



Village of Morton Grove

Department of Community Development

To: Chairperson Farkas and Members of the Zoning Board of Appeals

From: Nancy Radzevich, AICP, Community & Economic Development Director
Dominick Argumedo, AICP, Zoning Administrator/Land-Use Planner

Date: February 11, 2016

Re: **ZBA 16-02— 6801 Beckwith Road**
Request for approval to expand an existing non-conforming structure on a non-conforming lot, in accordance with Section 15-12-4 of the Unified Development Code, and approval of waivers to Sections 12-4-2:D.3.a. and 12-4-2:D.3.b. to allow for an addition to the principal structure to be located in the required front and side yard setbacks

STAFF REPORT

Public Notice

The Village of Morton Grove provided Public Notice for the February 15, 2016 Zoning Board of Appeals public hearing for ZBA 16-02 in accordance with the Unified Development Code. The *Chicago Tribune* published the public notice on January 30, 2016, and the Village mailed letters notifying surrounding property owners on January 29, 2016 and placed a public notice sign on the subject property on February 5, 2016.

Background

The subject property is located at the southeast corner of Beckwith Road and Oak Park Avenue in the R1 Single Family Residence District. Single family residences abut the property to the north, south and west. An unimproved alley borders the property to the south.



PROPERTY LOCATION MAP

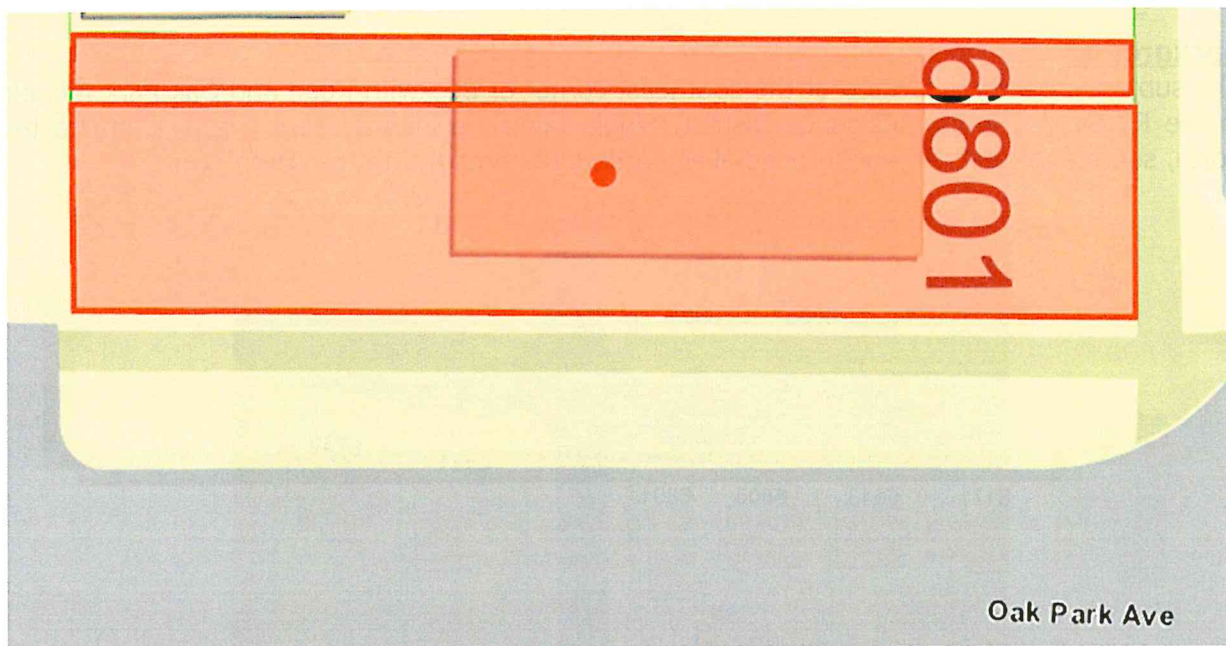
The existing lot is a nonconforming lot; the lot width (32 ft.) and lot area (4,000 sq. ft.) are below the minimum requirements established in the ordinance – which are 55 ft. and 6,875 sq. ft., respectively, for lots created prior to 1959 and 60 ft. and 7,500 sq. ft., respectively, for lots created after 1959. As the subject property is a corner lot, per the Unified Development Code (Section 12-2-6-F), it has two required front yards.

In addition, the existing single-family residence is non-conforming with respect to the front (street side) yard setback along Oak Park and the interior side yard setback. The existing residence is setback 9.58 ft. from the Oak Park Avenue property line, where a 25 ft. setback is required and is setback 3 ft. from the interior side yard property line, where a 6 ft. setback is required. The existing residence complies with all other aspects to the bulk and dimensional controls in the R1 District.

