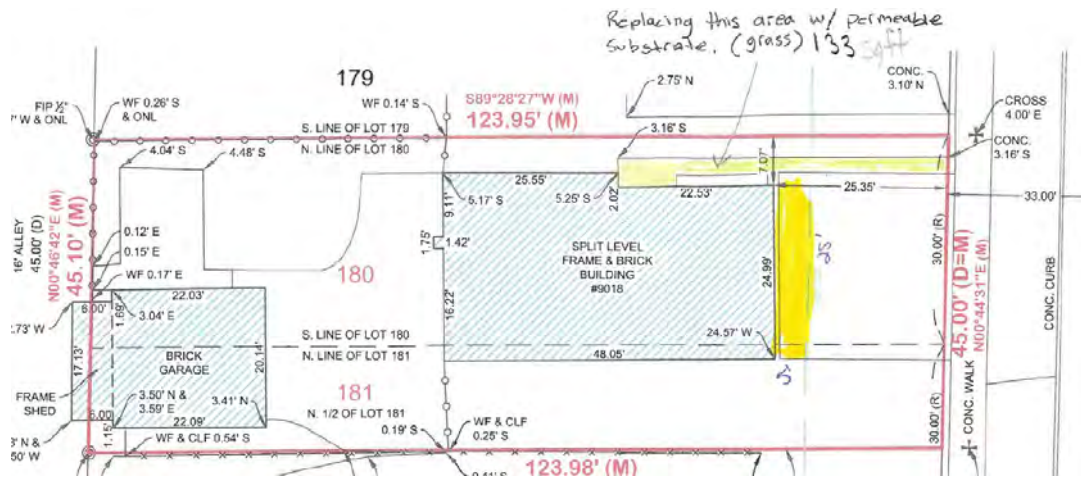
Requested Waivers

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

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED WAIVERS
Permitted Obstruction: Open Sided Porch 12-2-6:G	Maximum 20% of yard depth or 5 ft.	5 ft.	Compliant
Permitted Obstruction: Stairs/Steps 12-2-6:G	Maximum 5 ft. encroachment	6 ft.	<i>Waiver of 1 ft. to allow a 6ft. encroachment</i>
Impermeable Lot Coverage 12-4-2:D	Max. 60% Permitted (3,350 sq. ft.)	65% (3,654 sq. ft.)	<i>Waiver of 304 sq. ft. to allow total lot coverage of 65%</i>

As shown in the table, the following waivers are required to allow the installation of an open sided porch and sidewalk as proposed by the Applicant:

- Section 12-2-4:D: Waiver of 304 square feet to allow total impermeable lot coverage of 65%
- Section 12-2-6:G: Waiver of one foot to allow a stair to encroach 6 ft. in a required front yard

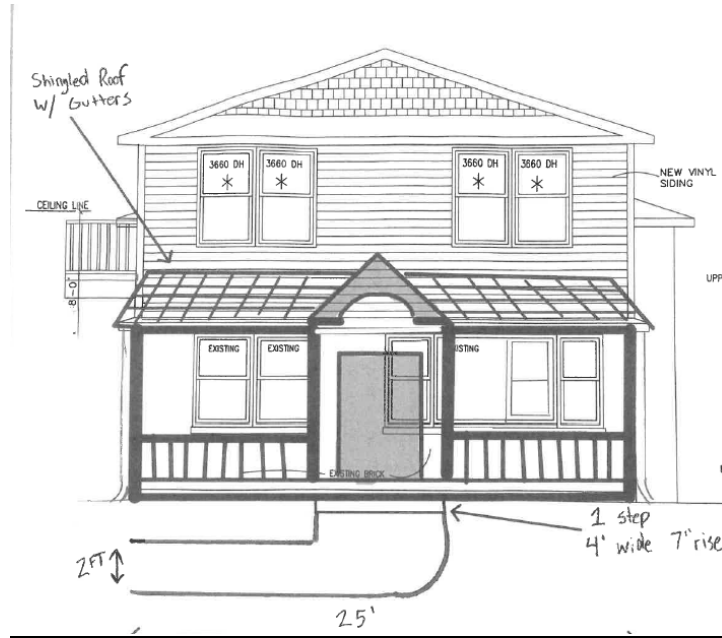


*Plat of Survey with Proposed Porch and Sidewalk Removal
(Provided by Applicant)*

Discussion

The applicant is seeking to relocate the main entrance of their home from a side door to a front door and porch. The sidewalk to the side entrance would be removed and replaced with a permeable substrate and grass. A new walkway would serve the new entrance and porch from the driveway. The walkway would be constructed of permeable pavers, however it should be noted that pavers must be included in impermeable lot coverage calculations per Village Code.

The property currently exceeds permitted lot coverage by 370 sq. ft. The proposed removal of the existing sidewalk, and installation of new porch and sidewalk would result in a net reduction in the current impermeable lot coverage of 66 sq. ft. The new, open sided porch is a permitted encroachment in the front yard, however one stair to the porch would extend beyond the allowed area by one foot and thus requires a waiver.



**Proposed Porch Elevation
(Provided by Applicant)**

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 26-01, staff recommends the following motion and conditions:

Motion to approve Case ZBA 26-01, a request for approval of a variation from Section 12-2-5:B.3, to allow an open sided porch and stair that exceeds maximum total lot coverage and encroaches into a required front yard, for the property commonly known as 9018 Meade Avenue, subject to the following conditions:

- 1) *The porch shall be built in accordance with the plans submitted by the applicant in the Variation Application dated 1/09/2026*
- 2) *The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits.*

Attachments

Application and related materials (submitted by applicant)



VARIATION APPLICATION

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

Case Number: 26-01 Date Application Filed: 1/09/2026

APPLICANT INFORMATION

Applicant Name: Wanda Robles
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: owner
Applicant Signature: Wanda Robles

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: 5583
Property Zoning District: B-2
Property Current Use: Residential

APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code:
12-4-D-2

Purpose of requested variation (attach as needed):
To add a front porch to the property, moving existing main side entrance to the front of property. See attachment.

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.

Not self imposed but instead provides additional security and protection from inclement weather.

- 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.

Non monetary, instead social interactions, mental and physical well-being and community relations

- 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.

Not detrimental to Public Welfare

- 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.

Not detrimental to Neighborhood

Attachment:

Request for approval of variation from section 12-4-2-D to allow the construction of a front porch, increasing lot coverage excess by 32 sqft, less than 1% percent increase of total existing lot coverage excess.

The proposed plan is to remove the side main entrance, stoop and property sidewalk and replace it with grass, therefore transferring the non-conforming sqft to in front of the house as means of a front porch. We will be adding 1 step to access the porch and a small, curved pathway towards the side of the property to minimize additional excess lot coverage. The pathway will include permeable pavers that will help direct stormwater into the subsoil where it can nourish landscape instead of storm sewers.

With this change not only can we increase lighting directly to the front of the property and sidewalk, which currently most of Morton Grove streets lack, we will also be increasing security for our property and will be able to shield the front door and main entryway from inclement weather.

This proposal may add value to the property and enhance the aesthetic and architectural appeal of the property while maintaining harmony with the neighborhood. This improvement will not adversely affect the neighboring properties in terms of privacy, sunlight or structural concerns. Instead, it will contribute to the beautification of the community and progress Morton Grove has been achieving lately by enhancing curb appeal throughout our town. The proposed front porch correlates with current development and progress in the neighborhood.

