



VILLAGE OF MORTON GROVE

# Zoning Board of Appeals Agenda

**October 19, 2020 - 7:00 P.M.**

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

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES OF:** September 21, 2020

**III. ITEMS TO BE CONTINUED**

**CASE:** ZBA 20-15

**APPLICANTS:** Cristina Knopfhart & Kenji Mori  
8121 Gross Point Road  
Morton Grove, IL 60053

**LOCATION:** 8121 Gross Point Road  
Morton Grove, IL 60053

**PETITION:** Requesting variations from Sections 12-2-6:G and 12-3-5 to allow fencing in a required front yard and a street side yard

**IV. PUBLIC HEARINGS**

None

**V. OTHER BUSINESS**

None

**VI. CLOSE MEETING**

*All interested parties are invited to attend. Social distancing measures will be in place to ensure the safety of the public and Village staff. **All persons attending the meeting in-person must wear a face covering.** All persons in attendance will have the opportunity to be heard during periods of public comment.*

***If you feel sick, please stay home.***

*Comments relating to the above cases may be submitted to the ZBA in advance, and will be read aloud at the public meeting by Village staff. Please send comments, along with your name and address, to [commdev@mortongroveil.org](mailto:commdev@mortongroveil.org) no later than 5:00 PM on Monday, October 19, 2020.*

**MINUTES OF THE SEPTEMBER 21, 2020  
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 by Chairperson Steve Blonz. Secretary Jacqueline Meracle called the role.

Members of the Board Present: Blonz, Dorgan, Gabriel, Kintner, Khan, Mohr

Members Absent: None

Village Staff Present: Zoe Heidorn, Land Use Planner; Jim English, Manager Building Department; Rick Dombrowski, Fire Department

Trustees Present: William Gear

Chairperson Blonz described the procedures for the meeting. The Village and the applicant will present the case and the board may ask questions of the applicant. Then anyone from the audience will be allowed to speak.

Chairperson Blonz proceeded to seek approval of the August 17, 2020 minutes. Board Member Dorgan moved to approve the minutes of August 17, 2020. Board Member Dorgan seconded the motion.

Chairperson Blonz called for the vote.

Board Member Dorgan voting	aye
Board Member Gabriel voting	aye
Board Member Khan voting	aye
Board Member Kintner voting	aye
Board Member Mohr voting	aye
Chairperson Blonz voting	aye

Minutes approved.

Chairperson Blonz called for the first case.

**CASE ZBA 20-10**

APPLICANT: Francisco Santa & Anthony Santiago  
9217 Mango Avenue  
Morton Grove, IL 60053

LOCATION:  
9232 Mango Avenue

Morton Grove, IL 60053

Zoe Heidorn, Land Use Planner, reviewed the request for variations from Section 12-2-6: G and 12-7-3: J to allow a driveway width less than 9 feet and stacked parking stall widths less than 8.5 feet. The case was continued from the August 17th meeting. The applicant has presented a letter from the abutting property owner in support.

Applicant Francisco Santa was sworn in at the August 17th meeting. Mr. Santa presented a PowerPoint showing that the abutting fence had been removed providing what he referred to as ample space for the proposed driveway and future garage. He also noted several other properties with similar configurations to the proposal.

Board Member Kintner asked how far back the driveways would be connected?

Mr. Santa stated the driveway would be connected for the length of the house which is 26 feet and then move to the right with the garage planned for 6 feet from the neighbor's line and 3 feet from the easement in the back.

Chairperson Blonz noted that there would be less than 6 inches of space allotted where the aforementioned BMW to be parked.

Ms. Heidorn noted that the driveways would not be touching and there would be 6 inches of grass in between.

Chairperson Blonz called for public comment. There was none.

Commissioner Gabriel stated that with the fence down and the neighbor's approval he can see that the driveway will be useful.

Chairperson Blonz asked when the proposed construction would take place.

Mr. Santa stated the goal is to have construction completed before the winter or within the next two months.