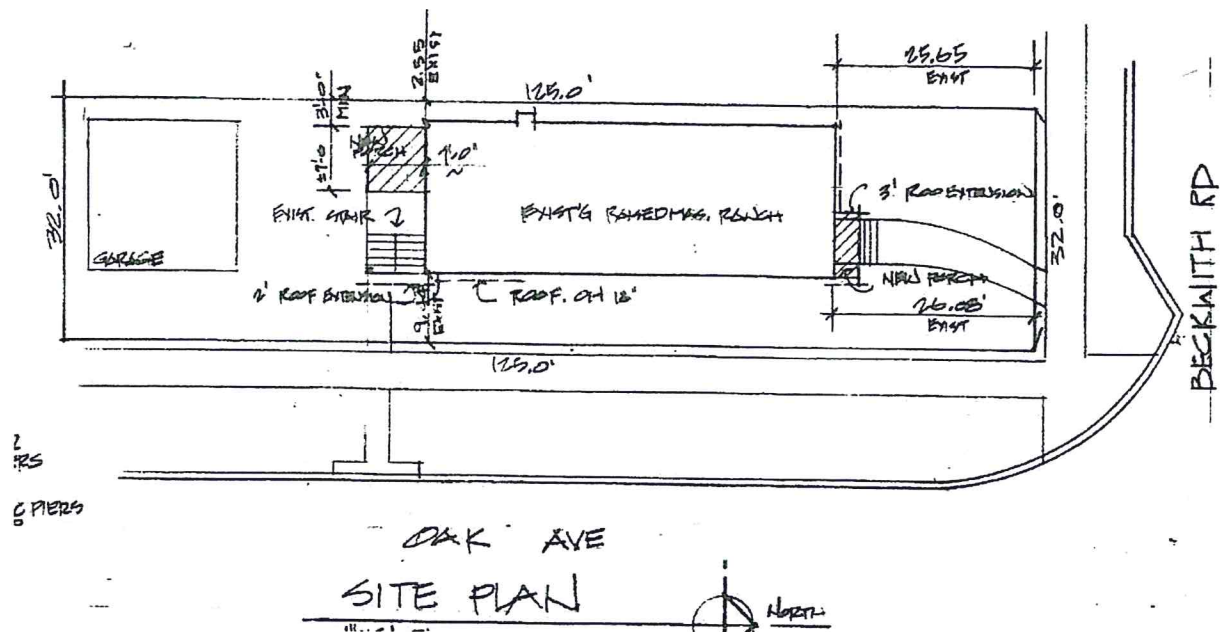
The applicants, Ms. Carrie and Mr. Mike Kalodimos, recently submitted an application for variations to allow for a new detached garage. At the November 18, 2015 Zoning Board of Appeals meeting, the ZBA granted them waivers to the front setback requirement and the regulation that prohibits accessory structures in the front yard to allow for the construction of a 20 ft. x 20 ft. detached garage at the rear of the 6801 Beckwith property.

Request Summary

After receiving the approval for the detached garage from the ZBA, the applicant subsequently submitted plans for building permit. The building permit plans included a new, proposed 7 ft. x 9 ft. porch addition onto the back of the existing single family residence (this addition was not included on the plans for the previous application for the detached garage). Due to the non-conforming nature of the lot and existing residence and encroachments of the addition into the required side and front yard setbacks, the applicants need to seek additional approvals from the Zoning Board of Appeals to allow for this proposed building addition.



AREA OF REQUIRED 25 FT. FRONT YARD AND 6 FT. SIDE YARD SETBACK (RED)



**LOCATION OF THE PROPOSED NEW PORCH ADDITION
(HATCHED AREA AT REAR OF SINGLE FAMILY RESIDENCE)**

Requested Waivers

In order to construct the proposed rear porch, the applicant is seeking approval from the Zoning Board of Appeals for the expansion of a non-conforming structure, due to both the existing substandard lot and existing non-conforming residence, per Section 12-15-4. In addition, the applicant is seeking variations from Section 12-4-2:D.3.a & 12-4-2:D.3.b, to allow for the addition to encroach into the required front and side yard setbacks.

The following chart provides a summary of the existing and proposed conditions, based on the ordinance requirements. Even though the proposed detached garage has not yet been constructed, since it was previously approved by the Zoning Board of Appeals (ZBA 15-15), for the purposed of this analysis, the proposed garage is included in the "existing/approved" conditions.

