



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

**March 12, 2026 - 7:00 P.M.**

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

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**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES OF:** February 17, 2026

**III. PUBLIC HEARINGS:**

**CASE:** ZBA 26-03

**APPLICANT:** Noreail Nissan  
8801 Olcott Avenue  
Morton Grove, Illinois 60053

**LOCATON:** 8801 Olcott Avenue  
Morton Grove, Illinois 60053

**PETITION:** Request for approval of variation from Section 12-3-5 to allow a fence in a street side yard.

**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 Thursday, March 12, 2026, 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 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, 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, 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 dark, dingy, 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.

DRAFT

**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:** March 3, 2026

**Re:** ZBA 26-03 – 8801 Olcott Avenue (09-13-419-010-0000)  
Request for a variation from Section 12-3-5:C to enclose a portion of the street side yard not in line with and behind the rear portion of the principal structure for a fence within a street side yard.

## STAFF REPORT

### Public Notice

The Village of Morton Grove provided public notice for the March 12, 2026, Zoning Board of Appeals public hearing for ZBA 26-03 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on February 19, 2026. The Village mailed letters on February 19, 2026, notifying surrounding property owners, and placed a public notice sign on the subject property on, February 19, 2026.

### Request Summary

#### Property Background

The subject property at 8801 Olcott Avenue in Morton Grove, Illinois, is a 9049-square-foot corner lot located at the northeast corner of the Olcott Avenue and Dempster Street intersection. The subject property is zoned R-1 Single Family Residence and is improved with a single-family residence and detached garage. Surrounding properties are also zoned within the R-1 District and are improved with single-family residences. The Village of Niles lies directly south of Dempster Street.



**Subject Property Location Map**

### Application Overview

The Applicant and owner, Noreail Nissan, is requesting waivers from Section 12-3-5 of the Unified Development Code to authorize the installation of a vinyl fence that is four (4) feet in height providing fifty percent (50%) transparency in a street side yard, portions of which are not behind the rear portion of the principal structure. The fencing will be located forty-nine (49) feet west of the rear building line at the front of the home and continue south and east to enclose the street side yard ending at the southeast corner of the property. Two sets of gates are proposed, one for the driveway at front of the home on Olcott Avenue,

and the other where the driveway meets Dempster Street. The gates along Dempster Street require the observance of sight line triangles. Per Section 12-3-5:B, "Fences shall not be located within a 45-degree 10-foot by 10-foot sight line triangle at any point where the vehicular access way intersects a driveway, alley, sidewalk, or other vehicular or pedestrian access way. Where a driveway intersects an alley, the dimensions of the 45-degree sight line triangle shall be determined by the distance between the garage and alley, to a maximum of 10 feet. If no garage exists, the 10-foot by 10-foot sight line triangle shall apply.

**Requested Waivers**

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

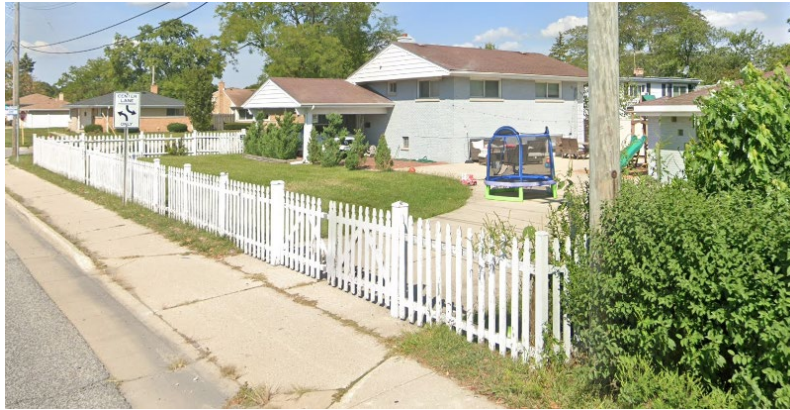
DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED VARIATION
<b>Street Side Yard Fencing</b> (Section 12-3-5)	Maximum Height: 4 ft.	Height: 4 ft.	<i>Height: Compliant</i>
	Minimum Transparency: 50%	Transparency: 50%	<i>Transparency: Compliant</i>
	Location: Must be behind the rear portion of the principal structure closest to the street side yard	Location: 49 feet in front (west) of the rear portion of the structure closest to the street side yard	<b><i>Location: Waiver of 49 ft. to allow street side yard fencing in front of the rear portion of the structure</i></b>
	Sight Line Triangle: Fences shall not be located within a 45-degree 10-foot by 10-foot sight line triangle at any point where the vehicular access way intersects a driveway, alley, sidewalk, or other vehicular or pedestrian access way.	Sight Line Triangle: Fence ends 10 feet before driveway crosses property line	<b><i>Sight Line Triangle: Waiver to allow the installation of fencing without required 10-foot sight line triangles</i></b>