Commissioner Mohr asked if the petitioner would need to come back in to extend the driveway to the garage.

Ms. Heidorn stated the petitioner would be able to extend by right.

#### Zoning Board Motion and Approval

Board Member Gabriel moved Motion to approve Case ZBA 20-10, a request for variations from Sections 12-2-6: G and 12-7-3: J to allow a driveway width less than 9 feet and stacked parking stall widths less than 8.5 feet, subject to the following conditions:

1. The proposed driveway and open accessory parking spaces shall be constructed in accordance with the plans submitted by the Applicant in the Variation Application dated 07/22/2020, or as specifically discussed and modified at the 09/21/2020 public hearing for Case ZBA 20-10.
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 Dorgan seconded the motion to continue.

Chairperson Blonz called for the vote.

Board Member Dorgan voting	aye
Board Member Gabriel voting	aye
Board Member Khan voting	aye
Board Member Kintner voting	aye
Board Member Mohr voting	aye
Chairperson Blonz voting	aye

Motion passed.

**CASE ZBA 20-11**

APPLICANT: Hussain Ghalib  
5647 Crain Street  
Morton Grove, IL 60053

LOCATION:  
5647 Crain Street  
Morton Grove, IL 60053

Zoe Heidorn, Land Use Planner reviewed the request for approval of variations from Section 12-3-5 to construct a fence within a street-side yard that is not located to the rear of the principal structure and is along a block face that includes one or more front yards. The staff is concerned with the proposed location of the fence.

One public comment from an anonymous resident stated several residents would not support the proposed fence as the property has been unfinished for the past several years and it would break up the consistency of the neighborhood.

Applicant Hussain Ghalib was sworn in.

Mr. Ghalib stated the purpose of the fence was for safety and privacy.

Board member Dorgan asked when the modifications had been made to the house.

Mr. Ghalib stated modifications were made in 2018.

Board member Dorgan noted that the lack of landscaping on the property was already in violation of the code.

Chairperson Blonz then asked for public comment. There was none.

Board member Kintner noted he was concerned about the inconsistency in sight lines that the fence would create in the neighborhood.

Chairperson Blonz stated he was hard-pressed to approve as this would not conform to anything else on the entire block.

Board member Mohr suggested landscaping for privacy in lieu of the fence, but be careful to do so as landscaping cannot become a fence per village code.

#### Zoning Board Motion and Approval

Board Member Kintner moved to approve Case ZBA 20-11, a request for approval of variations from Section 12-3-5 to construct a fence within a street-side yard that is not located to the rear of the principal structure and is along a block face that includes one or more front yards, 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 08/10/2020.
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 Gabriel seconded the motion.

Chairperson Blonz called for the vote.

Board Member Dorgan voting	nay
Board Member Gabriel voting	nay
Board Member Khan voting	nay
Board Member Kintner voting	nay
Board Member Mohr voting	nay
Chairperson Blonz voting	nay

Motion failed.

#### **CASE ZBA 20-12**

APPLICANT: Modest & Laura Tibu  
7319 Church Street  
Morton Grove, IL 60053

LOCATION:

7319 Church Street  
Morton Grove, IL 60053

Zoe Heidorn, Land Use Planner reviewed the request for approval of a variation from Section 12-2 6:G to allow a driveway width greater than 16 feet at the front lot line. This is a request after the fact as the work was completed without a permit this summer.

Ms. Heidorn read emails from three neighboring residents that were all in support of the applicant.

Applicant Laura Tibu was sworn in.

Mrs. Tibu stated that a small fishing boat is parked in the driveway in question, noting that the lot is larger than the standard with almost 300 feet of frontage.

Chairperson Blonz then called for public comment.

Resident Laurie Hernandez stated her family was in support of their neighbor, the applicant.

The applicant stated that the remainder of the work would be completed as soon as possible.

