

**MINUTES OF THE FEBRUARY 17, 2026
MEETING OF THE ZONING BOARD OF APPEALS
VILLAGE HALL 6101 CAPULINA, MORTON GROVE, IL 60053**

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Zoning Board of Appeals was called to order at 7:00 PM by Chairman Kintner. Secretary Kirchner called the roll.

Members of the Board Present: Hussaini, Ingram, Kintner, Liston, Mohr, and Stein

Members Absent: Dorgan with notice

Village Staff Present: Anne Ryder Kirchner, Planner/Zoning Administrator, and Secretary James English, Building and Inspectional Services

Trustees Present: Minx, 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 announced that this was the 5 year anniversary of Board Member Stein's appointment to the Board and Plan Commission

Board Member Ingram moved to approve the minutes, Board Member Mohr seconded the motion. Chairman Kintner called for the vote.

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

Motion passes (4-0)

CASE ZBA 26-01

APPLICANT: 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 12-2-6 and 12-4-2 to allow an open sided porch and stair in a front yard that exceeds maximum allowable lot coverage.

Ms. Kirchner said 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.

Board member Stein asked what base level of drawings are required for a submittal. Ms. Kirchner said drawings showing dimensions that are related to the zoning variation are required. A complete set of architectural drawings is required for permit.

Board member Ingram asked for clarification regarding section 12-2-6:G allowing only unroofed steps as an encroachment. Ms. Kirchner noted that this case refers to an open sided porch which is also allowed as an encroachment in a required front yard. The step to the porch requires an encroachment variation.

Chairman Kintner asked if it was one single step. It is one step as shown.

Board member Hussaini asked about the variation from 2025 for lot coverage. It was noted that they are again seeking a variation due to lot coverage.

Chairman Kintner asked if a condition is required to note the north sidewalk and stoop are to be removed. The application and site plan indicate that they will be removed. He noted that the new sidewalk will be made of pavers which are more permeable than concrete, but not recognized by code as permeable/

Ms. Robles and Mr. Karlovits were sworn in. Ms. Robles noted that their lot coverage exceeded what is allowed when they purchased the property. They now want to make an improvement to the layout and front entrance of their home, while reducing the amount of coverage by removing the long sidewalk and stoop.

Chairman Kintner asked if the walk and stoop will be removed. It will be removed and the entrance will be closed. He further asked if the drawing is what will be presented for permit if approved. Ms. Robles said there will be no changes to what is presented.

There was no public comment.

Chairman Kintner noted that all plans/drawings are reviewed by the building and zoning departments and may not change from what is approved by the Board.

Board member Hussaini asked if a second story is being added to the home. Ms. Kirchner noted that a second story was added to the home several years ago

Board member Liston made a 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.

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

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

Motion passes (6-0)

CASE ZBA 26-02

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

LOCATION: 6427 Elm Street
Morton Grove, IL 60053

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

Ms. Kirchner said the applicant is seeking a waiver to install a driveway that is set back 0 feet from the side lot line and does not meet minimum driveway width. As discussed in the staff report, 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. Staff notes that a new driveway along the east side of the property would not require any zoning variations and would be permitted by right.

Chairman Kintner asked if this a residence and not a business. It is a multi-family building with 3 units. He asked if there were any earlier plats of survey. An earlier survey, that is not dated but is related to a 1979 basement building permit, does not show a driveway on the property serving the garage. He notes that the applicant has the right to install a driveway without a variation on the east side of the property. Discussion ensued regarding section 12-4-2 as it allows a driveway on a lot that exceeds allowable lot coverage.

Mr. Canning, attorney, and Mr. Baker, property manager, were sworn in. Mr. Canning said the home is over 100 years old and seems to have been served by the gravel driveway on the Forest Preserve property since it was built.

The Forest Preserve indicated they were going to block access to their gravel path/road, shortly after the property was purchased by Mr. Baker. There is a 2013 citation from the Forest Preserve to the previous owner citing illegal use of the property as a driveway and parking area. This is not a new issue. The Forest Preserve is a non-home rule unit of government which limits what they can do in terms of allowing an easement, hardship license, surplus property or use license for the driveway. There is no term of use that can be granted to the property owner.