Wade Kelly

Shingled Roof
w/ Gutters

CEILING LINE

8'-0"

NEW VINYL
SIDING

UPPER FLO

CEILING

3660 DH

3660 DH

3660 DH

3660 DH

EXISTING

EXISTING

EXISTING

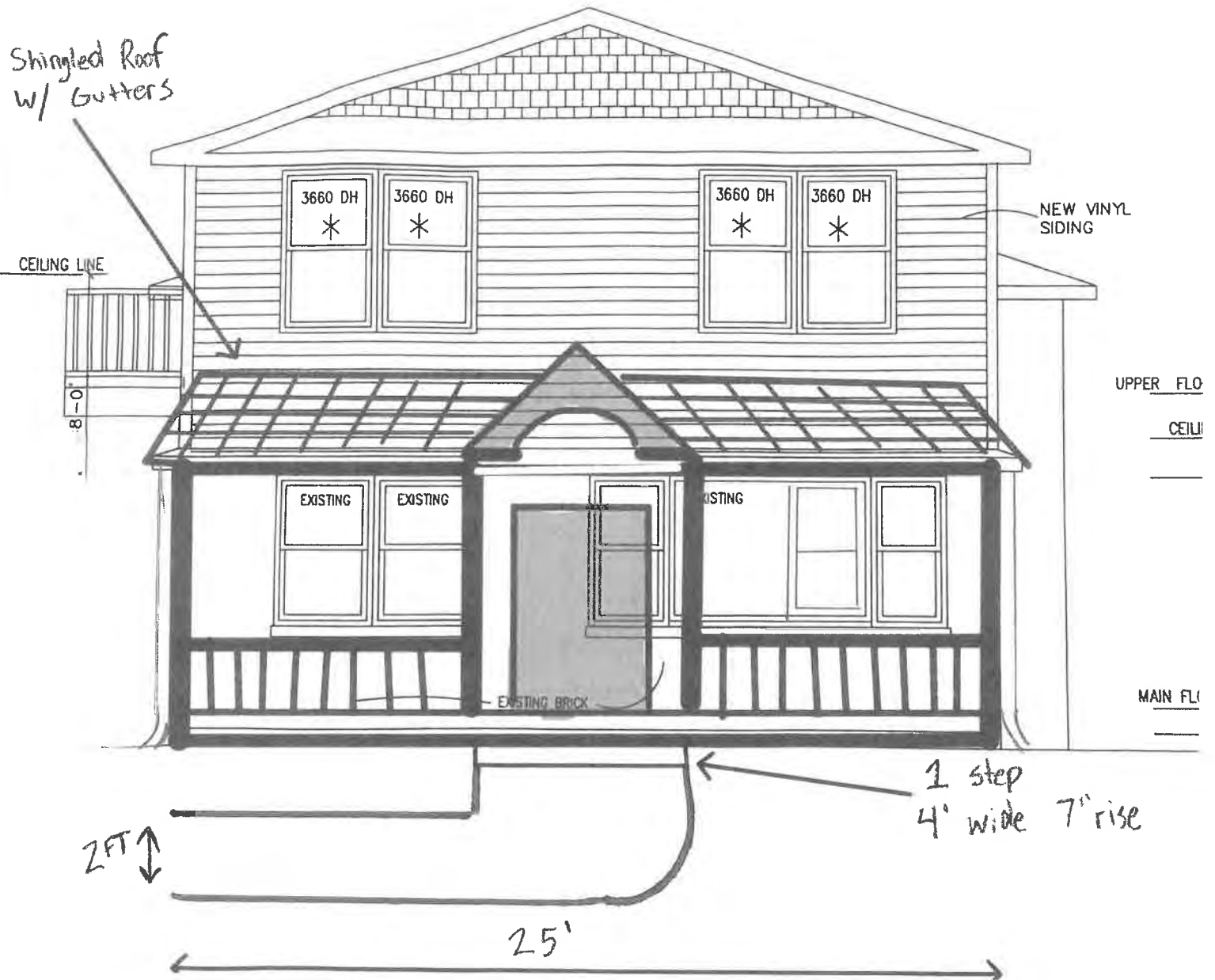
EXISTING BRICK

MAIN FLO

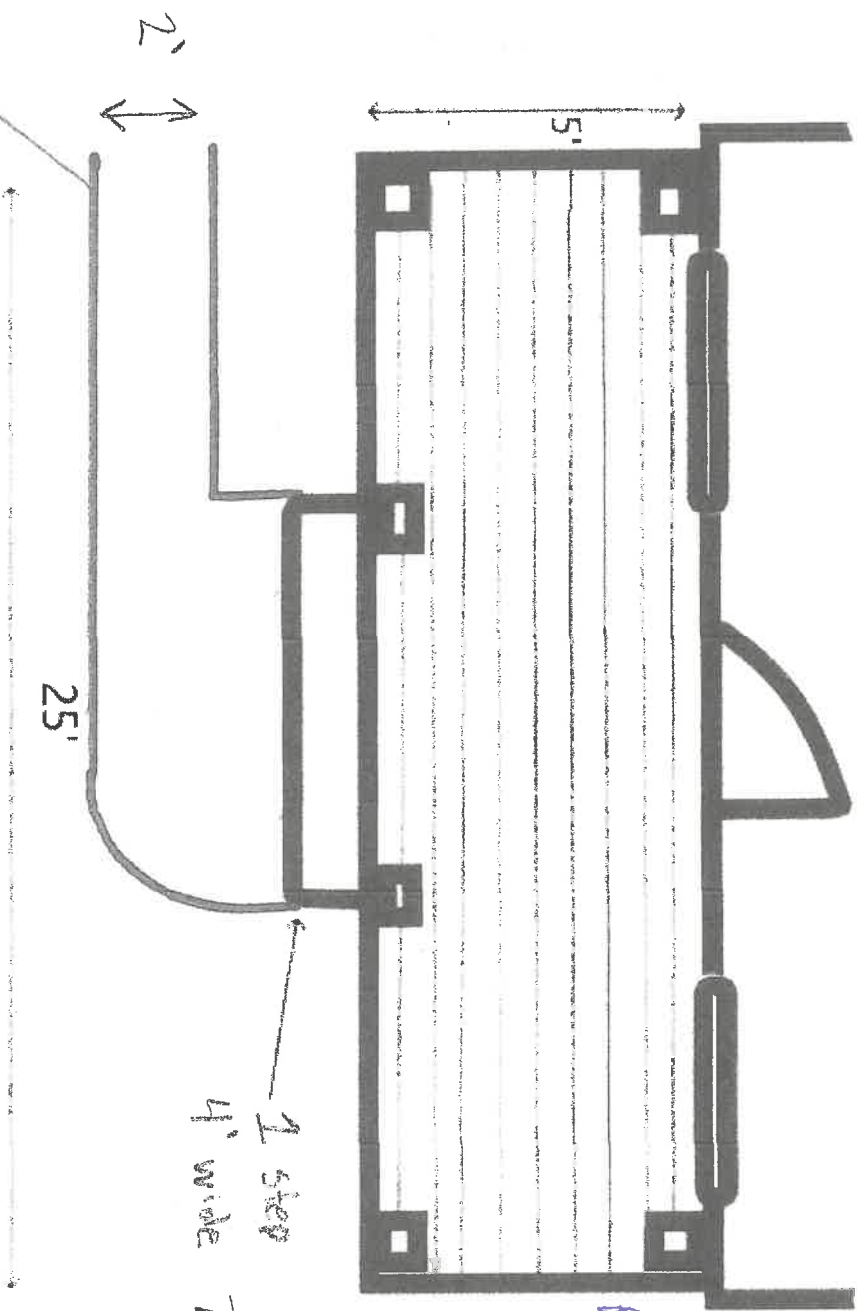
1 step
4' wide 7" rise

2 FT

25'