#### Zoning Board Motion and Approval

Board Member Gabriel moved to approve Case ZBA 20-12, a request for approval of a variation from Section 12-2-6: G to allow a driveway width greater than 16 feet at the front lot line, subject to the following conditions:

1. The proposed driveway and open accessory parking area shall be installed prior to December 31, 2020, and in accordance with the plans submitted by the Applicants in the Variation Application dated 08/06/2020.
2. The Applicants shall obtain all necessary permits to authorize the existing driveway installed on the subject property and within the public right-of-way, after-the-fact.
3. The Applicants 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 Dorgan seconded the motion.

Chairperson Blonz called for the vote.

Board Member Dorgan voting	aye
Board Member Gabriel voting	aye
Board Member Khan voting	aye
Board Member Kintner voting	aye
Board Member Mohr voting	aye
Chairperson Blonz voting	aye

Motion passed.

**CASE ZBA 20-13**

APPLICANT: Petr Fortel  
6820 Church Street  
Morton Grove, IL 60053

LOCATION:  
6820 Church Street  
Morton Grove, IL 60053

Zoe Heidorn, Land Use Planner reviewed the request for approval of variations from Section 12-3-5 to construct a fence within a street-side yard that does not provide required sight-line triangles and is along a block face that includes one or more front yards. She noted that the staff was concerned about the lack of visibility to the sidewalk.

Applicant Petr Fortel was sworn in.

Mr. Fortel stated that all landscaping in the front yard would be trimmed to four feet. The fence needs to be repaired as it is falling down.

Board Member Gabriel stated that would not be enough as the landscaping must be transparent to comply with code.

Board Member Gabriel noted that a fence repair would not need board approval, but a complete replacement would.

Chairperson Blonz then called for public comment. There was none.

Board Member Kintner asked the applicant if any sight-line triangles would be acceptable. The current configuration is very safe and easy to see.

Mr. Fortel stated that sight-line triangles would not be acceptable.

Board Member Kintner asked if the applicant would consider a metal fence instead of wood.

Mr. Fortel stated he would like to replace the fence with wood only.

Chairperson Blonz asked Ms. Heidorn to clarify to permit the situation.

Ms. Heidorn stated a permit could not be verified for this particular fence, which does not mean the fence was installed without a permit.

Board Member Gabriel stated that the applicant did not give the board many choices but to rule on the application as presented.

Board Member Mohr stated safety for small children was a concern.

Chairperson Blonz also noted a concern for safety with the obstruction of sight-lines the fence poses in the alley.

#### Zoning Board Motion and Approval

Board Member Kintner then moved to approve case ZBA 20-13, a request for variations from Section 12-3-5 to construct a fence within a street-side yard that does not provide required sight-line triangles and is along a block face that includes one or more front yards, 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 08/07/2020.
2. Landscaping within the front yard shall be removed as necessary so as not to form a barrier that is impassable by pedestrians at regular intervals, subject to review and approval by the Land Use Planner.
3. 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 to continue.

Chairperson Blonz called for the vote.

Board Member Dorgan voting aye

Board Member Gabriel voting nay

Board Member Khan voting aye

Board Member Kintner voting nay

Board Member Mohr voting nay

Chairperson Blonz voting nay

Motion failed.

#### **CASE ZBA 20-14**

APPLICANT: James Howard

5836 Church Street

Morton Grove, IL 60053

LOCATION:

5836 Church Street

Morton Grove, IL 60053



Zoe Heidorn, Land Use Planner reviewed request for variations from Sections 12-2-5 and 12-4-2 to allow a rear yard less than 30 feet or a detached accessory structure located less than 10 feet from a principal structure.

Applicant James Howard was sworn in.

Mr. Howard noted that he rents the house and is speaking for the owner who lives next door and that he is an architectural engineer by trade. He stated the deck was in complete disrepair and could not be used as an exit. He is replacing what was there.

Chairperson Blonz asked if the fire department had any codes relative to this request.

Rick Dombrowski stated that the fireproofing of the materials would require a one-hour rating.

Board member Gabriel stated there was ample room around the deck and he did not take issue with the application.

Chairperson Blonz then asked for public comment. There was none.

