

# Village of Morton Grove

## Department of Community Development

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**To:** Chairperson Farkas and Members of the Plan Commission

**From:** Dominick Argumedo, AICP, Zoning Administrator/Land-Use Planner

**Date:** May 11, 2016

**Re:** **PC 16-02 – 9109 Menard**  
**Request for recommendation of approval for a Subdivision at 9109**  
**Menard Avenue with waivers to lot width and area in accordance with**  
**Section 12-8 of the Unified Development Code (Ordinance 07-07).**

### **STAFF REPORT**

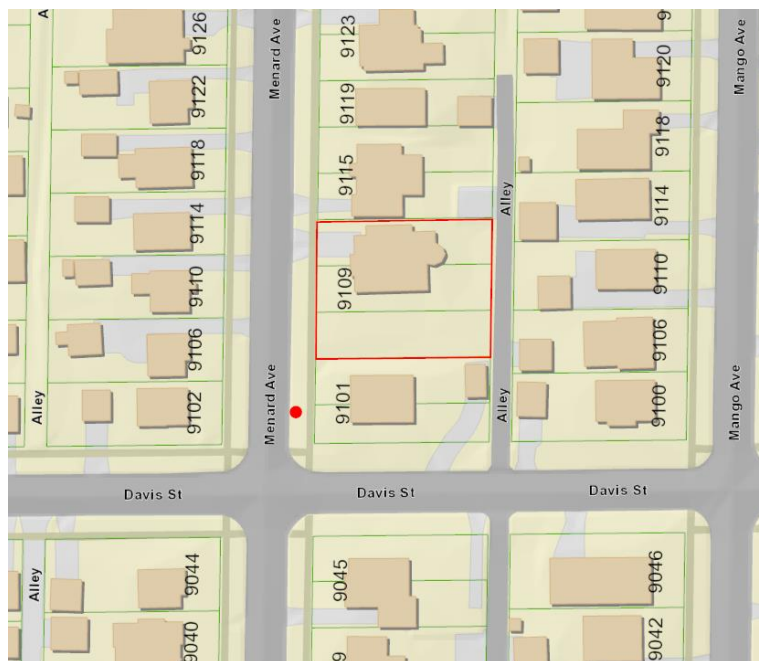
#### **Public Notice**

The Village of Morton Grove provided Public Notice for the May 16, 2016 Plan Commission public hearing for PC 16-02 in accordance with the Unified Development Code. The *Pioneer Press* published the public notice on April 29, 2016, and the Village notified surrounding property owners via mail on May 1, 2016 and placed a public notice sign on the subject property on May 6, 2016.

#### **Request Summary**

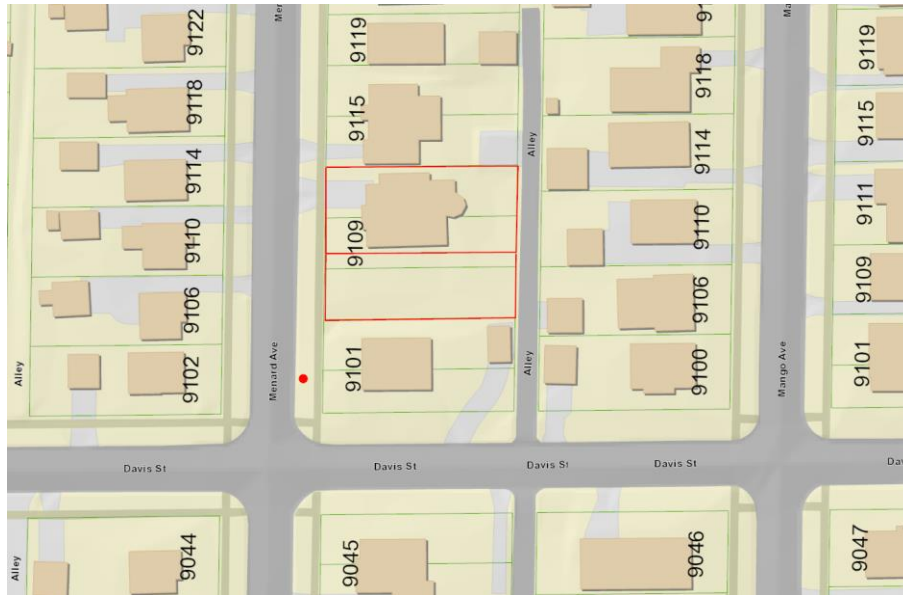
##### **Property Background**

The identified address of 9109 Menard is actually three (3) contiguous lots of record located mid-block on the east side of Menard Avenue between Davis and Church Streets in the R2 Single Family Residence District zoning district. The three (3) individual lots are 33 ft. x 125 ft. each and owned by the applicant, Phil Van Swol. The overall property is improved with a single family residence that encroaches on the two most northern lots.



### Subdivision Proposal

The applicant is seeking to subdivide the existing three (3) lots into two (2) lots of record. The north lot would be 54 ft. x 125 ft. and 6,750 sq. ft. while the south lot would 45 ft. x 125 ft. and 5,625 sq. ft. The proposed subdivision is shown below.



### Plan Commission Review & Final Determination

Per Unified Development Code section, "Any subdivision fronting on an existing street, not involving any new street or road, that cannot result in more than two (2) buildable lots" is defined as a Minor Subdivision (Section 12-17-1). A minor subdivision does not require a preliminary plat of survey but shall still be reviewed before the Plan Commission with a subsequent recommendation forwarded to the Board of Trustees for final determination. In addition, the Plan Commission may recommend variations from subdivision requirements in specific cases, which, in its opinion, do not affect adversely the official comprehensive plan, the best interest of the Village which The Board of Trustees may approve (Section 12-8-1:C). The applicant is seeking waivers to lot minimum lot area and lot width for newly subdivided lots within the R2 zoning district.

### Requested Waivers

The R2 zoning district regulations state that subdivisions of record after August 4, 1959 must have a minimum lot area of 5,900 sq. ft. (Section 12-4-2:D.1) and a minimum lot width of 50 ft. (Section 12-4-2:D.2). For this proposed subdivision, the proposed northern lot would be compliant with the required lot dimensions. In addition, the existing single family residence would be compliant with all R2 zoning bulk and dimensional controls on the proposed northern lot. The proposed southern lot, however, would not meet minimum area and width requirements and thus would require waivers.

The following chart provides a summary of the existing and proposed conditions, based on the Village's ordinance requirements:

<b><u>Dimensional Control</u></b>	<b><u>Required</u></b>	<b><u>Existing Measurement</u></b>	<b><u>Proposed Measurement</u></b>	<b><u>Requested Waiver</u></b>
Minimum Lot Area (In Square Feet), Subdivisions of record after August 4, 1959	5,900 sq. ft. (Sec. 12-4-2:D.1)	12,375 sq. ft. (three contiguous lots of record)	6,750 sq. ft. (north proposed lot)  <b><i>5,625 sq. ft. (south lot)</i></b>	None (north proposed lot)  <b><i>275 sq. ft. (south lot)</i></b>
Minimum Lot Width (In Feet), Subdivisions of record after August 4, 1959	50 ft. (Sec. 12-4-2:D.2)	99 ft. (three contiguous lots of record)	54 ft. (north lot)  <b><i>45 ft.</i></b>	None (north lot)  <b><i>5 ft. (south lot)</i></b>

As shown above in the table, in order to complete the proposed project, the following waivers would be required for the proposed southern lot from the proposed subdivision:

- Section 12-4-2:D.1.: A 275 sq. ft. waiver to allow for a Lot Area of 5,750 sq. ft.; and
- Section 12-4-2:D.2.: A 5 ft. waiver to allow for a lot width of 50 ft.