Porch Layout



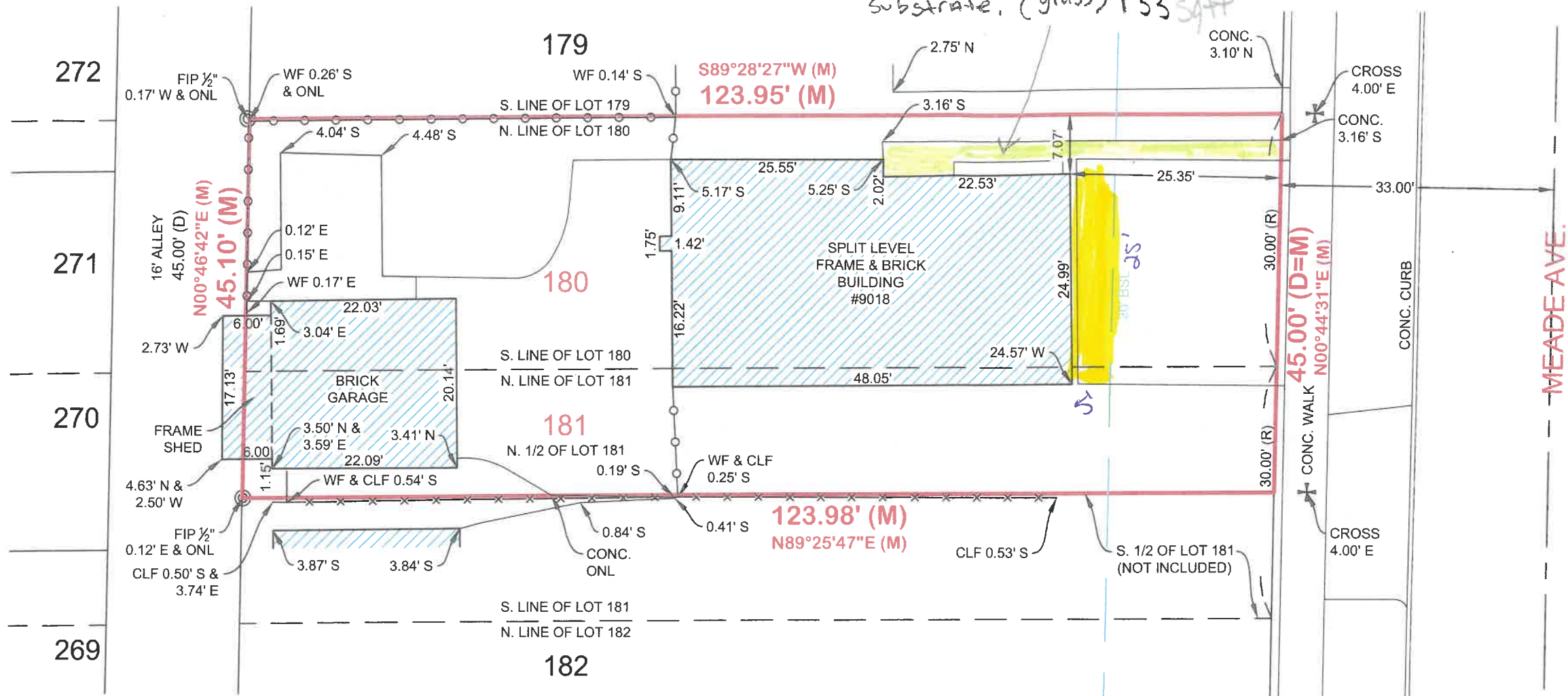
Permeable Driveway
Walk to driveway

Porch Elevation
14"
Porch built on
approved Foundation

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.

*Replacing this area w/ permeable
 substrate, (grass) 133 sqft*



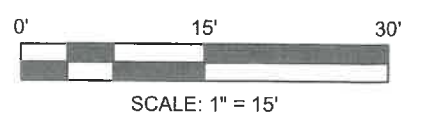
LEGEND

(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
[Solid]	CONCRETE
[Dotted]	ASPHALT
[Horizontal Lines]	WOOD
[Vertical Lines]	METAL
[Diagonal Lines]	BRICK
[Stippled]	GRAVEL
[Blue]	STONE
[Blue]	WATER
[Dashed]	OVERHANG/CANOPY
[Dotted]	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

Pi Surveying PLLC
 LAND SURVEYORS
 903 COMMERCE DRIVE, SUITE 210, OAK BROOK, IL 60523
 PHONE: (773) 444-0445
 www.pisurveying.com



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Home > Select Products > Permeable Pavers

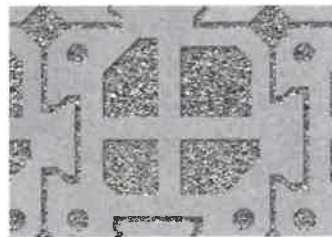
0 - 8 OF 8 ITEMS

Permeable pavers have been used in large scale commercial projects as a sustainable choice for decades, but today more and more homeowners are choosing them to create eco-friendly residential driveways and patios. Designed with larger joint spacing and installed on an open graded base, they help direct stormwater into the subsoil where it can nourish surrounding landscapes instead of overwhelming storm sewers potentially causing flooding. As the first manufacturer in North America to produce pervious pavers, Unilock is the leader with a wide selection of unique permeable styles that bring both beauty and sustainability to any project.

GET A CATALOG

FIND A CONTRACTOR

Material for Pathway



DURA-MAT™

Effective for erosion control and retention pond applications.



ECO-OPTILOC™

High-performance, robust Optiloc paver in a permeable variant.



ECO-PROMENADE ECOTERRA™

Long, linear plank paver manufactured with EcoTerra technology.



NORDIC COBBLE®

Randomized cobble faces ideal for borders and circular patterns.





EN



Discover our [Catalog of Dreams](#)

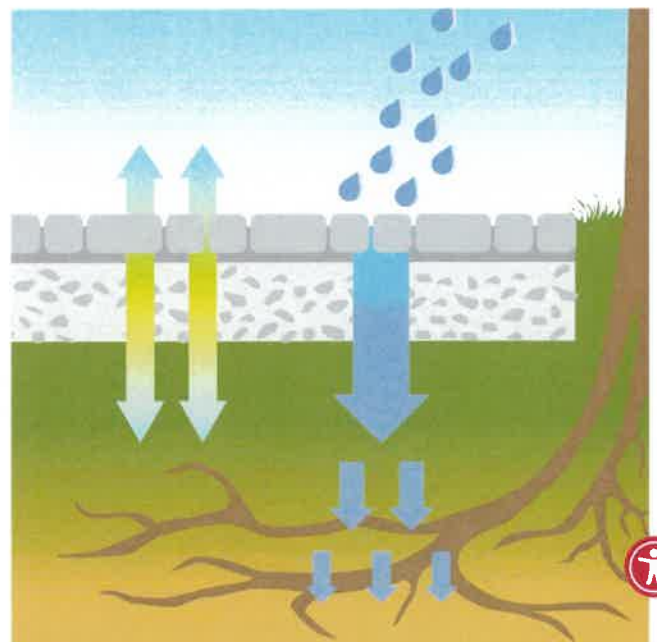
Browse hundreds of ideas for inspiration. Plan your dream outdoor space today, don't wait.



Download a [Project Planning Guide](#)

Starting a new project is exciting! Download the project planning guide for tips and advice.

PERMEABLE PAVERS FOR DRIVEWAYS AND PATIOS





spacer bars to create wider joints, allowing stormwater to flow through and infiltrate the subsoil below. While technically any paver can allow water to pass, true permeability depends on factors like base material, joint width, void percentage, and joint fill type. Together, these elements can help maximize water infiltration, reducing strain on municipal stormwater systems.