#### Zoning Board Motion and Approval

Board Member Dorgan moved to approve Case ZBA 20-14, a request for variations from Sections 12-2-5 and 12-4-2 to allow a rear yard less than 30 feet [or a request for variations from Section 12-2-5 to allow a detached accessory structure located less than 10 feet from a principal structure], subject to the following conditions:

1. The proposed deck shall be installed in accordance with the plans submitted by the Applicant in the Variation Application dated 08/14/2020, or as specifically discussed and modified at the public hearing for Case ZBA 20-14.
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 Gabriel seconded the motion to continue.

Chairperson Blonz called for the vote.

Board Member Dorgan voting	aye
Board Member Gabriel voting	aye
Board Member Khan voting	aye
Board Member Kintner voting	aye
Board Member Mohr voting	aye
Chairperson Blonz voting	aye

Motion passed.

**CASE ZBA 20-15**

APPLICANT: Cristina Knopfhart & Kenji Mori  
8121 Gross Point Road  
Morton Grove, IL 60053

**LOCATION:**

8121 Gross Point Road  
Morton Grove, IL 60053

Zoe Heidorn, Land Use Planner reviewed the request for variations from Section 12-3-5 to allow fencing in a required front yard

The Applicants have requested a continuation of ZBA 20-15 to the next regularly scheduled meeting of the Zoning Board of Appeals, to be held on October 19, 2020, at 7:00 PM

Zoning Board Motion and Continuance

Board Member Gabriel moved to continue case ZBA 20-15 to the October 19, 2020 board meeting.  
Board Member Kintner seconded the motion to continue.

Chairperson Blonz called for the vote.

Board Member Dorgan voting	aye
Board Member Gabriel voting	aye
Board Member Khan voting	aye
Board Member Kintner voting	aye
Board Member Mohr voting	aye
Chairperson Blonz voting	aye

Motion passed.

Chairperson Blonz asked for any other business or discussion. Hearing none, Board Member Kintner moved to adjourn the meeting and seconded by Board Member Dorgan. The motion was approved unanimously pursuant to a voice vote at 8:24 pm.

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Minutes by: Jacqueline Meracle

# Village of Morton Grove

## Department of Community & Economic Development

**To:** Chairperson Blonz and Members of the Zoning Board of Appeals

**From:** Zoe Heidorn, Land Use Planner

**Date:** October 13, 2020

**Re:** **ZBA 20-15 – 8121 Gross Point Road (10-21-322-001-0000, 10-21-322-002-0000)**  
**Requesting variations from Sections 12-2-6:G and 12-3-5 to legalize fencing in a required front yard and a street side yard**