### **Discussion**

In 2008, the applicant purchased the three contiguous lots of record. At the time, the lots were improved with a single family residence that encroached on all three lots. As such, the lots were considered one (1) zoning lot due to common ownership. A zoning lot is defined as contiguous lots of record under single ownership considered one overall lot in order to be in compliance with zoning regulations such as setbacks and density. As a zoning lot an individual lot of record cannot be separated from a zoning lot if such a separation would result in the remaining structure or lot to be non-compliant, waivers from the Village would be required.

After purchase, the applicant applied for and was granted permission to demolish the existing home and build a new single family residence. The applicant also applied to the Cook County Assessor's office and consolidated the three (3) existing PIN numbers into two (2) PIN numbers to reflect the applicant's desire to subdivide the lot in the future. The applicant did not, however, submit a subdivision application with the Village and no subsequent ordinance passed granting the subdivision. In addition, while the PIN numbers were consolidated with the Cook County Assessor's office, the new PINS are not in the Cook County Office of Deeds database reflecting that a final subdivision never occurred.

A review of the Village's building permit file from 2008 reveals that:

- A plat of survey of the previous residence that shows three lots of record and an existing residence that encroached on all three (3) lots in question which thus constituted one zoning lot;
- Dimensioned building plans that detail a new residence to be built on a newly subdivided north subdivided lot with the south lot vacant; and
- No evidence a subdivision application was submitted or Village review identified that one would be needed.

The Village's standards for minimum lot area and width did not differ in 2008 than present, the minimum lot area was 5,900 sq. ft. and the minimum lot width was 50ft for subdivisions that

occur after August 1, 1959. Subdivisions made prior to 1959 required a minimum lot area of 5,000 sq. ft. and a minimum lot width of 45 ft.

In 2008, after the demolition of the previous residence the site could have been subdivided into two (2) compliant lots of record with each lot having a lot width of 49' - 6", which would have been compliant to a minimum lot width of 50 ft. due to rounding. Now, due to the location of the residence built in 2008, the three (3) lots cannot now be subdivided in a manner compliant with the zoning code. A subdivision of 49' - 6" would result in the existing residence having a side yard setback of 1 ft., within the 5 ft. side yard setback requirement for the R2 zoning district.

### **Plan Commission Review Standards**

The plan commission may recommend variations from subdivision requirements in specific cases, which, in its opinion, does not affect adversely the official comprehensive plan, the best interest of the village, or the intent of this title. The village board of trustees may then approve variations from these requirements in specific cases which, in its opinion, do not adversely affect the official comprehensive plan, the best interest of the village or the intent of this title. (Section 12-8-1:C)

### **Recommendation**

Should the Commission recommend approval of PC Case#16-02, staff suggests the following motion and conditions:

*The Plan Commission recommends approval of Case #PC16-02, a request for waivers to Section 12-4-2:D.1 & 12-4-2:D.2 to allow for a lot area of 5,625 sq. ft. and a lot width of 45 ft. for one of the two proposed lots at 9109 Menard Avenue, while the other proposed lot would of 6,750 sq. ft. and 54 ft. would be compliant with code requirements, with the following condition:*

1. *The subdivision shall be recorded in accordance with all materials submitted with the application in accordance to Section 12-8-3.*
2. *The owner and successive ownership shall be duly notified through a recorded deed that any future development on each lot shall correspond to existing unified development code.*

### **Attachments**

Application and related materials (submitted by applicant)



## SUBDIVISION APPLICATION



Village of Morton Grove  
Department of Community Development  
6101 Capulina Avenue Morton Grove, Illinois 60053  
(847)470-5231 (p) (847)965-4162 (f)

CASE NUMBER: PC 16-02 DATE APPLICATION FILED: \_\_\_\_\_

### APPLICANT INFORMATION

Applicant Name: Philip and Donna Van Swol  
Applicant Organization: \_\_\_\_\_  
Applicant Address: \_\_\_\_\_  
Applicant City / State / Zip Code: \_\_\_\_\_  
Applicant Phone: Work: (\_\_\_\_) \_\_\_\_\_ Home: (\_\_\_\_) \_\_\_\_\_  
Mobil / Other: (\_\_\_\_) \_\_\_\_\_  
Applicant Fax: Work : (\_\_\_\_) \_\_\_\_\_ Home : (\_\_\_\_) \_\_\_\_\_  
Applicant Email: \_\_\_\_\_  
Applicant Relationship to Property Owner: Applicant is property owner  
Applicant Signature: \_\_\_\_\_

### PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: Philip and Donna Van Swol  
Owner Address: 9109 Menard Avenue  
Owner City / State / Zip Code: Morton Grove, IL 60053  
Owner Phone: Work: (312) 229-3529 Home: (847) 966-8925  
Mobil / Other: (847) 308-1380  
Owner Fax: Work : (\_\_\_\_) \_\_\_\_\_ Home : (\_\_\_\_) \_\_\_\_\_  
Owner Email: pvanwol@cccis.com  
Owner Signature: \_\_\_\_\_

### PROPERTY INFORMATION

Common Address of Property: 9107 and 9109 Menard Avenue  
Property Identification Number (PIN): 10-17-404-050 (9109) and 10-17-404-051 (9107)  
Legal Description (Attach additional sheets as necessary): Attached

**Application for Subdivision  
For 9107 / 9109 Menard Avenue  
(May 16, 2016)**

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The purpose of this application is to obtain a subdivision of my existing property (which includes a single family home at 9109 Menard Avenue and an adjacent vacant lot at 9107 Menard Avenue), with waivers for width and area on the vacant lot. I am seeking the subdivision to obtain approval to build a single family home at **9107 Menard Avenue**, vacant land zoned R-2 with dimensions of 45' x 125'. Under the existing building code of Morton Grove, the following variation is being requested:

	Required	Requested	Variation
Lot Area	5,900 sqft	5,610 sqft	290 sqft
Lot Width	50.00 feet	45.03 ft	4.97 feet

We strongly believe the granting of such subdivision does not adversely impact surrounding properties, as a home constructed under this requested variance would conform to the character of the surrounding neighborhood.

Some background on our property may be helpful. In 2008, we purchased a property at 9109 Menard Avenue, covering three PIN's and with a dimension of 99' x 125'. We consolidated the PIN's related to the property from three PIN's to two PIN's, and subdivided the property with Cook County into two separate legal lots, 9107 and 9109 Menard Avenue. The dimensions of 9107 Menard are 45.03' by 124.60' (for simplicity, I will reference as 45' x 125'). The dimensions for 9109 Menard are 53.97' by 124.60'. Surveys are included as **Exhibit 1** and proof ownership in **Exhibit 2**.

In 2008-09, we constructed a house on the lot at 9109 Menard. We continue to live at 9109 Menard, and the adjacent lot at 9107 Menard has remained as vacant land. Before the building process began, I spoke to Bonnie Jacobs, the Village's Zoning Administrator at that time, about the proposed subdivision, as well as providing her surveys on the subdivided lots. She indicated to me that both lots would conform to the Village's zoning requirements. I came to find out later, after the construction of the house on the 54'x125' lot, that the 45'x125' lot was considered non-conforming.

A new home at 9107 Menard will both conform to the surrounding neighborhood and enhance the community. In **Exhibit 3**, we have included an architectural drawing and potential floor plans of a house that could be built on this property complying with the construction requirements of R-2

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zoning. While the actual house built on the property may vary in some minor regards, the plans would of course be reviewed as part of the village's building permit process. We believe a tastefully designed and appropriately sized home as shown in Exhibit 3 would be in character to the surrounding neighborhood. Such a home would add over \$10,000 to the existing property tax base and we are told by realtors it would only solidify and enhance the value of the homes in the area.