For optimal performance, a common base material used in non impervious paver installations is a clear angular stone with no sand fines, which will create a stable and effective drainage system. By incorporating water permeable pavers into your landscape, you're not only enhancing the beauty of your outdoor space but also contributing to [sustainable water management practices](#).

[FIND A CONTRACTOR](#)

NAVIGATE RESTRICTIONS ON IMPERMEABLE SURFACES FOR YOUR PROPERTY

As communities become more environmentally conscious, many municipalities are beginning to limit the amount of impermeable surface space allowed on residential properties. Some areas may even impose a stormwater tax based on the extent of impermeable surfaces you have. Fortunately, permeable pavers provide a practical solution. With these innovative water permeable materials, you can create spacious patios, driveways, pool decks, or walkways while potentially enjoying tax-saving benefits. Additionally, before starting your project, check with your local municipality about specific regulations and potential incentives.





BENEFITS OF PERMEABLE PAVERS

Prevent Flooding on Your Patio, Driveway, or Walkway

During heavy rain, permeable pavers help prevent yard flooding by allowing water to drain through wider joint gaps and into a permeable base, which reduces the amount of runoff directed to storm drains and lessens strain on local drainage systems. By managing water on-site, permeable driveway pavers can also help prevent water from accumulating near your foundation, which can be a key factor in reducing flood risks to your home.



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: February 10, 2026

Re: ZBA 26-02 – 6427 Elm Street (10-19-206-001-0000)
Request for a waiver from Section 12-2-5 of the Unified Development Code to allow a driveway not meeting minimum width in a required setback.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the February 17, 2026, Zoning Board of Appeals public hearing for ZBA 26-02 in accordance with the Unified Development Code. The *Morton Grove Champion* published a notice on January 29, 2026. The Village mailed letters on January 29, 2026, notifying surrounding property owners, and placed a public notice sign on the subject property on January 29, 2026.

Request Summary

Property Background

The subject property is a 7,780-square-foot lot located on the south side of Elm Street west of Lehigh Avenue and south and west of the Cook County Forest Preserve. The property is zoned in the C/R Commercial/ Residence District and improved with a single-family residence and detached garage in the rear yard. The properties to the east are in the C/R District, properties to the south are in the M-2 General Manufacturing District, and properties to the west and north are owned by the Forest Preserves District of Cook County.



Subject Property Context Map

Application Overview

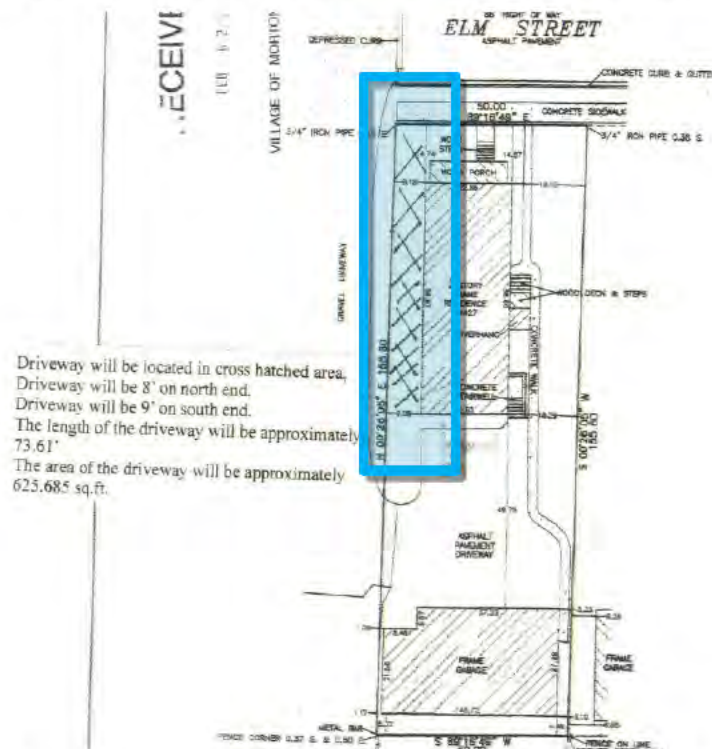
The applicant, Electric Light Manor, LLC, is seeking a waiver to install a driveway that is set back 0 feet from the side lot line. As discussed below, historically access to the Subject Property has been provided via an unpermitted driveway on the adjacent property owned by the Forest Preserves District of Cook County. After learning of the unpermitted use of its property, the Forest Preserves indicated it would install a barrier to prevent access from Elm Street and notice was given to the applicant to identify a new driveway location. The applicant is proposing to locate a new driveway on the west side of the Subject Property along the west lot line.

Requested Waivers

The following table provides an overview of the requested waivers for the proposed in-kind replacement of the driveway:

Dimensional Control	Code Requirement	Existing	Proposed	Waiver Request
Driveway Width and Setback (12-2-5:B.5)	Driveways shall be a minimum width of 8.5 ft. and shall be set back a minimum of 3 ft. from any one-driveway approach lot line For a driveway within a yard less than twelve feet (12') in width, the minimum setback of three feet (3') from any non-driveway approach lot line may be reduced to allow a driveway width no greater than nine feet (9')."	N/A	Driveway width of 8.18 ft. Driveway setback of 0 ft. from side lot line	Waiver of 0.42 ft. to permit a driveway 8.18 ft. in width with no setback in a yard less than 12 ft.

The owner/applicant is seeking to maintain the 0-foot side setback for the driveway in the front yard.



Driveway will be located in cross hatched area.
Driveway will be 8' on north end.
Driveway will be 9' on south end.
The length of the driveway will be approximately 73.61'
The area of the driveway will be approximately 625.685 sq.ft.

Plat of Survey with Proposed Driveway (Provided by Applicant)

Discussion

In March 2025, Village staff received complaints of people driving on an unimproved surface through property owned by the Forest Preserves District of Cook County. When Staff and representatives from the Forest Preserves visited the site, they observed a gravel driveway located on the Forest Preserves property, but serving the Subject Property. They also observed a newly worn cut-through path extending south from the driveway to Main Street as shown below.

The Village has no record of approving any related improvements in this portion of the Forest Preserves property. Furthermore, the applicant was unable to provide legal documentation, an agreement, or other information that supports and authorizes the Subject Property's use of the driveway on Forest Preserves property.



Aerial image depicting Subject Property (ORANGE), driveway serving Subject Property (GREEN), and new cut-through path (BLUE)