DIMENSIONAL CONTROL	REQUIRED	EXISTING/ APPROVED	PROPOSED	REQUESTED VARIANCE
FAR	0.6 (Sec. 12-4-2:D.5)	0.35	0.37	Compliant
Front Yard Setback	25 ft. (Sec. 12-4-2:D.3.a)	9 ft. from Oak Ave (Non-conforming) 26 ft. from Beckwith Road	20 ft. from Oak Ave. 77 ft. from Beckwith Road (proposed addition)	5 ft. waiver to front yard setback requirement Compliant
Side Yard Setback	6 ft. (Sec. 12-4-2:D.3.b)	3 ft. (Non-conforming)	3 ft.	3 ft. waiver to side yard setback requirement
Rear Yard Setback	30 ft. (Sec. 12-4-2:D.3.d)	48 ft.	41 ft.	Compliant
Building Height (residence)	28 ft. (Section 12-4-2:D.4)	13 ft.	13 ft.	Compliant
Rear Yard Lot Coverage	50% (Sec. 12-2-6:G.3)	35%	44%	Compliant
Accessory structure coverage	30% (Sec. 12-2-6:G.3.a)	26%	30%	Compliant
Accessory Structure Distance from Residence	10 Ft. (Sec. 12-2-5:B.2.d)	10 ft.	18 ft.	Compliant
Lot Width • on or before Aug. 4, 1959; • after Aug. 4, 1959	55 ft. min., 60 ft., after (Sec 12-4-2:D.2)	32 ft.	32 ft.	Non-conforming lot
Lot Size • on or before Aug. 4, 1959; • after Aug. 4, 1959	6,875 sq. ft. 7,000 ft. (Sec 12-4-2:D.1)	4,000 sq. ft.	4,000 sq. ft.	Non-conforming lot

As shown in the table above, the following approvals and waivers would be required for the proposed rear porch addition:

- Section 12-15-4.: Nonconforming structures, which do not meet the criteria established in 12-15-4:A.1., may be expanded and altered, provided that the expansion or alteration meets the criteria of an authorized variation by the zoning board of appeals, and that the zoning board of appeals finds that an undue hardship is imposed on the owner of the

structure and does not adversely affect the adjoining property. This property does not meet the criteria established in 12-15-4:A.1, as such ZBA approval is required.

- Section 12-4-2:D3.a: A waiver to allow for encroachment into the required front yard setback of 25 ft. The applicant is proposing a setback of 20 ft.
- Section 12-4-2:D.3.b: A waiver to allow for encroachment into the required side yard setback of 6 ft. The applicant is proposing a setback of 3 ft.

It is worth noting that the location of proposed addition, on the back of the principal structure, impacts both the rear yard lot coverage and accessory structure lot coverage calculations, as shown in the table above. Per Section 12-2-6, the rear yard lot coverage and accessory structure lot coverage requirements are based on the actual rear yard as measured from the rear of the principal structure to the rear property line. Since the proposed addition is on the back of the house, the rear yard will be reduced in depth. As a result, even though the applicant is not proposing to increase the size of the detached garage or erect any additional accessory structures or impervious surface within the rear yard, because the addition will reduce the overall amount of lot area included in the rear yard, the resulting overall lot coverage will increase from 35% to 44% and the accessory structure lot coverage will increase from 26% to 30%.

Although this updated development plan complies with rear lot coverage and rear lot accessory structure coverage, staff notes that both are close or at to the maximum permitted (50% for overall lot coverage; 30% for accessory structure lot coverage). As such, the applicant will not be permitted to erect any additional accessory structures and would only be allowed to add very limited additional impervious surface to the rear yard, without having to seek additional waivers from the Zoning Board of Appeals.

The residence with this proposed addition and the previously approved detached garage will still meet the FAR requirement.

Discussion

Per Section 12-15-4 of the Unified Development, since the existing lot area and lot width do not comply with the requirements established in Unified Development Code for the specific zoning district in which the property is located, Zoning Board of Appeals approval is required for any expansions to the existing non-conforming structure. Given that this lot is substandard, coupled with the fact that it is a corner lot, which requires two front yard setbacks, most of the of the lot is within either the required front (side yard) along Oak Avenue or within the interior side yard setback. Specifically, given that the lot width is only 32 ft., when the side and front yard requirements of 6 ft. and 25 ft. are applied, there is only a 1 ft. wide strip of by-right buildable area.

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 the Unified Development Code 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 in the submitted application.

Recommendation

Should the Board approve ZBA Case#16-02, staff suggests the following motion and conditions:

The Zoning Board of Appeals approves Case #ZBA 16-02 for an extension and alternation of a non-conforming structure on a substandard lot to allow a 7 ft. x 9 ft. covered porch addition on the rear of the existing non-conforming principal structure and grants a 5 ft. waiver to the required 25 ft. front yard setback requirement along Oak Avenue, per Section 12-4-2:D.3.a, and a 3 ft. waiver to the 6 ft. side yard setback requirement, per Section 12-4-2:D.3.b, at 6801 Beckwith, with the following conditions:

1. *The new addition shall be constructed and located in accordance with the plans submitted by the applicant in the Variance application submitted on 02/01/2016; and*
2. *The applicant shall file all necessary building plans for review and secure all necessary building permits prior to the commencement of construction.*
3. *The applicant shall not construct or install any additional sidewalks, brick pavers, patios, decks, or similar impervious structures nor erect or install any sheds or other accessory structures within the rear yard, beyond the detached garage and driveway approved through ZBA15-15, without seeking approval for such from the Zoning Board of Appeals.*