The property at 9107 Menard Avenue is located near the intersection of Menard Avenue and Davis Street. The majority of houses built in this neighborhood are situated on 45' x 125' lots. Looking at houses in closest proximity to 9107 Menard Avenue (i.e., houses ranging from one-half block to the south to one-half block to the north), the distribution of lot sizes is as follows (See **Exhibit 4**):

Properties with 33' width:	1 house (5%)
<b>Properties with 45' width:</b>	<b>12 houses (60%)</b>
Properties with 49.5' width:	3 houses (15%)
Properties with 54' width:	1 house (5%)
Properties with 66' width:	3 houses (15%)

In addition, three of the homes in close proximity to 9107 Menard are new construction on properties with widths under 50'. The two of these new homes were built on 45' x 125' lots (same as 9107 Menard). These houses were completed between 2007 and 2009 (see **Exhibit 4a, 4b and 4c**). For the reasons above, a home built on a 45' x 125' lot conforming to the width, height and square footage requirements of R-2 zoning would be in character with the surrounding neighborhood.

A new home at 9107 Menard will not have an adverse impact on adjacent homes. We planted a beautiful green wall of mature arbor vitae along the south boundary of the lot to avoid disruption for the neighbor to the south. We occupy the house to the north. As there is an alley behind the property, there will not be disruption to houses behind it. Photographs are included in **Exhibit 5**.

In summary, the construction of a new single family home at 9107 Menard Avenue would increase the appeal of the surrounding neighborhood, increase the property tax base and likely increase property values for homeowners in the surrounding area. Therefore, I am asking the Village Administrator, with the concurrence of the Building Commissioner, to provide written approval to authorize the construction of a single family home, in compliance with the width, height and square footage requirements of R-2 zoning, on the property located at 9107 Menard Avenue.

If you have any questions, please do not hesitate to contact Phil at (847) 308-1380 or the address below. Thanks and regards,

Philip and Donna Van Swol  
Property Owners, 9107 Menard Avenue  
c/o 9109 Menard Avenue, Morton Grove, IL 60053

**EXHIBIT 1:**

**SURVEYS - 9107 & 9109 MENARD AVENUE**

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Residential  
Commercial  
ALTA

# PLAT OF SURVEY

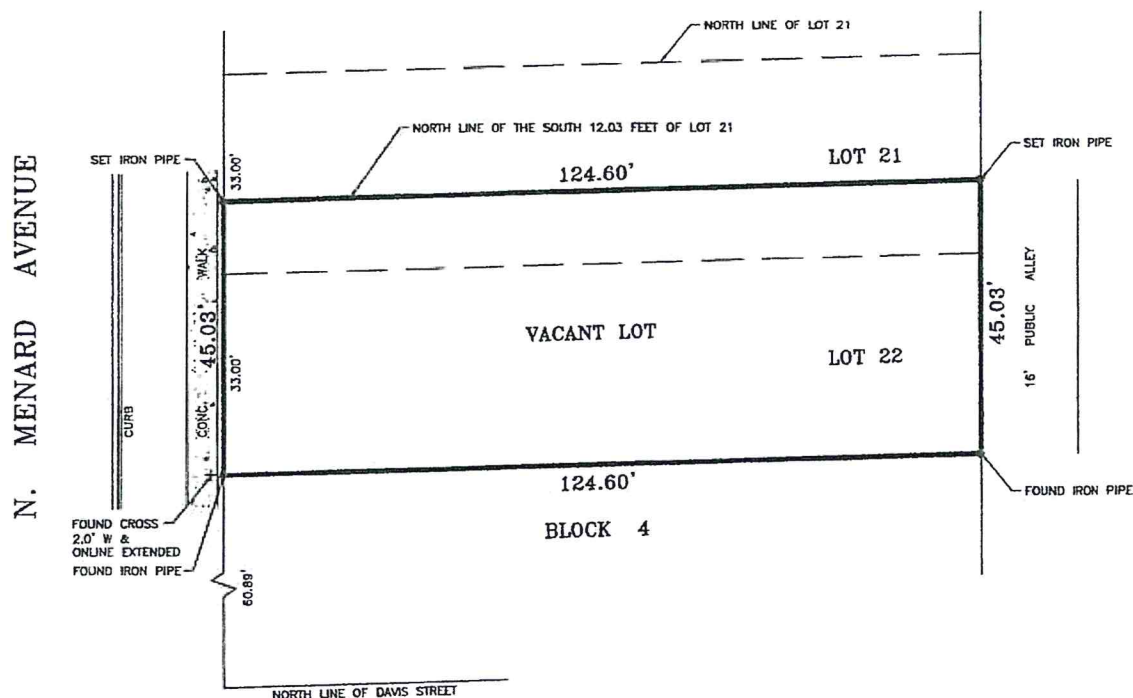
Studnicka and Associates, Ltd.

Topographical  
Condominium  
Site Plans

Tel. 815 485-0445  
Fax 815 485-0528

17901 Haas Road  
Mokena, Illinois 60448

LOT 21 (EXCEPT THE NORTH 20.97 FEET THEREOF) AND ALL OF LOT 22 IN BLOCK 4 IN  
HIELD AND MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION IN SECTIONS 16 AND  
17, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.



Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by:

Order No.: 08-6-127

Compare all points before building by  
same and at once report any difference.

For building lines, restrictions, or easements not  
shown hereon, refer to abstract, deed or ordinance.

Field work completed: 7/8/08

Drawn by: J. Uryjasz

Proofed by: E.C.

Design Firm Registration # 184-002791

STATE OF ILLINOIS }  
COUNTY OF WILL } ss

Studnicka and Associates, Ltd., an Illinois Land Surveying  
Corporation does hereby certify that this professional  
service conforms to the current Illinois standards for  
boundary survey.

Mokena, IL July 9, A.D. 2008

by

License No. 3304 Expires 11/30/08



Residential  
Commercial  
ALTA

# PLAT OF SURVEY

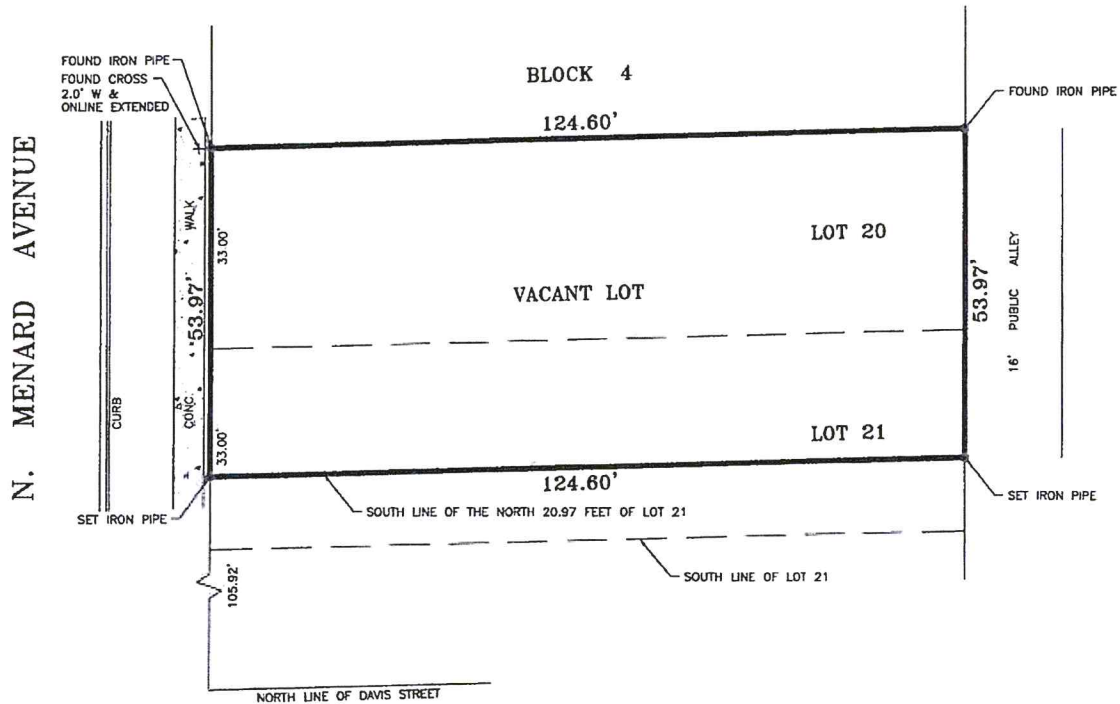
Studnicka and Associates, Ltd.