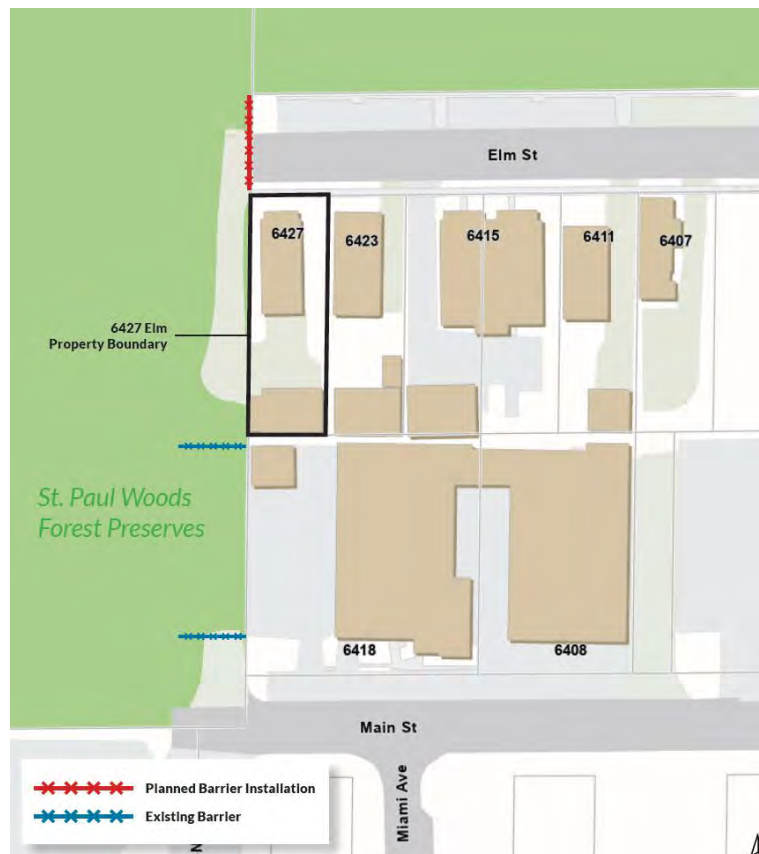


Photo of Unpermitted Cut-through

Planned Elm Street Barrier

To protect Forest Preserves' lands and prevent future unauthorized use, the Forest Preserves plans to install a barrier at the end of Elm Street, thereby impacting current vehicular access to the Subject Property. The Forest Preserves District initially agreed to postpone installation of the barrier until January 2026, so that an alternative means of vehicular access to the Subject Property could be installed. Staff anticipate the barrier will be installed in the near future, but a timeline has not been communicated by the Forest Preserves.

The applicant was notified of the Forests Preserves decision in July 2025 and asked to use the time between July 2025 and January 2026 to explore access options and make necessary arrangements for vehicular access to the Subject Property.



Planned location of Elm Street Barrier

Coordination with Applicant

The applicant's attorney met with Staff in December 2025 to review potential options for establishing a new vehicular access to the Subject Property. In reviewing the plat of survey, Staff confirmed with the applicant's attorney that the Village could approve a driveway on the east side without requiring a variation from the Zoning Board of Appeals provided the side yard (measured from stairway edge to lot edge) is 12 ft. or if not, at least a 3 ft. setback is provided. Per Section 12-2-5:B.5, "For a driveway within a yard less than twelve feet (12') in width, the minimum setback of three feet (3') from any non-driveway approach lot line may be reduced to allow a driveway width no greater than nine feet (9')."

Regarding lot coverage, Staff also confirmed with the applicant's attorney that the replacement of an existing driveway on a lot that exceeds maximum permeable lot coverage is permitted if the replacement complies with all other dimensional controls and does not increase impermeable lot coverage. Staff agree that in this unique circumstance, the application would be treated as a driveway replacement. As such, as long as the resulting driveway would have a smaller footprint than the current access drive located on FPDCC property, no lot coverage waiver would be required.

Potential West Lot Line Fence

Despite Staff's confirmation that a driveway could be located on the east side of the property without requiring a variation, the applicant is requesting a driveway to be located on the west side of the property along lot line shared with the Forest Preserves. In response to the potential of a driveway being located along the shared property line, Forest Preserves representatives noted concern with the potential for vehicles to accidentally drive off the edge of the driveway onto Forest Preserves property. Forest Preserves representatives have also indicated they are considering installing a fence along the property line to prevent further unpermitted use of their property.

Regardless of a fence installation, the proposed driveway width of 8.18 ft. would be difficult to navigate. For example, one tenant at the property appears to drive a Lincoln Aviator which measures 89.9 inches (7.5 ft.) wide when mirrors are included. This means that the driver would have 8.26 inches of total clearance between the building wall, car mirrors, and lot line/potential fence (approximately 4 inches on either side).

Applicant Concerns with East Driveway Location

In considering locating the driveway on the east side of the property, the applicant has indicated concerns with removing an existing tree, shrubs, and a stone. It should be noted that the pine tree on the property that would be removed if a compliant driveway were to be installed on the east side of the property does not qualify as a protected tree under the Village' Tree Preservation Ordinance as it is not of sufficient diameter.

The applicant has also indicated a concern with creating a, "dangerous situation since the driveway would be adjacent to the steps used to access a vestibule used for entry into that portion of the home." Staff observes that numerous residential properties exist in the Village of Morton Grove where side entrances directly access a driveway. Such a circumstance is not uncommon in the older neighborhoods in the east side of the community.



Subject Property Street View showing Tree 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 has provided their responses to these standards in the Variation Application.

Recommendation

Should the Board approve Case ZBA 26-02, staff suggests the following motion and conditions:

Motion to approve Case ZBA 26-02, a request for a waiver from Section 12-2-5 of the Unified Development Code to allow, subject to the following conditions:

1. *The driveway shall be in the location with the plans submitted by the applicant in the Variation Application dated 1/12/2026.*
2. *The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.*
3. *[Other conditions as required by the ZBA.]*

Attachments

Application and related materials (submitted by applicant)



VARIATION APPLICATION

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

Case Number: 26-02 Date Application Filed: 1/12/2026

APPLICANT INFORMATION

Applicant Name: Electric Light Manor LLC

Applicant Address: 929 E. Glenwood Road

Applicant City / State / Zip Code: Glenview, IL 60025

Applicant Phone: [REDACTED]

Applicant Email: [REDACTED]

Applicant Relationship to Property Owner: Same

Applicant Signature: *Mike Baker* dotloop verified
12/31/25 3:22 PM CST
XV57-YUOQ-WBYR-HLA9

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: 6427 Elm Street

Property Identification Number (PIN): 10-19-206-001-0000

Property Square Footage: 7,780 sq.ft.

Property Zoning District: CR

Property Current Use: two-family dwelling

APPLICATION INFORMATION

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

12-2-5 (B) (5) (b)

Purpose of requested variation (attach as needed): To build driveway to access 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.

See attached letter

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

See attached letter

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

See attached letter

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

See attached letter

WARRANTY DEED

THE GRANTOR, ROBERT P. CONNELLY and GWENDOLYN A. CONNELLY, CO-TRUSTEES of the ROBERT P. AND GWENDOLYN A. CONNELLY LIVING TRUST DATED JUNE 2, 2011 , of the Village of Morton Grove, County of Cook, State of Illinois for and in consideration of TEN DOLLARS, (\$10.00), in hand paid, CONVEY and WARRANT to ELECTRIC LIGHT MANOR LLC, an ILLINOIS LLC the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See attached for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2024 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Permanent Index Number (PIN): 10-19-206-001-0000
Address(es) of Real Estate: 6427 Elm Street, Morton Grove, Il. 60053

DATED this 26th day of September, 2024

Robert P. Connelly Co-Trustee (SEAL)
ROBERT P. CONNELLY, CO-TRUSTEE, of the ROBERT P. and GWENDOLYN C. CONNELLY LIVING TRUST DATED 6-2-11

Gwendolyn A. Connelly Co-Trustee (SEAL)
GWENDOLYN A. CONNELLY CO-TRUSTEE OF THE ROBERT P. and GWENDOLYN C. CONNELLY LIVING TRUST DATED 6-2-11

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT p. CONNELLY and GWENDOLYN C. CONNELLY, as CO-TRUSTEES of the ROBERT P. and GWENDOLYN C. CONNELLY LIVING TRUST DATED 6-2-11 , personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and official seal, this 26th day of September, 2024

Commission expires 3-27-26

Ira A. Moltz
NOTARY PUBLIC
IRA A MOLTZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 24, 2026

This instrument was prepared by IRA A. MOLTZ, 1220 Rudolph, Suite 2D, Northbrook, IL 60062

Legal Description

of premises commonly known as 6427 Elm Street, Morton Grove, Il. 60053

LOT 11 IN BLOCK 3 IN MORTON GROVE, BEING A SUBDIVISION OF THE EAST 4.63 CHAINS OF THAT PART OF THE NORTH EAST QUARTER LYING SOUTH OF GROSS POINT ROAD AND THE NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH ½ OF THE SOUTHEAST QUARTER OF SECTION 19, AND OF THAT PART OF THE NORTH WEST QUARTER OF SECTION 20, LYING SOUTH OF SAID ROAD AND WEST OF CHICAGO MILWAUKEE AND ST. PAUL RAILROAD, ALL IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
NO. 09874 AMOUNT \$ 1,140 DATE 10/11/24
ADDRESS 6427 Elm St
(VOID IF DIFFERENT FROM DEED)
BY AD

MAIL TO:

Electric^{Light} Manor LLC
929 E. Glenwood
Glenview, IL 60625

SEND SUBSEQUENT BILLS TO:

Electric Light Manor LLC
929 E. Glenwood
Glenview IL 60625

AFFIDAVIT OF TITLE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named:

That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated October 1 2024, to ELECTRIC LIGHT MANOR LLC, an Illinois LLC grantee conveying the following described property:

Please See Legal Description Attached

That no labor or material has been furnished for premises within the last four months, that is not fully paid for.