Attachments

Application and related materials (submitted by applicant)

Zoning Board of Appeals Decision (ZBA15-15)

VARIATION 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: _____ DATE APPLICATION FILED: _____

APPLICANT INFORMATION

Applicant Name: Mike and Carrie Kalodimos
Applicant Address: 6805 Beckwith Road
Applicant City / State / Zip Code: Morton Grove, IL 60053
Applicant Phone: (847) 965-8124
Mobil / Other: (847) 702-1961 (Mike's cell)
Applicant Email: mikekalodimos@sbcglobal.net
Applicant Legal Interest in Property (Owner, Tenant, Etc.): Owner
Applicant Signature: [Signature]

PROPERTY INFORMATION

Common Address of Property: 6801 Beckwith Road
Property Identification Number (PIN): 10-18-109-007-0000
Zoning District: R1 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: _____

for the following: property at 6801 Beckwith Road, Morton Grove, IL. Requesting variance for rear covered porch on non-conforming lot.

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

A variation request is being submitted for our property at 6801 Beckwith road. We are looking to build a rear covered porch at the back of the house.

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.

This property was a non-conforming (sub-standard) lot before purchase. We acquired this hardship when we purchased this property at 6801 Beckwith.

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.

Justification for this variance is mainly to allow resident superior safety in the form of legal stair rise height (currently too steep at 9.5" rise), entryway lighting, prevention of ice + snow buildup in case of slip and fall hazards.

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 porch design will replace the hip roof with a gable, keeping a harmonious look to the neighborhood and add to it's curb appeal. ~~And~~

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.

Dramatic improvement to curb appeal will ultimately add significant value to an already charming corner in Morton Grove. Designs were professionally prepared by a licensed and well-known architect. This variation will not impair or endanger any adjacent property or surrounding neighborhood.

Fifteen copies of all documentation, and following conditions must be met

A. Fifteen (15) complete sets of drawings shall be submitted with the application showing:

- 1) Dimensioned site plan drawn to scale not smaller than one (1) inch equals twenty (20) feet, showing the property boundary, footprint of all buildings and structures with distances from property boundaries and other dimensions necessary to support the action requested. Floor plans and elevation drawings required.
- 2) Completed residential design workbook.
- 3) Dimensioned site plan drawn to scale not smaller than one (1) inch equals fifty (50) feet showing the size of lots adjoining or separated by an alley or walkway, including locations of buildings and structures with distances from their property boundary. Distances pertaining to lot for which variation is being sought shall be exact.
- 4) For uses other than single family residential, the following additional information may be required based on the nature of the variation sought. Area of subject property in square feet and acres; relation of lot and yard dimensions to height, width, depth of structures; significant topographic features (a topographic survey may be required). Parking lot plan including location, dimensions, number and gradient of all driveways, entrances, curb cuts, parking spaces, and loading facilities; Percent of lot covered by parking lots, driveways, and loading facilities; Location of snow storage area; Location of total area of all usable open space; Location and height of existing and proposed fencing or screen planting; Location, size, and arrangement of all site advertising, business, and identification signs, sketches showing content and layout of signs.
- 5) Name and address of property owners within one hundred (100) lineal feet in all directions from the subject parcel for single and two family properties and two hundred and fifty (250) feet for all other properties. Attach additional sheet if needed

→ B. A CERTIFIED plat of survey of property for which this application is submitted showing current buildings and structures on site shall be attached.

→ C. Proof of ownership (tax bill, sales contract) or interest shall be attached to the application. Photostat copies of originals are acceptable.

D. Identification and extent of interest of any official or employee of the Village in the subject property.

E. If represented by counsel or other at the public hearing, applicant shall furnish representative with evidence of authority.

F. A sign will be placed on the subjects property at least fifteen (15) days prior to public hearing, indicating that a zoning variation is sought. It shall be removed upon the rendering of a decision by the Zoning Board of Appeals.

G. Improper, insufficient, or inaccurate completion of this application or required attachments shall constitute sufficient grounds for continuing or delaying the scheduled hearing, or refusing publication

H. The filing of this Application in the Building Department shall not constitute acceptance for public hearing before the Morton Grove Zoning Board of Appeals until it is reviewed and approved by the Building Commissioner.