## STAFF REPORT

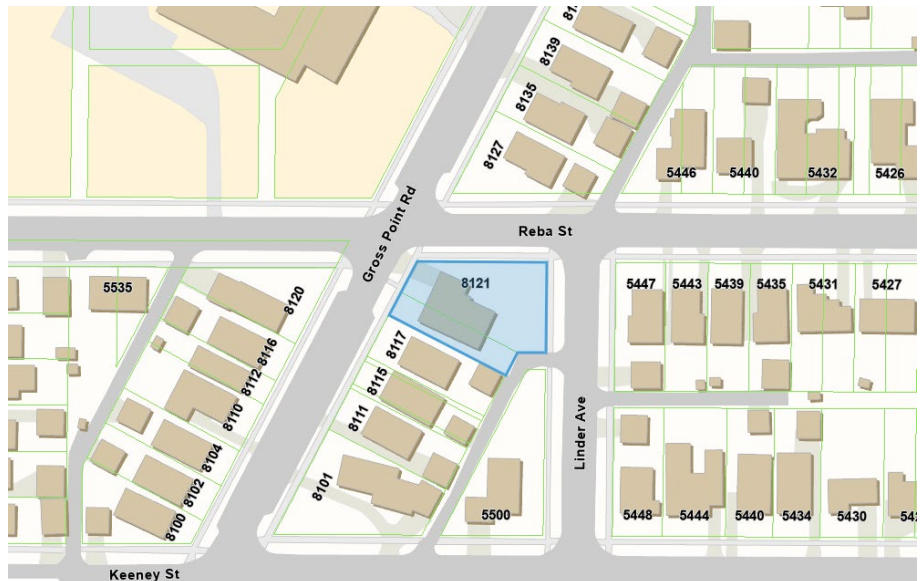
### Public Notice

The Village of Morton Grove provided public notice for the September 21, 2020, Zoning Board of Appeals (ZBA) public hearing for ZBA 20-15 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on September 3, 2020. The Village mailed letters on September 3, 2020, notifying surrounding property owners, and placed a public notice sign on the subject property on August 31, 2020. At the September 21, 2020, meeting of the ZBA, this case was continued to the October 19, 2020, meeting of the ZBA at the request of the Applicants.

### Request Summary

#### Property Background

The subject property at 8121 Gross Point Road is a corner through lot located along Reba Street, between Gross Point Road and Linder Avenue. An improved public alley abuts the property to the southeast. The subject property is within an R-2 Single Family Residence District and is improved with a single-family residence. Properties in all directions are also located within the R-2 District. With the exception of Thomas Edison Elementary School located to the northwest, all surrounding properties are improved with single-family dwellings.

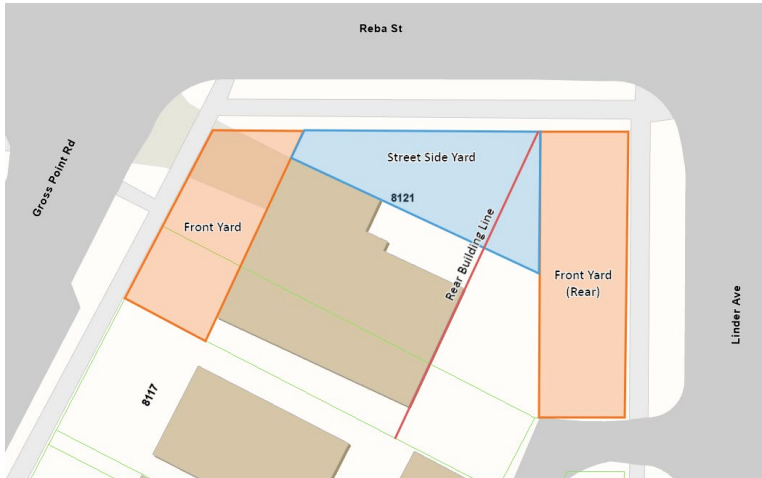


*Subject Property Map*

### Application Overview

The Applicants and property owners, Cristina Knopfhart and Kenji Mori, are requesting waivers from Sections 12-2-6:G and 12-3-5 to legalize fencing within a required front yard and a street side yard.

The subject property is a unique lot with respect to shape and orientation to roadways. The property's front lot line is located along Gross Point Road and the property's corner side lot line is located along Reba Street. Per Section 12-17-1, a rear lot line is defined as "that boundary of a lot which is most distant from, and is, or is approximately, parallel to, the front lot line." Because the lot line abutting Linder Avenue is most distant to the front lot line and is only 27.6 degrees from parallel to the front lot line, it is considered by staff to be the rear lot line.



***Subject Property Front & Street Side Yards***

Per Section 12-17-1, on a through lot, both front and rear lot lines are deemed front lot lines and the associated front yard requirements apply. Pursuant to Section 12-2-6:G, fencing is not a permitted obstruction of required front yards. Therefore, fencing is not allowed within the front yard along Gross Point Road, nor within the second front yard (rear yard) along Linder Avenue. Fencing may be permitted within the street side yard along Reba Street so long as it complies with the requirements for corner street side fencing established in Section 12-3-5.

When the Applicants contacted Village staff in April to inquire about installing fencing to enclose the yards along Reba Street and

Linder Avenue, the Applicants were advised of the restrictions on fencing for the subject property. The Applicants were informed that a Variation Application could be made to the Zoning Board of Appeals to request waivers to the fence requirements.