That since the title date of June 24, 2024 , in the report on title issued by Stewart Title, affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly and in full their rent to date, and are renting from _____ to _____, and not for any longer term, and have no other or further interest whatsoever in premises.

That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee’s consummation of the purchase of premises.

Affiant further states:

Robert P. Connelly (SEAL)
ROBERT P. CONNELLY, Trustee

Gwendolyn A. Connelly (SEAL)
GWENDOLYN A. CONNELLY, Trustee

Subscribed and sworn to before me
this 26 day of September, 2024

Ira A. Moltz
Notary Public



Legal Description

of premises commonly known as 6427 Elm Street, Morton Grove, Il. 60053

LOT 11 IN BLOCK 3 IN MORTON GROVE, BEING A SUBDIVISION OF THE EAST 4.63 CHAINS OF THAT PART OF THE NORTH EAST QUARTER LYING SOUTH OF GROSS POINT ROAD AND THE NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH ½ OF THE SOUTHEAST QUARTER OF SECTION 19, AND OF THAT PART OF THE NORTH WEST QUARTER OF SECTION 20, LYING SOUTH OF SAID ROAD AND WEST OF CHICAGO MILWAUKEE AND ST. PAUL RAILROAD, ALL IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MAIL TO:

SEND SUBSEQUENT BILLS TO:

BILL OF SALE

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

Seller(s) ROBERT P. CONNELLY and GWENDOLYN A. CONNELLY, CO-TRUSTEES of the ROBERT P. and GWENDOLYN A. CONNELLY LIVING TRUST DATED JUNE 2, 2011, in consideration of Ten dollars (\$10.00), receipt of acknowledged, does

hereby sell, assign, transfer and set over to Buyer ELECTRIC LIGHT MANOR LLC, the following described personal property located at 6427 Elm Street, Morton Grove, Il. 60053

All personal property listed on the real estate sales contract dated July 2, 2024 entered into between sellers and buyers for subject premises.

Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and the Seller has full right, power and authority to sell said personal property and to make this bill of sale. *All warranties of quality, fitness, and merchantability are hereby excluded.*

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

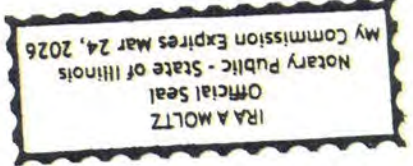
IN WITNESS WHEREOF, Seller has signed and sealed this bill of sale this 29th day of September, 2024.

Robert P. Connelly (SEAL) Gwendolyn A. Connelly (SEAL)
ROBERT P. CONNELLY GWENDOLYN A. CONNELLY

SUBSCRIBED AND SWORN TO BEFORE ME

this 26th day of September, 2024

[Signature]
Notary Public



T.K.D. Land Surveyors, Inc.

P.O. Box 212, South Elgin, Illinois 60177
Phone: (847) 997-9292
tkdlandsurveyors@aol.com

PLAT OF SURVEY

OF

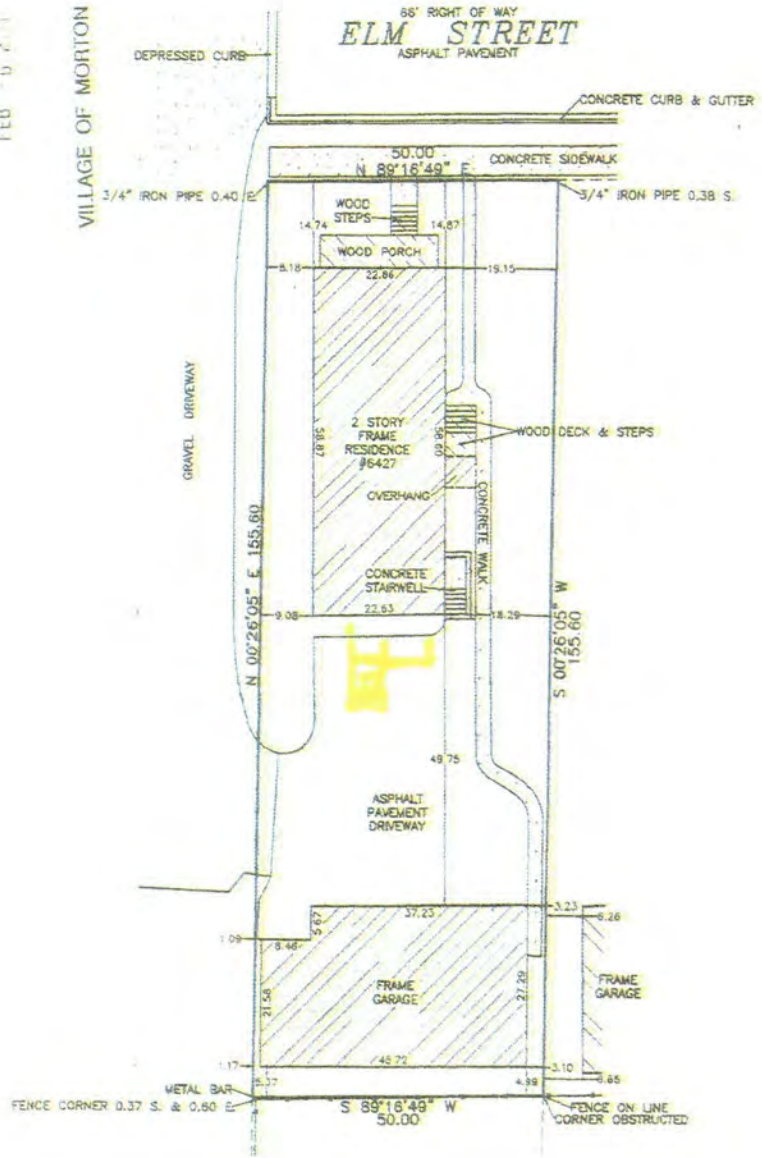
Lot 11 in Block 3 in Morton Grove, being a Subdivision of the East 4.63 acres of that part of the North East Quarter lying South of Grove Point Road and of the North 3 acres of the East 10 acres of the North One-half of the South East Quarter of Section 19, and of that part of the North West Quarter of Section 20, lying South of said Road and West of Chicago Milwaukee and St. Paul Railroad, all in Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

RECEIVED

FEB - 6 2024

VILLAGE OF MORTON GROVE

BASIS OF BEARING (ASSUMED)



LEGEND



MEASURED LOT AREA = 7,778 SQ. FT. (0.179 ACRES)

- * All dimensions shown are given in feet & decimal parts thereof
- * No angles or distances are to be assumed by scaling
- * Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

Scale: 1" = 20'
 Order # 24-172
 Address: 6427 Elm St.
 Morton Grove, IL 60053
 P.L.N. 10-19-206-001-0000
 Ordered By: Jim Mattz



STATE OF ILLINOIS) ss.
 COUNTY OF KANE) ss.
 I, Keith E. DeLaney, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Keith E. DeLaney Illinois P.L.S. #035-003385
 Dated: August 5, 2024
 Field work completed: August 5, 2024
 Professional Design Firm Lic. No. 184.005204
 This professional service conforms to the current Illinois minimum standards for a boundary survey.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

T.K.D. Land Surveyors, Inc.