Topographical  
Condominium  
Site Plans

Tel. 815 485-0445  
Fax 815 485-0528

17901 Haas Road  
Mokena, Illinois 60448

LOT 20 AND THE NORTH 20.97 FEET OF LOT 21 IN BLOCK 4 IN HIELD AND MARTIN'S  
DEMPSTER STREET TERMINAL SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 41  
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.



Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by:

Order No.: 08-6-127

Compare all points before building by  
same and at once report any difference.

For building lines, restrictions, or easements not  
shown hereon, refer to abstract, deed or ordinance.

Field work completed: 7/8/08

Drawn by: J. Uryjasz

Proofed by: E.C.

Design Firm Registration # 184-002791

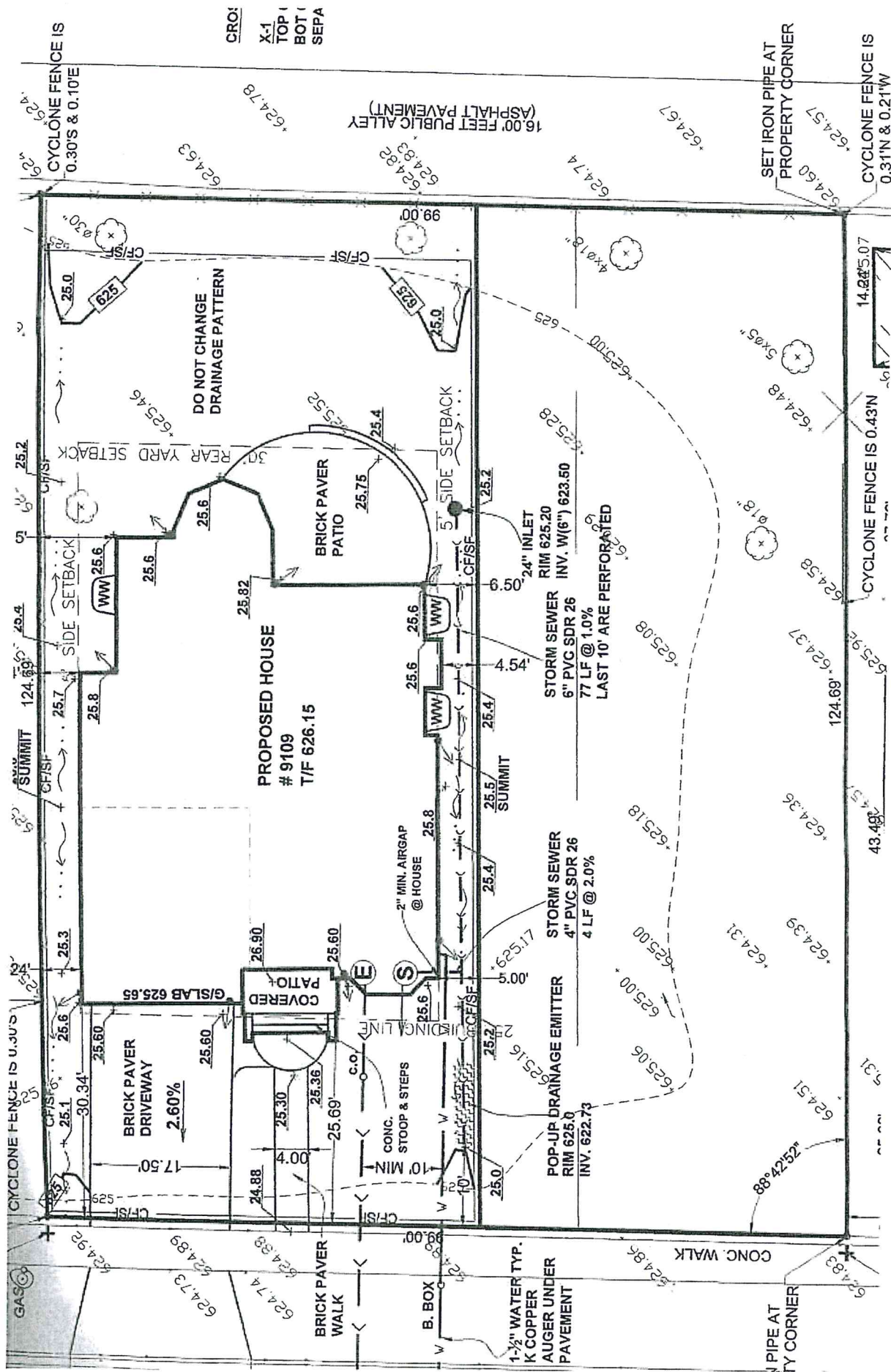
STATE OF ILLINOIS }  
COUNTY OF WILL } ss

Studnicka and Associates, Ltd., an Illinois Land Surveying  
Corporation does hereby certify that this professional  
service conforms to the current Illinois standards for  
boundary survey.

Mokena, IL July 9, A.D. 2008

by

License No. 3304 Expires 11/30/08



**EXHIBIT 2:**

**Proof of Ownership  
9107 & 9109 MENARD AVENUE**

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**P.N.M.**

**EXECUTOR'S DEED  
(ILLINOIS)**

The grantor, Marilyn Nelson, of, of 842 Braemar Drive, Mundelein, Il 60060, as Independent Executrix of the Estate of **HARRIETT P. SCHRAMM, Deceased**, by virtue of letters testamentary issued to her by the Circuit Court of Cook County, State of Illinois, on April 18, 2006, Case Number 06 P 002854 and has duly qualified as such Executrix, and said Letters of Office are now in full force and effect, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby convey and warrants unto **PHILIP G. VAN SWOL and DONNA J. VAN SWOL**, husband and wife, of 2344 Dewes, Glenview, Illinois 60025 as **TENANTS BY THE ENTIRETY**, all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

Lots Twenty (20), Twenty-one (21) and Twenty-two (22) in Block Four (4) in Hield and Martins Dempster Street Terminal Subdivision being a Subdivision in the South West Quarter of Section Sixteen (16) and the South East Quarter of Section Seventeen (17), Township Forty One (41) North, Range Thirteen (13) East of the Third Principal Meridian, according to the plat recorded June 2, 1924 in Cook County, Illinois.

as document number  
8446276

PERMANENT INDEX NUMBERS: 10-17-404-020-0000  
10-17-404-021-0000  
10-17-404-022-0000

Commonly known as: 9109 Menard Avenue, Morton Grove, Illinois 60053

Subject to: General Real Estate taxes for the year 2007 and subsequent years, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the use of the Real Estate as a single family residence.

Dated this 30th day of June, 2008.

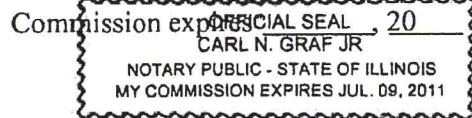
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
NO. 03194 AMOUNT \$ 1410.00 DATE 6-27-08  
ADDRESS 9109 Menard  
(VOID IF DIFFERENT FROM DEED)  
BY J. Sheehan

Marilyn S. Nelson (seal)  
MARILYN NELSON, Independent Executrix

State of Illinois       )  
                                   ) SS  
 County of Cook        )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **MARILYN NELSON**, Independent Executrixor, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such executrix for the uses and purposes therein set forth,

Given under my hand and official seal, this 30<sup>th</sup> day of June, 2008.