As shown in the table, the following waivers are required in order to approve installation of a street side yard fence as proposed by the applicant:

- Section 12-3-5:C.2 Variation of 49 feet to allow a fence that is not in line with and behind the rear portion of the principal structure closest to the street side yard property line
- Section 12-3-5:B Variation to allow the installation of fencing without required 10-foot sight line triangles



**Subject Property Street View from Olcott Avenue**



**Subject Property Street View from Dempster Street**

Discussion

The applicant's fence permit application indicates they are replacing the existing damaged fence in the same location, at the same height and transparency. Fencing that is four feet in height and fifty percent (50%) transparent is allowed in the street side yard provided it is behind the rear portion of the principal structure.

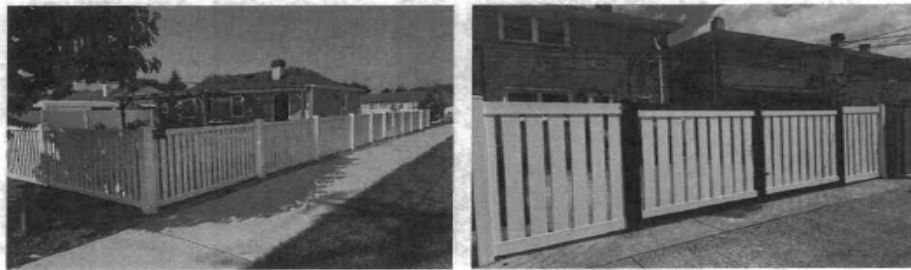
Photos submitted with the application depict two types of picket fencing. A corner view of proposed fencing has the required 50% transparency, however, a photo showing a gate reflects fencing with twenty-five percent (25%) transparency. **The applicant should speak to this discrepancy.**

The proposal does not include the required sight line triangles at the Dempster Street access point. The fence would be low and 50% transparent, and the property has a second driveway and curb cut on Olcott Avenue. However, Dempster Street is a busy roadway with a posted speed limit of 35 mph and an estimated daily traffic count of 39,600 vehicles per day (the busiest roadway in the Village and surrounding region). **The applicant should speak to their need to not meet sight line triangle requirements.**

## Photos

### 4'H White Space Picket Vinyl Fence

#### Fencing Services



**Photos Provided in Fence Permit Application – Corner view with 50% Transparency (Left) & Image of Gate with 25% Transparency (Right)**

### **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.

Additionally, Section 12-3-5:G establishes the following standards for variation for fences:

**12-3-5:G**. Any applications for variations to the fence requirements, included herewith, shall be reviewed based on the following:

1. The proposed fence variation shall meet with the intent of the design and development standards established in [Section 12-3-5];
2. The proposed fence variation shall not have an adverse impact on the immediate abutters or the character of the surrounding neighborhood; and
3. The proposed fence variation shall not create obstructions in required sight lines at areas where a pedestrian or vehicular ways intersect with driveways, streets, alleys, or other pedestrian or vehicular access way.