In the late spring to early summer of 2020, the Applicants hired a landscaping company to install a series of shrubs to enclose the subject property's street side yard, the second front yard (rear yard) along Linder Avenue, and the yard area behind the principal structure. While a permit is not required for landscape installations, a landscape installation may be considered a fence if it forms a barrier and is used as a boundary. Per Section 12-17-1, a "fence" is defined as follows:

FENCE: A structure, series of trees or hedge which is a barrier and used as a boundary or means of protection or confinement.

The landscape installation measured approximately 36 to 42 inches in height at the time of planting and has filled out over the summer months. Because the landscape installation cannot be stepped over or through at regular intervals, the landscaping qualifies as fencing and is subject to the fence regulations established by the Unified Development Code. On June 12, 2020, a Building Department inspector issued the property owner a citation for violating the Village's fence regulations. The property owner was advised to remove the non-conforming landscaping or submit a Variation Application to the Zoning Board of Appeals.



***Non-conforming Landscape Installation***

The Applicants are now requesting waivers to legalize the non-conforming fencing, after-the-fact.

### Requested Waivers

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

<b>DIMENSIONAL CONTROL</b>	<b>ORDINANCE REQUIREMENT</b>	<b>PROPOSED</b>	<b>REQUESTED VARIANCE</b>
<b>Front Yard Fence</b> (12-2-6:G, 12-3-5)	Location: Fences not a permitted obstruction of a required front yard  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.	Location: Fencing with height of approximately 4 feet and transparency deemed to be less than 50% in select areas proposed within required front yard along Linder Avenue  Sight line triangle: 1 provided at intersection of public alley and sidewalk abutting Linder Avenue	<b><i>Waiver to allow fencing within required front yard</i></b>  <i>Compliant</i>
<b>Street Side Yard Fence</b> (12-3-5)	Blockface: Cannot include one or more front yards  Maximum height: 4 ft.  Minimum transparency: 50%  Location must be behind the rear portion of the principal structure closest to the street side yard	Blockface: No front yards  Height: Less than 4 ft.  Transparency: Deemed to be less than 50% in select areas  Location: To the side of the principal structure	<i>Compliant</i>  <i>Compliant</i>  <b><i>Waiver to allow transparency less than 50%</i></b>  <b><i>Waiver to allow street side yard fencing to the side of the principal structure</i></b>

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

- Section 12-2-6:G: Waiver to allow fencing as a permitted obstruction of 2 required front yards.
- Section 12-3-5: Waiver to allow transparency less than 50% for a street side yard fence.
- Section 12-3-5: Waiver to allow street side yard fencing to the side of the principal structure.

### Discussion

Due to the subject property's shape and orientation to surrounding roadways, permissions for fencing on the property are extremely limited. The Applicants have indicated that the purpose of the non-conforming landscape installation is to provide a boundary and means of protection for their young children as they play outdoors on the property. They noted that traffic along Gross Point Road tends to travel at higher speeds than along most residential streets. The landscape installation was originally intended to serve as a creative way around the Village's fence requirements. The Applicants and their contractor contend that they were unaware a landscape installation could be classified as fencing and subject to zoning requirements. However, staff was in communication with both parties in April, 2020, with regard to the Village's fence regulations.

Fencing is not permitted within front yards in order to maintain open sight lines along blockfaces. The landscape installation located within the second front yard along Linder Avenue is along a blockface that includes one other single-family residential property (5500 Keeney Street). Interestingly, this property has a similar non-conforming landscape installation located within the Linder Avenue front yard. Staff could find no record of ZBA authorization of the landscape installation at 5500 Keeney Street.