Notary Public

This instrument was prepared by Carl N. Graf, Jr., Attorney at Law, 6032 N. Lincoln Avenue, Morton Grove, Illinois, 60053

**Mail to:**  
 Kathleen Lane, Esq.  
 Attorney at Law  
 608 S. Washington, Suite 307  
 Naperville, Illinois 60540



**Send subsequent tax bills to:**  
 Mr. Philip G. Van Swol  
 9109 Menard Avenue  
 Morton Grove, IL 60053





**JOSEPH BERRIOS**  
COOK COUNTY ASSESSOR

COOK COUNTY ASSESSOR'S OFFICE  
118 NORTH CLARK STREET, CHICAGO, IL 60602  
PHONE: 312.443.7550 FAX: 312.603.3352

Dear Property Owner,

On the reverse side of this letter you will find your new, proposed assessment. You are receiving this notice because our office has determined there is a change in the value of your property. It is important that you carefully review the information in this notice as any change in assessed value will be reflected on your second-installment tax bill payable in 2016.

Several factors contribute to determining the value of your property. These factors include: recent sales, construction costs, market rents, and the historical income as well as the income generating potential of your property.

We strive for fairness and accuracy in our work at the Assessor's Office. If you believe that we have made an error, please file an appeal form by the deadline date indicated on the reverse side of this letter. Supporting documentation may include, but is not restricted to, an appraisal, rental income, a recent purchase, and/or evidence of substantial vacancy.

For more information, and to download an appeal form, please visit our Web site at [www.cookcountyassessor.com](http://www.cookcountyassessor.com). You may also file an appeal by visiting any of our offices listed below.

I will continue to look for additional ways to make the assessment process easier to navigate and understand for all Cook County taxpayers.

Sincerely,

Joseph Berrios  
Cook County Assessor

Esta es su "Notificacion de Evaluacion Propuesto".  
Si necesita ayuda, para hacer se apelacion, favor  
de llamar al: (312) 443-7550

To jest twoje "Zawiadomienie o proponowanym  
oszacowaniu". Jezeli potrzebujesz pomocy w ziozeniu  
odwolania, prosimy o kontakt pod numerem: (312) 443-7550

COOK COUNTY ASSESSOR'S OFFICES

DOWNTOWN	SKOKIE	BRIDGEVIEW	MARKHAM
118 N. Clark St., 3rd Floor (312) 443-7550 TDD (312) 603-6181	5600 Old Orchard Rd. Room 149 (847) 470-7237	10200 S. 76th Ave. Room 237 (708) 974-6451	16501 S. Kedzie Room 237 (708) 232-4100



09/02/2015

Property Location:

9107 Menard Ave

Mail To: PHILIP VAN SWOL  
OR CURRENT OWNER  
9109 MENARD AVE.  
MORTON GROVE, IL 60053-2468



Property Information	PIN	10-17-404-051-0000		Class	2-41
	Township	Niles		Description	Vacant land under commonownership with adjacent parcel
	Neighborhood	031		Land Sq. Footage	5,600
	Tax Code	24017			
	Partial Assessment	No			
Assessment History	Year	Land AV	Building AV	Total AV	
	2015	3,500	0	3,500	
	2014	0	0	0	
	2013	0	0	0	

Note: There are new resources at <http://www.cookcountyassessor.com/> to search deadline information as well as sales and assessment uniformity in your area.

Recorder of Deeds Transaction History	
Document Type	Date Recorded
There have been no deeds, mortgages or releases of mortgage on this property since 2009. For further information visit their website at <a href="http://www.ccrd.info">www.ccrd.info</a>	

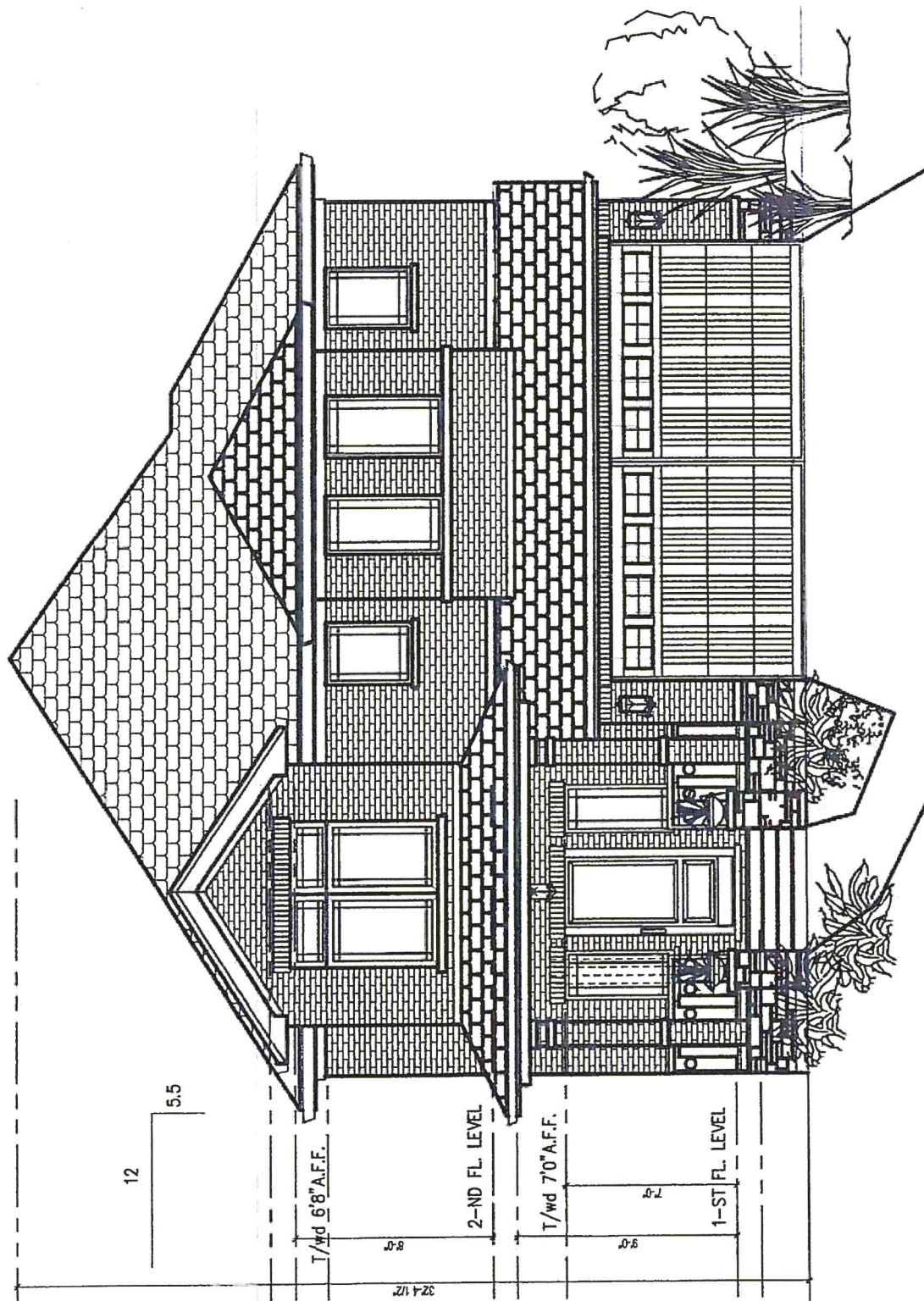
Property Tax History		
Tax Year	Billed Year	Tax Amount
No tax payment history has been provided because this property has recently been the subject of a tax division.		