I CERTIFY THAT I HAVE READ, UNDERSTAND, AND HAVE TRUTHFULLY ANSWERED ALL QUESTIONS AND ADDRESSED ALL MATTERS ON THE FACE & REVERSE SIDE OF THE APPLICATION

Signature of Applicant

Signature of Owner

Office Use Only

Do Not Write Below this Line

Reason why the Building Commissioner refused to issue a building permit:

Reviewed by and Approved for Public Hearing:

Signature of Building Commissioner

Date of Approval

Fee Paid To:

Accepting Employee

Date Accepted

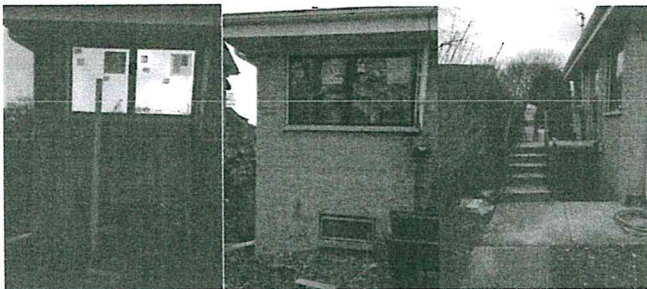
Note to the ZBA for February discussion re: 6801 Beckwith Rd.

The property at 6801 Beckwith was recently the subject of a ZBA discussion regarding a planned garage. That request was approved in November of 2015.

The property is owned by Mike and Carrie Kalodimos who reside next door at 6805 Beckwith since 1988. There is no intent to sell or "flip" this property. The property will be rented to a relative in April of this year.

Our present request for variance has to do with a covered porch at the rear and the front of this property. The designs have been professionally prepared by a licensed and well-known local architect Jeffery Haney of Glenview. These designs consist of a gable at both ends of the house. The gable design replaces a hip style roof and will serve to cover the porches. Crucially, these porches will be improved to feature 7.5" rise (fully legal) steps to replace the concrete 9.5" rise that presently exists.

The roof gable that serves the covered porch at the rear of the home follows the roof line of the house. Originally the house was built in a manner that did not conform to set backs and the entire house is built too close to the lot line. That is our primary reason for appealing to you this evening. The 7 feet of gable at the west of the property is designed to follow the existing roof line. This means that although no foundation will exist, the roof line maintain the structural alignment of the home. Maintenance of this set back will divide a new casement window (a replacement for an old window) and certainly fall short in terms of aesthetics as well as function of the covering. The photo inserted (with vertical 2x4) shows where the covering would end. Our proposal is to follow the existing roofline of the home. The photo to the right shows a better view of the window. To the right of that photo is the rear porch as it exists today. Note the differences in riser height and tread surface. Also note the scant overhang that exists today. This rear entry displays a number of safety concerns from riser height to an owners ability to adequately light the stairs and of course the stairs themselves.



These proposed covered porches will provide superior safety in the form of legal stair rise height and entry way lighting for the resident who will be living at the address. The covering will serve to prevent snow and ice from collecting at the door which has presented significant slip and fall hazard in the past. In addition the upgrades will dramatically improve curb appeal and neighbourhood appearance, ultimately adding significant value to an already charming corner in Morton Grove.

Account Summary for Carrie Kalodimos

Account Number:	76-01-08-9472 3
Meter Number:	2236257
Service Address:	6801 Beckwith Rd Morton Grove
Bill Period:	12/14/15 - 01/14/16 (31 days)
Bill Issue Date:	01/14/16
Total Previous Balance	\$83.86
Payment Received 01/07/2016 - Thank you!	-\$83.86
Remaining Balance	\$0.00
New Charges - Utility	\$86.95
Total Amount Due by 02/05/2016	\$86.95

A Message for You

Learn more about payment options and changes coming soon to our processing vendor's fees by visiting nicorgas.com.

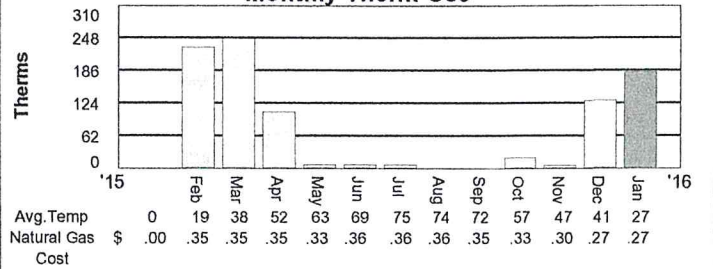
Your safety is important to us. Ask to see an employee ID when our field team is working in or around your premises. Also, verify your account information with customer service before making a transaction over the phone.

Monthly Energy Profile

Current Reading	Previous Reading	Usage CCF	BTU Factor	Therms	Avg. Daily Therms	Avg. Daily Therms
01/14/16 (Actual)	12/14/15 (Estimated)	177	1.034	183.01	2015	2016
4240	4063				0.00	5.90

CCF x BTU Factor = Therms

Monthly Therm Use



New Charges - Residential - Heat

Rate 1: Residential Service

Delivery Charges 12/14/2015 - 01/14/2016 \$24.62

Monthly Customer Charge	\$13.00
All Therms 183.01 @ \$0.0485	\$8.88
Environmental Cost Recovery 106.26 @ \$-0.0006 =	-\$0.06
Environmental Cost Recovery 76.75 @ \$0.0111 =	\$0.85
Government Agency Compensation Adjustment	\$0.05
Franchise Cost Adjustment	\$0.32
Efficiency Program 183.01 @ \$0.0043	\$0.79
Qualified Infrastructure Chrg \$ 12.39 @ 3.59%	\$0.45
Qualified Infrastructure Chrg \$ 8.95 @ 3.84%	\$0.34