**Front Yard at  
5500 Keeney Street**

### **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 20-15, staff recommends the following motion and conditions:

*Motion to approve Case ZBA 20-15, a request for approval of variations from Sections 12-2-6:G and 12-3-5 to legalize fencing in a required front yard and a street side yard, subject to the following conditions:*

- 1) The landscape installation shall be maintained in accordance with the plans submitted by the Applicants in the Variation Application dated 08/10/2020.*
- 2) The height of the landscape installation shall be maintained at a height of 4 feet or less.*

**Attachments**

Application and related materials (submitted by Applicant)



Incredibly Close ✨ Amazingly Oper

## VARIATION APPLICATION

CZ 20-0026

Village of Morton Grove  
Department of Community Development  
6101 Capulina Avenue Morton Grove, Illinois 60053  
(847)663-3063(p) (847)965-4162 (f)

CASE NUMBER: ZBA 20-15 DATE APPLICATION FILED: 8-10-20

### APPLICANT INFORMATION

Applicant Name: CRISTINA KNOPFHART & KENJI MORI  
Applicant Address: 8121 GROSS POINT ROAD  
Applicant City / State / Zip Code: MORTON GROVE, IL 60053  
Applicant Phone: (630) 776-0968 (MORI)  
Mobil / Other: (312) 890-7399 (KNOPFHART)  
Applicant Email: KENJI.A.MORI@GMAIL.COM  
Applicant Legal Interest in Property (Owner, Tenant, Etc.): OWNER  
Applicant Signature: *Cristina Knopfhart & Kenji Mori*

### PROPERTY INFORMATION

Common Address of Property: 8121 GROSS POINT ROAD, MORTON GROVE, IL 60053  
Property Identification Number (PIN): 10-21-322-001-0000 ; 10-21-322-002-0000  
Zoning District: R2 Property's Current Use: RESIDENTIAL

### APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):

1. Applicant is requesting a Variation from the following section of the Unified Development Code: 12-2-6:4 & 12-3-5

for the following: TO ALLOW FENCING IN A REQUIRED FRONT YARD



2. Please provide detailed information to explain why the variation is being requested:

We live on Gross Point Road, a busy street, and are concerned for the safety of our three year old daughter and nine year old son. We would like a visual barrier to help us keep them safe.

3. Provide responses to the Variation standards as listed in Section 12-16-3-A-2 of the Unified Development Code. 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.

Our property, as purchased, is on Gross Point Road.

Gross Point Road is very busy with many passing vehicles.

This hardship/difficulty is caused by this title and not created by any persons w/ interest in this 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.

Our "backyard" (considered a side yard) is exposed to three streets (Gross Point Road, Reba Street, and Linder Street) making it unsafe for our young children to play.

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 granting of our variation request is in harmony w/ the general purposes and intent of this title and will not be detrimental to the public welfare or to other property 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.

Our proposed variation has been positively greeted/met by our immediate and surrounding neighbors. Our proposed variation will not impair an adequate supply of light or air to the adjacent property; will not increase congestion in the streets; will not increase the potential damage of fire; will not endanger public safety or alter the character of the neighborhood.