The appeal deadline for your township is: Friday, October 02, 2015

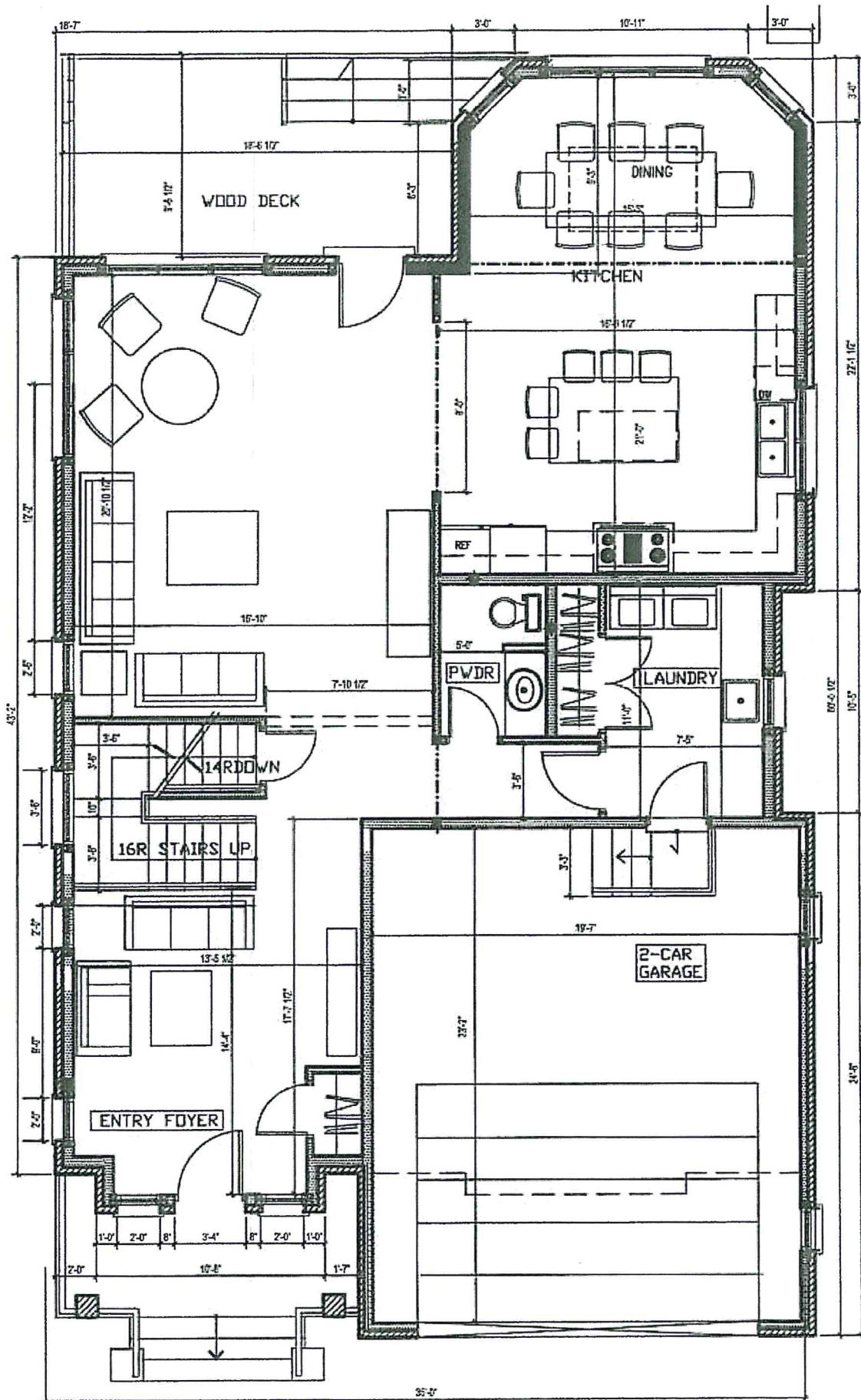
**EXHIBIT 3:**

**EXAMPLE OF COMPLIANT  
SINGLE FAMILY HOME  
THAT COULD BE BUILT  
AT 9107 MENARD AVENUE**

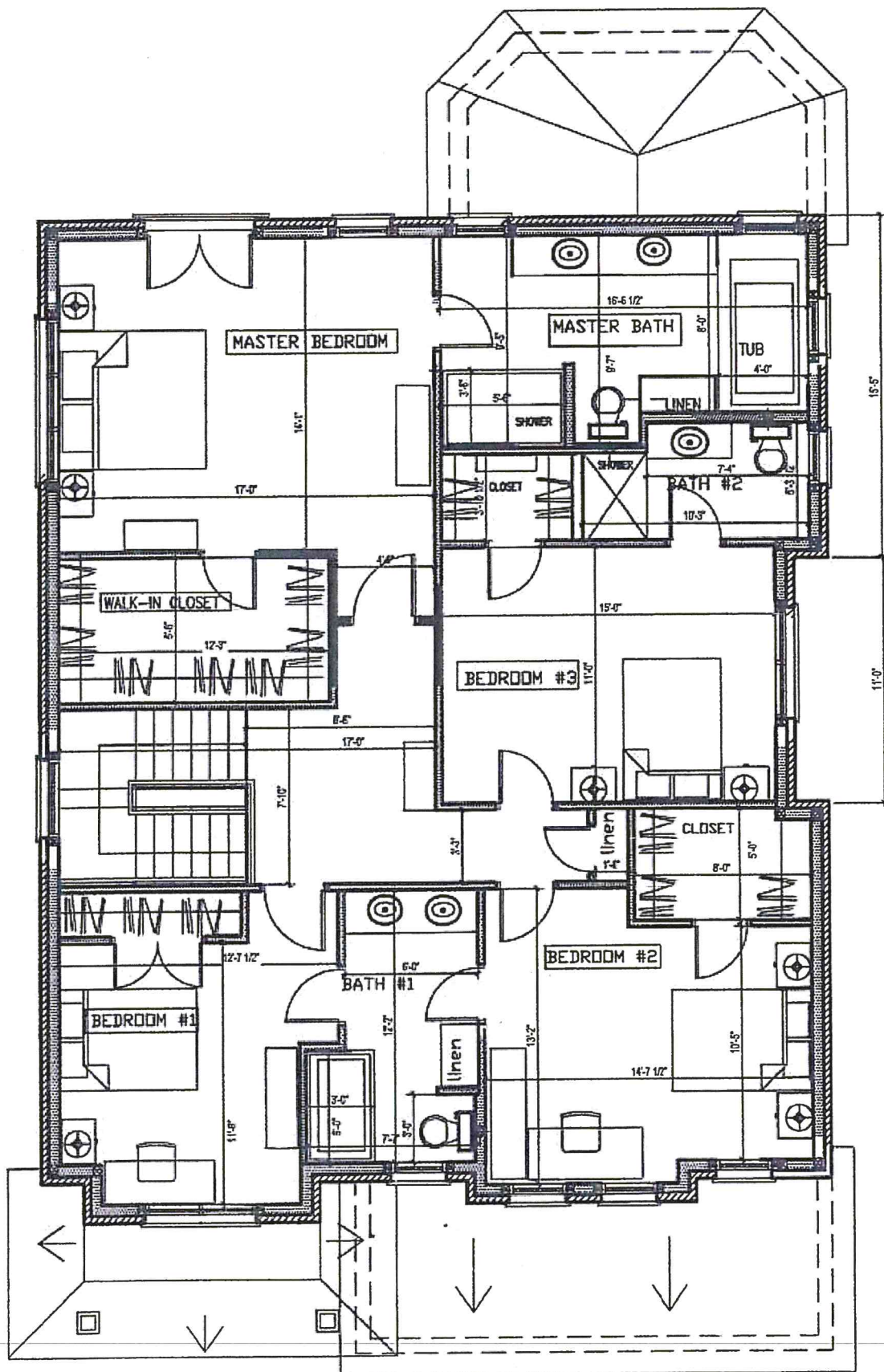
(As provided by Beata Kociuba,  
Principal, BK Architects)





