

**MINUTES OF THE MARCH 12, 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 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: Dorgan, Hussaini, Ingram, Kintner, Liston, and Mohr

Members Absent: Stein with notice

Village Staff Present: Brandon Nolin, AICP, Community Development Administrator  
Anne Ryder Kirchner, Planner/Zoning Administrator, and Secretary  
James English, Building and Inspectional Services  
Zoe Heidorn, Assistant Village Manager

Trustees Present: Minx, Thill White, and Mayor Witko

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 acknowledged Board member Dorgan's 37 years of service on the Zoning Board of Appeals and Plan Commission. Board member Dorgan thanked the Board and announced his retirement from the Board and Commission after tonight's meeting.

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

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

Motion passes (5-0)

**CASE ZBA 26-03**

APPLICANT: Noreail Nissan

8801 Olcott Avenue  
Morton Grove, IL 60053

LOCATION: 8801 Olcott Avenue  
Morton Grove, IL 60053

PETITION: Requesting for approval of variations from Section 12-3-5 for a fence to enclose a portion of the street side yard not in line with and behind the rear portion of the principal structure, and does not observe required sight line triangles.

Ms. Kirchner said 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.

Commissioner Ingram asked if the location would differ from the current location. The location is the same.

The applicants were sworn in. Mr. and Mrs. Nissan wish to replace the fence in the same location. The fence will have 50% transparency.

Discussion ensued regarding the gate along Dempster Street.

Mr. Linquist of 8808 Osceola asked if the fence would affect storm water drainage on his property.

A letter from Mr. James Simon was read into the record.

*I would like to inquire what type of fence is going up or just replacing the picket fence. The reason I am inquiring is for safety. With the current fence it is hard to see oncoming traffic's now to make a right or left turn. The other safety issue is no one follows the speed limit or enforces it either. You now can understand my concern over a different style fence. All comes down to safety. Thank you, for taking into account this current problem.*

Board member Liston made a motion to approve Case ZBA 26-03, a request for approval 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.

Board member Dorgan 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 Liston voting	aye
Board Member Mohr voting	aye
Chairman Kintner voting	aye

Motion passes (6-0)

Chairman Kintner asked for any other business or discussion.

Board Member Ingram moved to adjourn the meeting, seconded by Board Member Mohr. The motion to adjourn the meeting was approved unanimously pursuant to a roll call at 7:21 p.m.

Minutes respectfully submitted by Anne Ryder Kirchner.