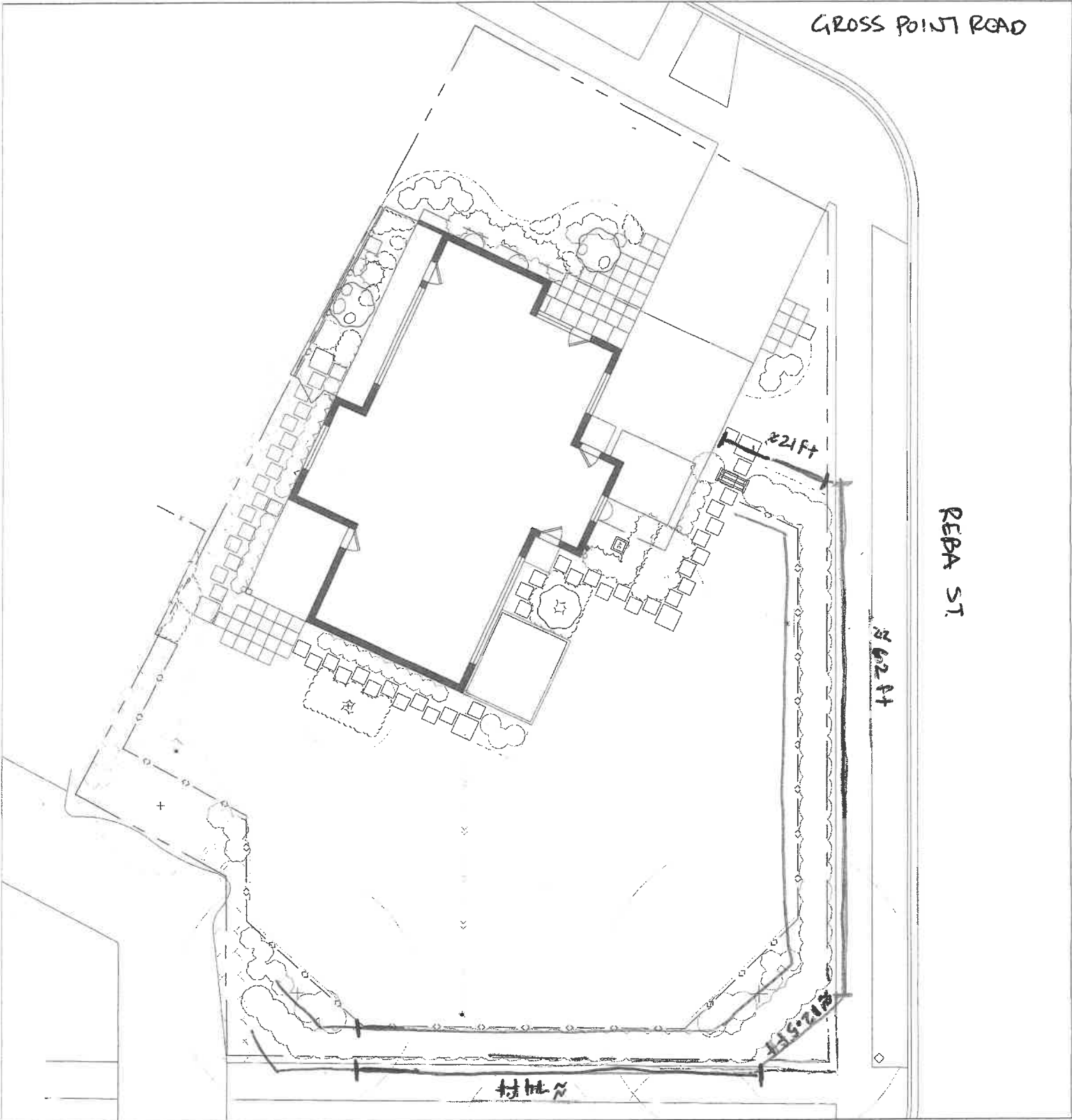
OF

REBA STREET



IP/S No. 2923  
LICENSE RENEWAL DATE: 30 NOVEMBER 2018.

PROPERTY ADDRESS : 8121 GROSS POINT ROAD  
MORTON GROVE, IL 60053



LINDER ST.

## Zoe Heidorn

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**From:** Vasiliki Analitis <vanalitis@msn.com>  
**Sent:** Sunday, September 20, 2020 9:36 PM  
**To:** Zoe Heidorn  
**Subject:** Morton Grove Zoning Board of Appeals Case No. ZBA 20-15 (8121 Gross Point Road)

We've lived on the same block as the Knopfhart/Mori family for many years. We have seen a lot of changes in the area, some not so good, in the past few years. The addition of this family is a welcoming addition. The improvements this family made to the landscaping around their property/home, is beautiful and pleasing to the eye, unlike some other home owners who have neglected their landscaping making their property look abandoned. We love walking by their home seeing the new plantings and landscaping. As far as we are concerned, they should be allowed to keep their fencing.

Thank you.  
Mr. & Mrs Analitis  
8101 Gross Point Road