P.O. Box 212, South Elgin, Illinois 60177
Phone: (847) 997-9292
tklandsurveyors@att.net

PLAT OF SURVEY

Lot 11 in Block 3 in Morton Grove, being a Subdivision of the East 4.63 acres of that part of the North East Quarter lying South of Gross Point Road and of the North 3 acres of the East 10 acres of the North One-half of the South East Quarter of Section 19, and of that part of the North West Quarter of Section 20, lying South of said Road and West of Chicago Milwaukee and St. Paul Railroad, all in Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

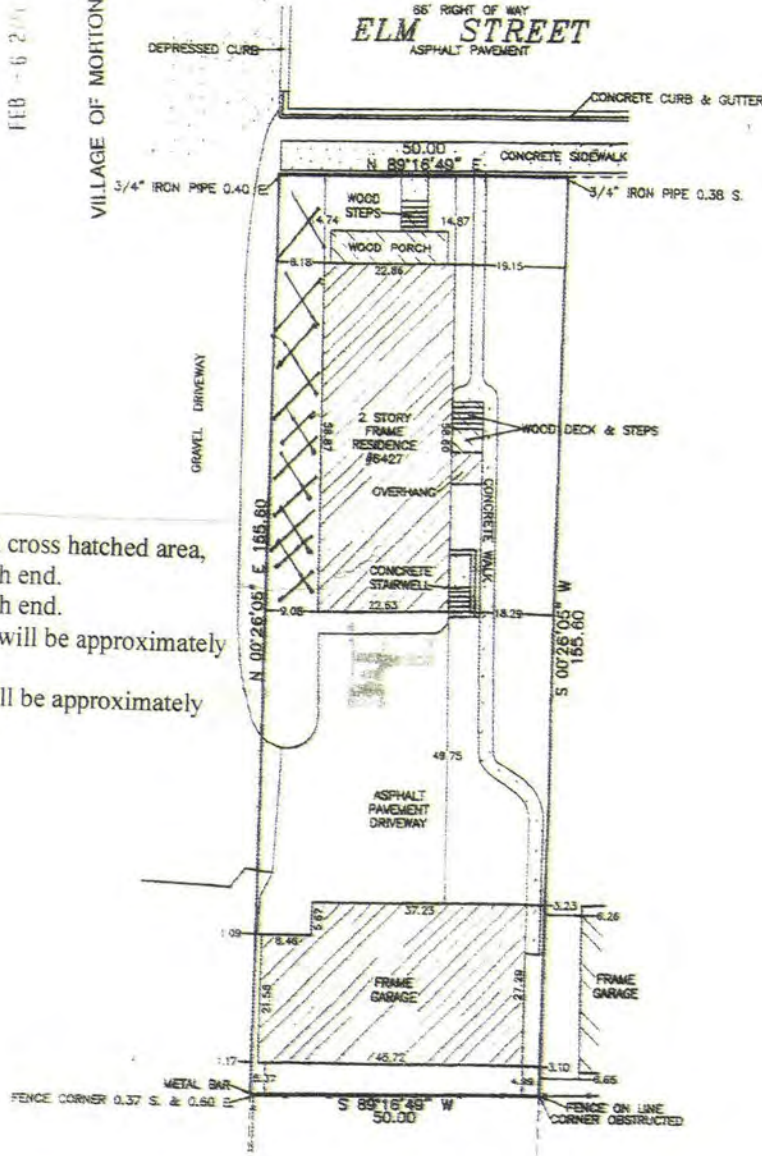
RECEIVED

FEB - 6 2011

VILLAGE OF MORTON GROVE

65' RIGHT OF WAY
ELM STREET
ASPHALT PAVEMENT

BASIS OF BEARING
(ASSUMED)



Driveway will be located in cross hatched area.
 Driveway will be 8' on north end.
 Driveway will be 9' on south end.
 The length of the driveway will be approximately 73.61'
 The area of the driveway will be approximately 625.685 sq.ft.

LEGEND

CHAIN LINK FENCE

MEASURED LOT AREA = 7,778 SQ. FT. (0.179 ACRES)

- All dimensions shown are given in feet & decimal parts thereof
- No angles or distances are to be assumed by scaling
- Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

Scale: 1"=20'
 Order # 24-172
 Address: 5427 Elm St
 Morton Grove, IL 60057
 P.N. 10-19-208-001-0000
 Ordered by: ira Mattz



STATE OF ILLINOIS }
COUNTY OF KANE } ss.

I, Keith E. Delaney, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Keith E. Delaney Illinois P.L.S. #035-003385
Dated August 5, 2024

Field work completed August 5, 2024
Professional Design Firm Lic. No. 184.005204
This professional service conforms to the current Illinois minimum standards for a boundary survey.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

CANNING & CANNING LLC
1000 SKOKIE BOULEVARD, SUITE 355
WILMETTE, ILLINOIS 60091

CHRISTOPHER S. CANNING

January 12, 2026

VIA EMAIL

Zoning Board of Appeals
Village of Morton Grove
c/o Brandon Nolin, AICP
Community Development Administrator
Village of Morton Grove
6101 Capulina Avenue
Morton Grove, IL 60053

Re: Variations request for a driveway at 6427 Elm Street.

Dear Chairman Kintner and Members of the Zoning Board:

I am writing on behalf of Electric Light Manor, LLCF and Michael Baker and their request for variations to install a driveway at the two-family dwelling at 6427 Elm Street ("Subject Property"). For the reasons set forth below, Mr. Baker respectfully requests that the Village of Morton Grove grant his requested variations.

I. Background pertaining to 6427 Elm Street.

Mr. Baker purchased the Subject Property on or about October 1, 2024 as a rental provider. Mr. Baker is a housing provider to residents of Cook County and to the Village of Morton Grove. The home on the Subject Property was built in approximately 1915. The home is currently occupied by tenants who utilize the gravel road west of the Subject Property to access the detached garage located south of the home. The gravel road has been used by the owners and tenants of the building since at least 1927. (See handwritten note from Alvin Lindemann attached as Exhibit A. Mr. Lindemann died in 2007).

On July 10, 2025, the Village of Morton Grove sent Mr. Baker the attached letter (Exhibit A) informing him that the Forest Preserve District of Cook County planned to install a barrier which would cut off the gravel road providing the only access to the Subject Property's driveway at the rear of the home and the garage which serves as the parking for the tenants who occupy the home.

Thereafter, on or about September 5, 2025, Mr. Baker, through his counsel, contacted the Forest Preserve to seek an easement over the gravel road to access the garage. On September 30,

2025, the Forest Preserve responded the request, denied the request for the easement and demanded that Mr. Baker and his tenants “cease and desist all use of District property for parking, ingress, egress, or otherwise.” Once the barrier is installed, Mr. Baker and his tenants will not be able to access the garage at the rear of the property.

Mr. Baker proposed to install a driveway on the west side of the home between the home and the Forest Preserves’ lot line. The driveway will have a width of 8.18’ feet at the north end and 9’ at the south end and a length of 73.61’. The driveway will have an area of approximately 625.685 square feet. (See Site Plan attached as Exhibit B).