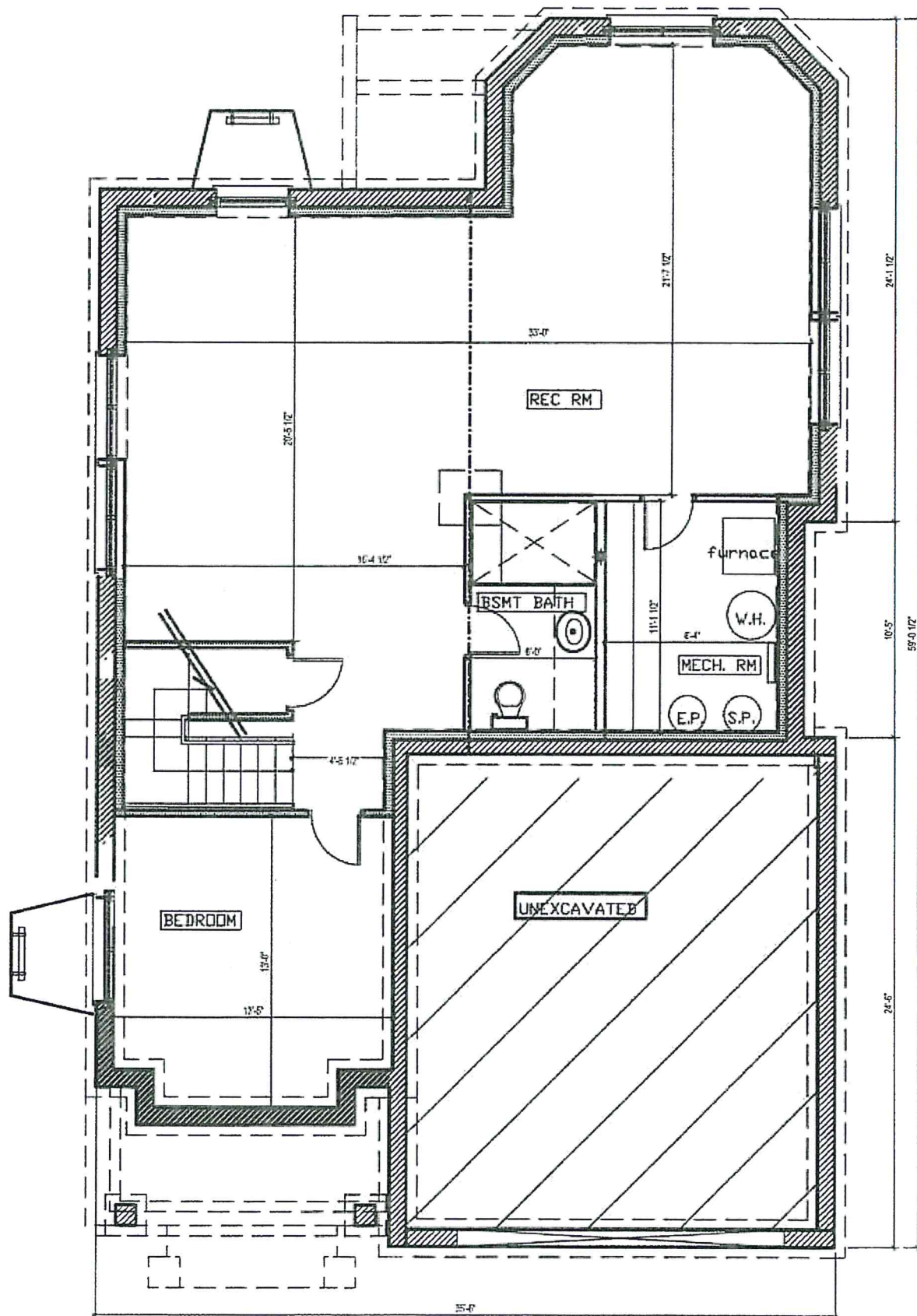


FIRST FLOOR - 1,320 SQ.FT.  
GARAGE 510 SQ.FT.



2-ND FLOOR 1540 SQ.FT.





BASEMENT FLOOR PLAN

## **EXHIBIT 4:**

### **SURROUNDING NEIGHBORHOOD**

Photographs and dimensions of homes  
in proximity to 9107 Menard Avenue

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New construction in close proximity to 9107 Menard

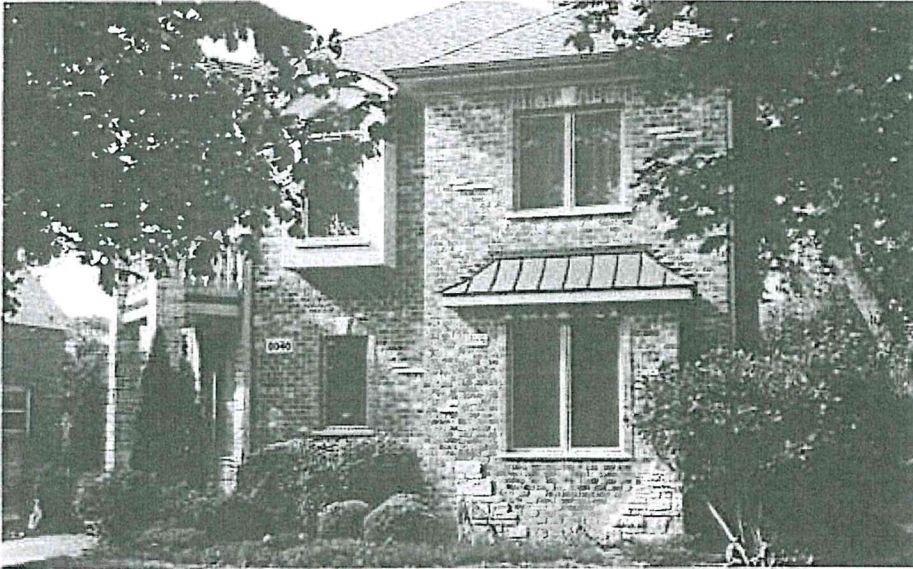


Exhibit 4a:  
9040 Menard Ave  
45' x 125'  
Age 5 years



Exhibit 4b:  
9126 Menard Ave  
45' x 125'  
Age 7 years

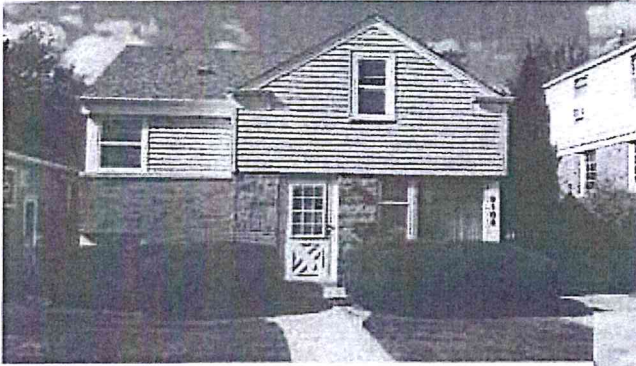


Exhibit 4c:  
9027 Menard Ave  
49.5' x 125'  
Age 6 years

Source of dimensions and age: Cook County Assessor website (10/31/15)