The owner would like to continue to use the west side to access the garage. The east side is less favorable due to the location of a large tree, the green space and the use of the side door for the units. Mr. Canning said there are discrepancies in the adjoining property's plat of survey which may indicate there is less room on the east side of the applicant's property.

Board member Liston asked if there was any search for an original easement? Mr. Canning said they did not find one and noted that it would not have been allowed as a matter of law as discussed earlier. A jurisdiction transfer of land from the forest preserve to the Village may have been an option, the Village is not interested in pursuing the land.

Board member Mohr asked who maintains the road/driveway. It is Mr. Baker's understanding that the previous owner maintained the road. Board member Mohr asked if the west side dimensions of the property are correct on the plat of survey.

Board member Ingram asked if the new driveway would be concrete or asphalt and not gravel. It will be asphalt.

Board member Stein noted the ac condenser will need to be relocated.

Mr. Baker said the families that live in the building use the side entrance and rear entrance. Placing a driveway along the west side could be unsafe as children use the entrances and that area for outdoor play. Mr. Baker noted he has refreshed the units and the footprint has not changed. He noted the Forest Preserve placed barriers along the south edge of the gravel road at Main Street to restrict through traffic.

Chairman Kintner said the west location will be restrictive. Mr. Baker said it would cost a lot more to place it on the east side due to tree removal and a change in the parking spaces. He acknowledges there may be a fence placed at Elm Street and along his property to restrict access to the Forest Preserve property.

The following letter was read into the public record on behalf of Mr. Cousar:

To the members of the Zoning Board/Plan commission;

My name is Jeff Cousar and I live at 6423 Elm Street, Morton Grove. I'm writing in support of Electric Light Manor's (represented by Michael Baker) request for a variance in order to put in a driveway on the west side of his house.

I have lived at my address for the past 30 years, and in all that time, the owner of the house at 6427 Elm Street was Bob Connelly. He was, and still is, a well-respected figure in the community. On several occasions over the years, I would see him in his backhoe, grading the gravel road to the west of his building using piles of gravel supplied by the village's public works dept/ I always thought Bob was doing the village a favor by grading that gravel road. (It probably helped that the road was how Bob got into his garage).

I'm very opposed to the suggestion of putting a driveway between our two houses. I's currently a nice little grassy area where his tenants' kids play and there's a beautiful, shade -providing 40-foot pine tree there too. It is nice to have that bit of green space!

Right now, there is quite a bit of building going on in the village, and it seems that builders often have requests for variances, which for the most part, are granted. I know Mr. Baker spent a considerable amount of time and elbow grease turning a dated, dingy, dark, and awful smelling place into a place where people would want to live with their

kids. He also did a great job vetting his tenants. They are good people. The building is now an asset tot the Village, compared to the disrepair it had fallen into.

I'm hoping that this variance request will be approved. In my conversations with Mike, I've always been 100% Morton Grove. It is absolutely the best place to live, and one of the reasons for that is elected and appointed officials always listen, and respond with comment sense.

Thank you for your consideration,

Mike Cousar

Mr. Cousar added that he always viewed the driveway as a road, but not a through road. It serves a power line.

There was no further public comment.

Mr. Baker said the power pole and wires are licensed by more than Com-Ed. A gate and the end of Elm Street would inconvenience many. He hopes that it will not be installed with the addition of his new driveway as a solution.

Ms. Kirchner was asked to address the conflicting plats of survey. The two surveys show 50 ft. wide lots and setbacks that do not conflict. Chairman Kintner noted the driveway needs to be on the applicant's property.

Board member Ingram said he favors the driveway to be on the west side due to the unique situation of the property where the west side will always be the Forest Preserve and not a residential property. Board member Mohr agreed with the west side placement. Chairman Kintner acknowledge the unique hardship of the lot always being served from the west side.

Board member Stein made a motion to approve Case ZBA 26-02, a request for a waiver from Section 12-2-5 of the Unified Development Code to allow, a driveway 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

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

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

Motion passes (6-0)

Chairman Kintner asked for any other business or discussion.

Board Member Liston 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 7:53 p.m.

Minutes respectfully submitted by Anne Ryder Kirchner.