Natural Gas Cost \$49.41

December @ 106.26 Therms x \$0.27	\$28.69
January @ 76.75 Therms x \$0.27	\$20.72

Taxes \$12.92

Municipal Gas Use Tax for Morton Grove 183.01 @ \$0.05 =	\$9.15
Utility Fund Tax \$74.03 @ 0.1%	\$0.07
State Revenue Tax \$74.03 @ 5%	\$3.70

Total \$86.95

Please see the reverse side of this bill for additional billing explanations.

Please do not include written inquiries as the stub is processed by machine. Return this portion with your check made payable to Nicor Gas.

Please circle an amount to add a one-time charitable donation to Sharing:

\$5 \$10 \$25 \$50

Payment Due By

02/05/2016

\$86.95

Account Number:
76-01-08-9472 3

Current bill \$86.95 due by 02/05/2016



TOTAL PAYMENT DUE**\$2,742.89**

By 03/01/16 (on time)

2015 First Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
10-18-109-007-0000	116	24019	2015	(2016)	NILES	2-03

**IF PAYING LATE,
PLEASE PAY**03/02/16-04/01/16
\$2,784.0304/02/16-05/01/16
\$2,825.1705/02/16-06/01/16
\$2,866.31**LATE INTEREST IS 1.5% PER
MONTH, BY STATE LAW****TAXING DISTRICT DEBT AND FINANCIAL DATA**

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
North Shore Mosq Abatement Northfield	\$42,631	\$1,371,456	-\$145,648	110.62%
Metro Water Reclamation Dist of Chicago	\$2,995,295,000	\$2,556,802,698	\$1,172,632,630	54.14%
Morton Grove Park Dist	\$10,146,002	\$5,798,622	\$2,328,762	59.84%
Oakton College Dist Skokie Des Plaines	\$63,980,267	\$2,951,250	\$2,951,250	00.00%
Niles Township HS District 219 (Skokie)	\$175,003,788	\$33,277,925	\$15,779,397	52.58%
Golf School District 67 (Morton Grove)	\$12,020,470	\$5,421,449	\$344,110	93.65%
Village of Morton Grove	\$49,599,444	\$158,511,143	\$84,463,484	46.71%
Town of Niles	\$93,625	\$755,133	\$16,332	97.84%
Cook County Forest Preserve District	\$297,507,958	\$324,772,385	\$142,217,798	56.21%
County of Cook	\$8,739,635,491	\$15,615,343,667	\$7,233,899,380	53.67%
Total	\$12,343,324,676	\$18,705,005,728	\$8,654,487,495	

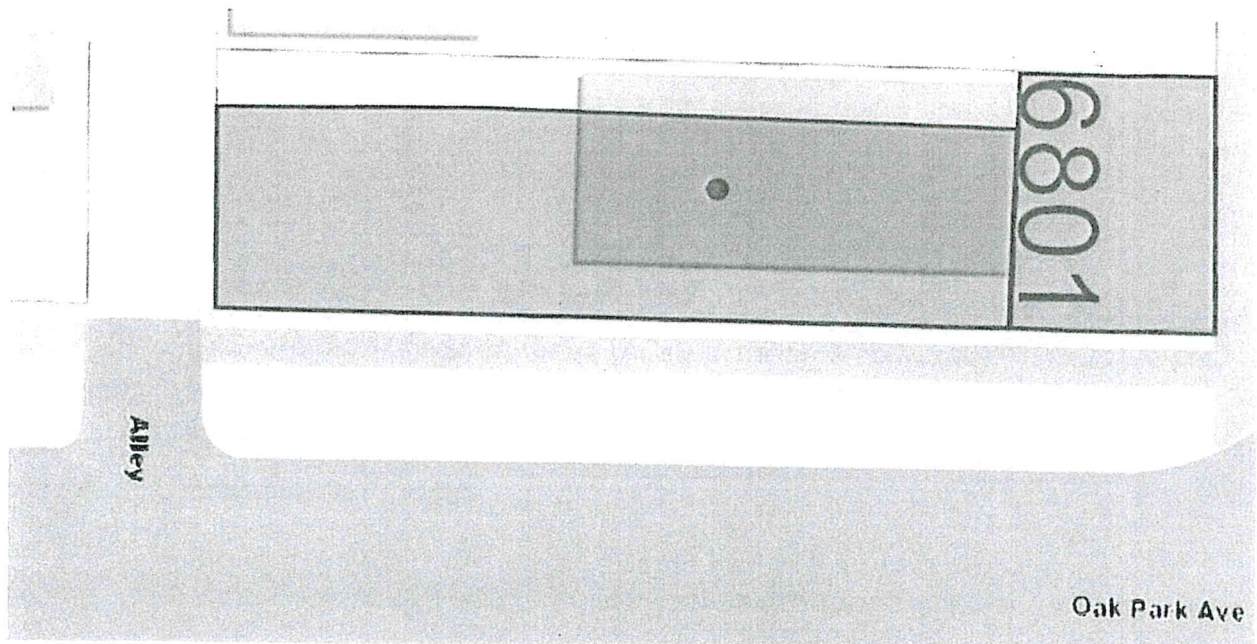
For a more in-depth look at government finances and how they affect your taxes, visit cookcountytreasurer.com.**IMPORTANT MESSAGES**- Pay this bill at cookcountytreasurer.com or at any Chase Bank.**TAX CALCULATOR**