### **Recommendation**

Should the Board approve Case ZBA 26-03, staff recommends the following motion and conditions:

*Motion to approve Case ZBA 26-03, a request for variations from Section 12-3-5:C to allow a four feet high fence within a street side yard located 49 feet in front of the rear portion of the principal structure, with 50% transparency, not observing required sight line triangles, subject to the following conditions:*

- 1) *The proposed fence shall be installed in accordance with the plans submitted by the applicant in the Variation Application dated 2/3/2026.*
- 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 installation.*

### **Attachments**

Application and related materials (submitted by Applicant)

#### APPLICANT INFORMATION

Applicant Name: Noreail Nissan

Applicant Address: 8801 Olcott Ave.

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

Applicant Phone: 224-388-2602

Applicant Email: [REDACTED]@gmail.com

Applicant Relationship to Property Owner: Owner

Applicant Signature: Noreail Nissan

Property Owner Information same as Application information

#### PROPERTY INFORMATION

Common Address of Property: 8801 Olcott Ave.

Property Identification Number (PIN): 09134190100000

Property Square Footage: 1230 sq ft living space, 9043 sq ft lot

Property Zoning District: R-1

Property Current Use: Main Residence

#### APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code: 12-16-3-A-2

Purpose of requested variation (attach as needed): Install new fence where current fence is. Current fence is breaking down and falling apart. The building department of Morton Grove require i repair or replace the fence. Repair does not seem possible so I want to replace it.

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 subject property is located along a busy main street with significant vehicle traffic and limited separation between the residence and the public right-of-way. These conditions were not created by the current property owner. The difficulty arises from the application of the Unified Development Code as it restricts front yard fencing, which prevents the installation of a modest fence needed to address safety and privacy concerns unique to this property's location.

- 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.

Strict application of the zoning regulations deprives the applicant of a reasonable and safe use of the front yard. Due to the property's location on a heavily traveled roadway, the absence of a fence creates ongoing safety concerns for minor children and limits the ability to use the front yard for normal residential purposes. The requested 4-foot-high fence with 50% transparency between pickets is not sought for financial benefit or increased property value, but to provide a basic level of safety and separation from the adjacent street while maintaining visibility and openness.

- 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 proposed fence is limited to four feet in height and is designed with 50% transparency, ensuring clear visibility for pedestrians and motorists. The fence will not obstruct sight lines, interfere with utilities, or impact public infrastructure. Instead, it will enhance safety by providing a physical barrier between the front yard and the roadway.

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

The proposed variation will not impair light or air to adjacent properties, increase street congestion, increase fire risk, or alter the character of the neighborhood. The fence is residential in scale and design and is consistent with the surrounding area. The improvement will be confined to the subject property and will not negatively impact neighboring properties or public spaces.



# Photos

## 4'H White Space Picket Vinyl Fence

### Fencing Services



# Scope of Work

Thank you for giving us the opportunity to discuss your project.  
Should you have any questions at all, please do not hesitate to contact us.

Bids expire 30 days after being sent.

\*ALL QUOTES ARE GOOD FAITH ESTIMATES. LEAD TIME MAY CHANGE BASED ON MATERIAL AVAILABILITY.

## 4'H White Space Picket Vinyl Fence

Item	Cost
4'H White Space Picket Vinyl Fence 128 ft	5,376.00
4'H White Space Picket Vinyl double gates 12' Opening	4,000.00
Permit Fee	375.00
Tera Down/ Haul away 128	0.00
core drills 4	120.00

### Notes

Install 4'H White Vinyl Fence-total of 128 ft, w/ 5x5 posts, Install 4'H matching steel frame white double gate w/keylock. Set posts on concrete 36"-42" deep minimum (depending on Village/city requirements), tear down and haul away the existing fence, post pulls and core drills needed, Customer may choose for Just Fence It to haul the dirt from posts for an additional fee or we can spread it where indicated on the property at the time of installation, level to follow grade \*JUST FENCE IT r to obtain a permit, if required \*lead time for installation is approximately 2-4 weeks, weather permitting.