Under section 12-2-5 (B) (5) (b), a driveway must have a minimum wider of eight and one-half feet (8.5”) and shall be set back a minimum of three fee (3’) from the lot line. Mr. Baker is seeking a .42’ variation (approximately 5 inches) from the minimum driveway width and a 3’ setback variation to install the driveway. Although the existing home, driveway and garage exceed the maximum permeable lot coverage, here, the proposed driveway will be approximately 11’ narrower than the existing gravel driveway on the Forest Preserve property and therefore no permeable coverage variation is required.

Mr. Baker considered locating the driveway on the east side of the home but chose not to for several reasons. Placing the driveway on the east side of the home requires the removal of a healthy, mature pine street, bushes and a property stone. The tree provides shade to the neighboring property to the east. Placing the driveway on the east side of the home would also create a dangerous situation since the driveway would be adjacent to the steps used to access a vestibule used for entry into that portion of the home.

II. The Subject Property.

The Subject Property is located within the CR Zoning District. The Subject Property has approximately 50 feet of frontage on Elm Street and a depth of 155.60 feet. The Subject Property has a lot area of 7,780 square feet and is improved with a two-family dwelling and garage. The Subject Property has properties zoned CR to the north and east, properties zoned M-1 to the south and property owned by the Forest Preserve District of Cook County to the west.

III. Standards of Review.

Pursuant to the Zoning Ordinance, any variation application must establish how the proposed occupancy and its operation comply with the following standards.

Section 12-16-3-A-2 Standards for Variations

The Zoning Board of Appeals shall not vary the regulations of this title as authorized by this section unless it shall make findings of fact based on evidence presented in each specific petition that:

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

Mr. Baker's hardship is not self-created, rather, it is the direct result of the Forest Preserve eliminating access to the gravel road that has been used by prior owners and tenants for decades. Without a driveway, there is no way to access the garage in the rear of the Subject Property.

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

Denying Mr. Baker, the right to install a driveway so that tenants can access the garage would deprive him and the tenants of making a reasonable use of the Subject Property.

- 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.*

Granting Mr. Baker, the right to build a driveway on the west side of the Subject Property will not be detrimental to the public welfare or to other property in the neighborhood. To the contrary, it will all private vehicles to access the garage rather than parking on the public street.

- 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 addition of the driveway on the west side of the home will not impair an adequate supply of light and air to the Forest Preserve property, will not substantially increase congestion in the street (it will take cars off the street), it will not increase the potential of fire, endanger the public safety or alter the character of the neighborhood. If the driveway were on the east side of the home, it would impair the light and air to the adjoining property, it may endanger the health of people exiting the east side of the building and it would alter the character of the

January 12, 2026
Page 4

neighborhood by removing a mature, healthy tree and placing a driveway between the two homes, a condition that does not exist today and his likely ever existed.

Mr. Baker looks forward to the opportunity to appear at the Public Hearing on the application and answer any questions you may have. Thank you for your consideration of this request.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Christopher S. Canning". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Christopher S. Canning

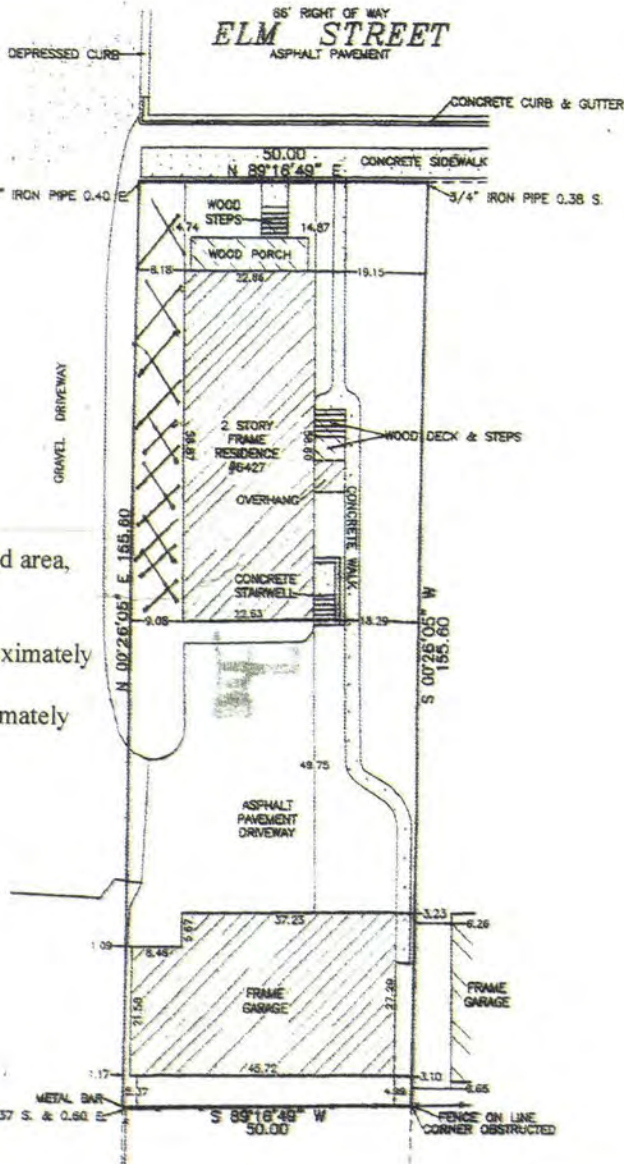
PLAT OF SURVEY

Lot 11 in Block 3 in Morton Grove, being a Subdivision of the East 4.63 chains of that part of the North East Quarter lying South of Gross Point Road and of the North 3 acres of the East 10 acres of the North One-half of the South East Quarter of Section 20, and of that part of the North West Quarter of Section 20, lying South of said Road and West of Chicago Milwaukee and St. Paul Railroad, all in Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

RECEIVED

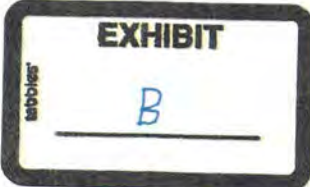
FEB 6 2025

VILLAGE OF MORTON GROVE



BASIS OF BEARING (ASSUMED)

Driveway will be located in cross hatched area,
 Driveway will be 8' on north end.
 Driveway will be 9' on south end.
 The length of the driveway will be approximately 73.61'
 The area of the driveway will be approximately 625.685 sq.ft.



LEGEND
 CHAIN LINK FENCE

MEASURED LOT AREA = 7,778 SQ. FT. (0.179 ACRES)
 * All dimensions shown are given in feet & decimal parts thereof
 * No angles or distances are to be assumed by scaling
 * Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.



STATE OF ILLINOIS)
 COUNTY OF KANE) ss.
 I, Keith E. Delaney, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.
 Keith E. Delaney, Illinois P.L.S. #035-003385
 Dated: August 5, 2024.
 Field work completed: August 5, 2024.
 Professional Design Firm Lic. No. 184.005204
 This professional service conforms to the current Illinois minimum standards for a boundary survey.

Scale: 1"=20'
 Order #: 24-172
 Address: 6427 Elm St.
 Morton Grove, IL 60053
 P.L.S. 10-19-206-001-0000
 Ordered by: Ira Holtz

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

The owner's of
6427 ELM Street
have always had
access to the backyard
by using the road
on the side (west)
of the house.
(1927 - to date)
Alvin W. Lindemann



Office: 708-771-1192
Cell: 708-906-3759
Fax: 708-771-1360
john.sterenberg@cookcountyil.gov

JOHN STERENBERG
LICENSED SURVEYOR FOR LAND USE COMPLIANCE

FOREST PRESERVE DISTRICT
OF COOK COUNTY, ILLINOIS
536 NORTH HARLEM AVENUE

RIVER FOREST, IL 60305

January 7, 2013

