

**MINUTES OF THE APRIL 21, 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: Kintner, Liston, Mohr, Stein and Stone

Members Absent: Ingram and Hussaini with notice

Village Staff Present: Zoe Heidorn, Director of Community and Economic Development
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 5 Board members were present.

Chairman Kintner acknowledged Board member Liston's 5-year anniversary on the Zoning Board of Appeals and Plan Commission. Kaitlyn Stone was welcomed as newly appointed to the Zoning Board of Appeals and the Plan Commission.

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

Board Member Liston voting	aye
Board Member Mohr voting	aye
Board Member Stein voting	abstain
Board Member Stone voting	abstain
Chairman Kintner voting	aye

Motion passes (3-0)

CASE ZBA 26-04

APPLICANT: Brian McLean
8523 Austin Avenue
Morton Grove, IL 60053

LOCATION: 8523 Austin Avenue
Morton Grove, IL 60053

PETITION: Requesting for approval of a variation from Section 12-2-26 to allow an open accessory parking space in a side yard

Ms. Kirchner said the applicant is requesting waivers to allow the in-kind replacement of an existing, asphalt open accessory parking space adjacent to his neighbor's new proposed concrete sidewalk.

The neighbor's sidewalk is along the north side of the garage and has a permit for replacement. The walk does not need to observe the required 3 feet setback as the yard along the garage is less than 6 feet in width.

The applicant wishes to have their parking area replaced at the same time as the neighbor's sidewalk, replace the asphalt with concrete, and not observe the 3-foot minimum required setback.

Chairman Kintner asked if the width of the parking area is 32 feet. It measures 32 feet in width from the garage to the south property line.

The applicant was sworn in. Mr. McLean wishes to improve the surface of the parking area, keeping the same dimensions. He would like to install a basketball hoop for his grandchildren too.

Board member Stein asked if there would be an expansion joint or some type of demarcation line between the two properties. The applicant said they could supply one and said his neighbor supports the variation.

Board member Mohr asked how the drainage would flow off of the property. It will flow to the existing storm sewer in the alley.

James Blanchard, 8517 Austin, gave his support for the variation and for the inclusion of a demarcation between his sidewalk and the parking area.

Board member Stone made a motion to approve Case ZBA 26-04, a request for approval of variations from Section 12-2-6:G to allow the replacement of a an open accessory parking area with a setback less than 3 feet for the property commonly known as 8523 Austin Avenue, subject to the following conditions:

- 1) The proposed driveway shall be installed in accordance with the plans submitted by the Applicant in the Variation Application dated 2/26/2026
- 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) A demarcation line or joint will be placed between the applicant's driveway and the adjacent sidewalk at 8517 Austin Avenue

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

Board Member Liston voting	aye
Board Member Mohr voting	aye
Board Member Stein voting	aye
Board Member Stone voting	aye

Chairman Kintner voting aye

Motion passes (5-0)

Chairman Kintner asked for any other business or discussion.

Board Member Liston moved to adjourn the meeting, seconded by Board Member Stone. The motion to adjourn the meeting was approved unanimously pursuant to a roll call at 7:18 p.m.

Minutes respectfully submitted by Anne Ryder Kirchner.