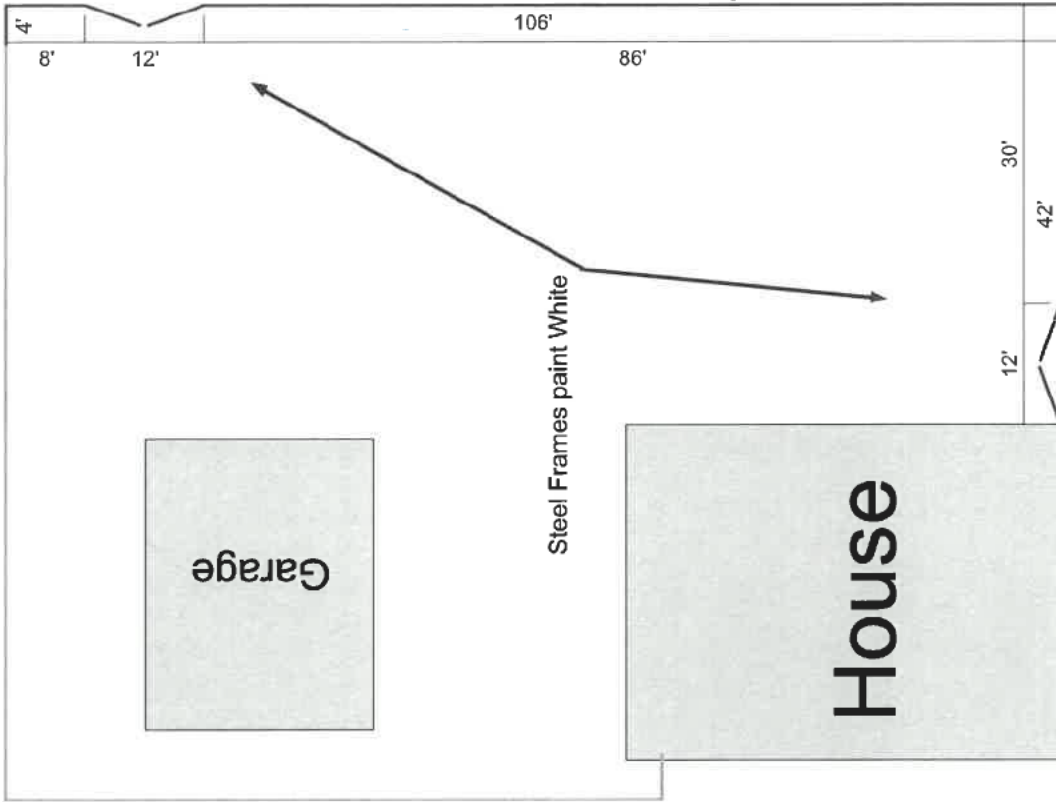
RAP

RECEIVED

REVISED

JAN 22 2022

VILLAGE OF MORTON GROVE



Paulina Nissan

**Legend**

New Fence

Existing Fence

Double Gate



**Just Fence It**

4152 Warren Ave  
Hillside, IL 60162

(630) 373-7414



**Project Address**

Paulina Nissan  
8801 Olcott Ave  
Morton Grove, IL 60053

(224) 226-3701

**Created By**

Jose Martinez  
(630) 373-7414

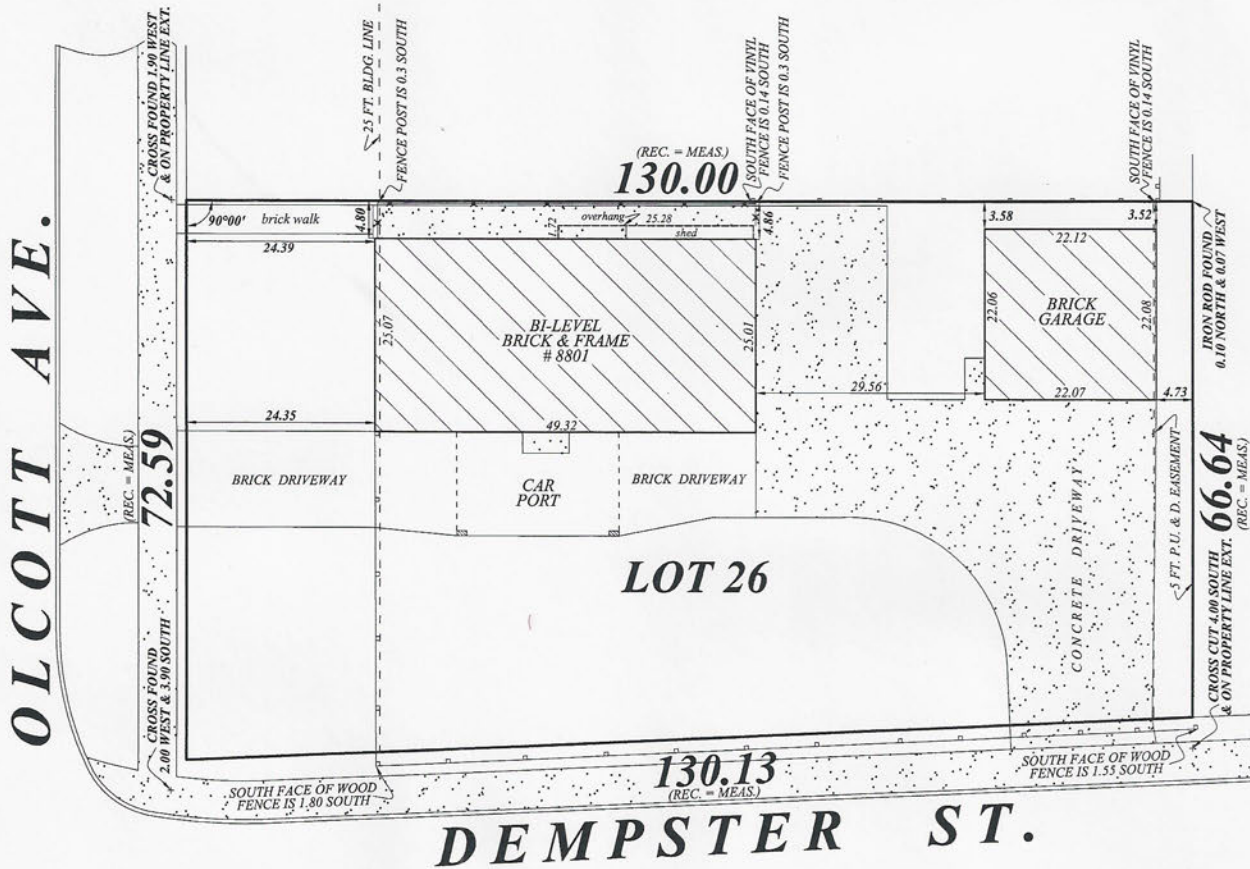
Created 1/13/2026

# PLAT OF SURVEY

DESCRIBED AS :

LOT 26, IN ROBBIN'S MEADOW LANE UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1955 AS DOCUMENT NO. 16122312, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 9049.9 SQ. FT.



## LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E. F. P. - ENCLOSED FRAME PORCH
- O. F. P. - OPEN FRAME PORCH
- SIDE BOUNDARY LINE
- EASEMENT LINE
- BLDG. SETBACK LINE
- CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE: 1" = 16'

ORDERED: SANDER LAW OFFICES

JOB NO : 2204155

FIELDWORK COMPLETION

DATE : APRIL 14, 2022

MUNICIPALITY : MORTON GROVE

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

STATE OF ILLINOIS  
COUNTY OF COOK SS

SIGNATURE DATE:  
...APRIL 15, 2022...

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

*Andrzej Murzanski*  
ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2022  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.



ANDRZEJ MURZANSKI  
LAND SURVEYORS, INC

240 COUNTRY LANE  
GLENVIEW, IL 60025  
PHONE : 847-486-8731

amurzanski@outlook.com