2014 TOTAL TAX		4,987.07
2015 ESTIMATE	X	55%
2015 1st INSTALLMENT	=	2,742.89

The First Installment amount is 55% of last year's total taxes.
All exemptions, such as homeowner and senior exemptions, will
be reflected on your Second Installment tax bill.

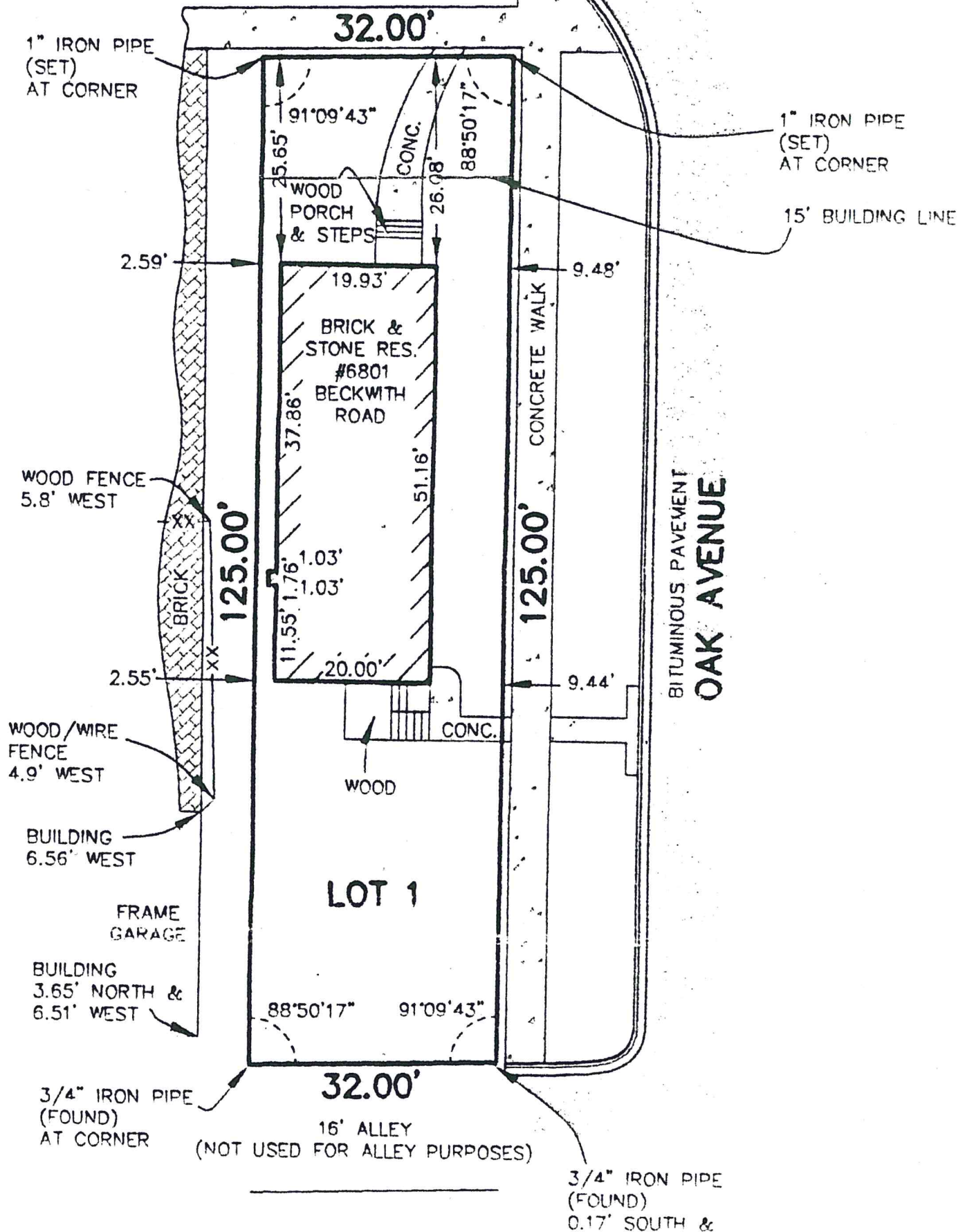
PROPERTY LOCATION6801 BECKWITH RD
MORTON GROVE IL 60053**MAILING ADDRESS**MICHAEL KALODIMOS
6805 BECKWITH RD
MORTON GROVE IL 60053-1302-----
DETACH & INCLUDE WITH PAYMENT