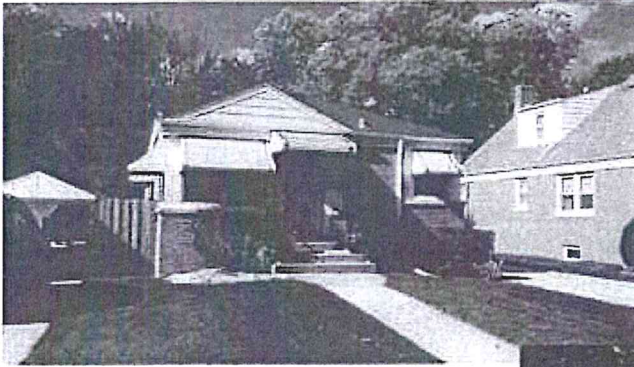


## Houses across the street from 9107 Menard



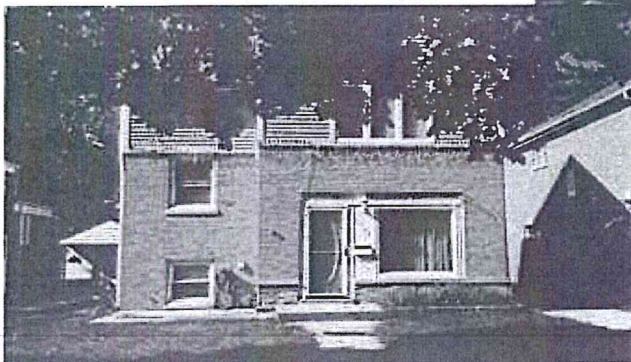
← Exhibit 4d:  
9106 Menard Ave  
(45' x 125')

Exhibit 4e: →  
9110 Menard Ave  
(45' x 125')



← Exhibit 4f:  
9114 Menard Ave  
(45' x 125')

Exhibit 4g: →  
9118 Menard Ave  
(45' x 125')



← Exhibit 4h:  
9122 Menard Ave  
(45' x 125')

## Houses in close proximity to 9107 Menard

Address	Property width per Assessor website	Address	Property width per Assessor website
9027 Menard	49.5	9022 Menard	45.0
9031 Menard	49.5	9026 Menard	45.0
9035 Menard	49.5	9028 Menard	45.0
9039 Menard	66.0	9036 Menard	45.0
corner		9040 Menard	45.0
Davis Street		corner	
corner		9106 Menard	45.0
9107 Menard	45.0	9110 Menard	45.0
9109 Menard	54.0	9114 Menard	45.0
9115 Menard	66.0	9118 Menard	45.0
9119 Menard	33.0	9122 Menard	45.0
9123 Menard	66.0	9126 Menard	45.0

Property size	#	% of Total
33' wide	1	5%
45' wide	12	60%
49.5' wide	3	15%
54' wide	1	5%
66' wide	3	15%
	<u>20</u>	100%

Note: %'s exclude the corner lots in proximity as they are not as comparable to 9107 Menard Ave.

**EXHIBIT 5:**

**PHOTOGRAPHS - 9107 MENARD AVENUE**

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View from front of property



Arbor vitae on southern boundary of property









# BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 20, 21 AND 22 IN BLOCK 4 IN FIELD AND MARTIN'S DEMPISTER STREET TERMINAL SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 9109 MENARD AVENUE, MORTON GROVE, ILLINOIS

PERMANENT INDEX NUMBERS:

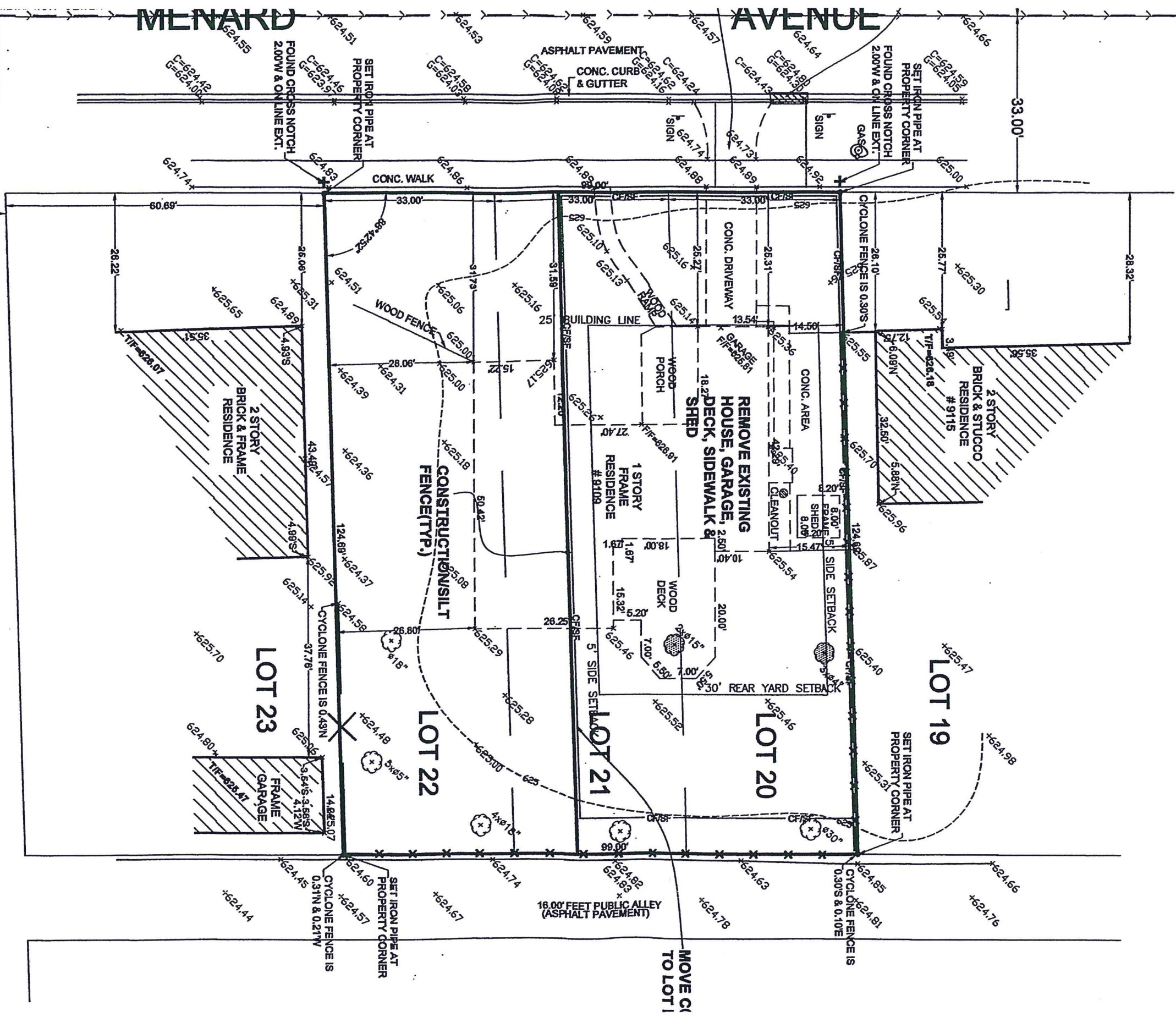
- 10 - 17 - 404 - 020 - 0000
- 10 - 17 - 404 - 021 - 0000
- 10 - 17 - 404 - 021 - 0000

AREA = 12,340 SQ. FT. OR 0.283 ACRE.

REFERENCE BENCH MARK:

BM 600-08  
BERNSTEIN MONUMENT SET (MAY, 2000)  
LOCATED IN MANSFIELD PARK  
APPROXIMATELY 173' SOUTH OF LYONS STREET  
LOCATED AT THE EDGE OF THE DIRT INFIELD  
SET 0.4' BELOW THE GROUND SURFACE.  
COORDINATES:  
NORTH 1,981,120.488  
EAST 1,136,581.488  
EL=823.60 (NAVD 88)

Submitted site plan for current home. Submitted in 2008



MLNARD AVENUE  
33.00'  
33.00'  
DAVIS STREET  
66' R. O. W. HERETOFORE DEDICATED