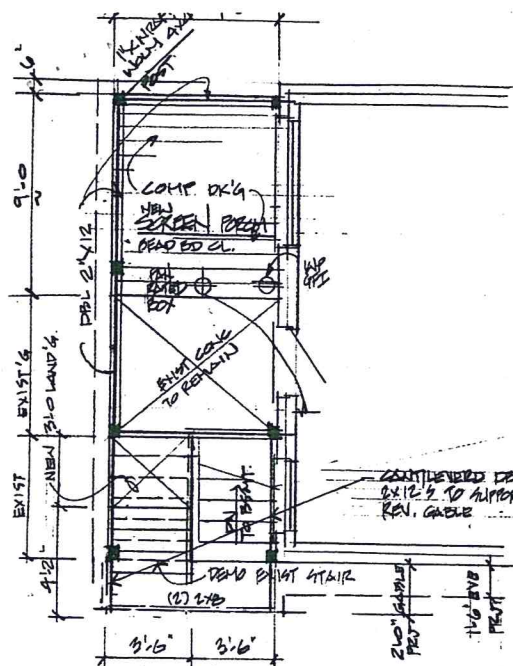
Area of Required 25 ft. Front Yard Setback



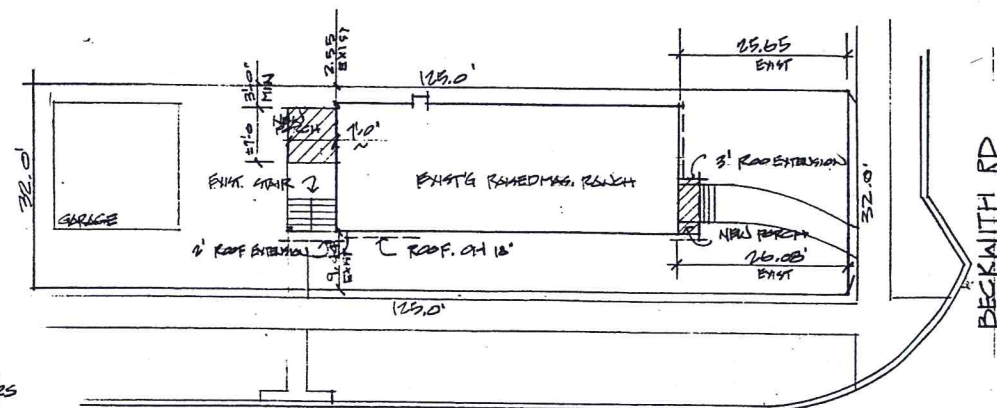
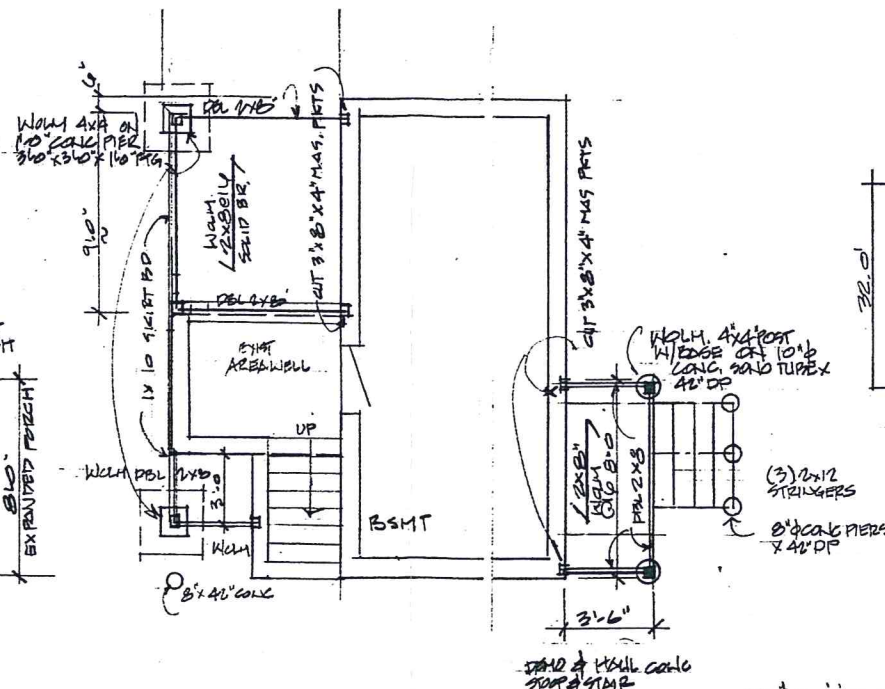
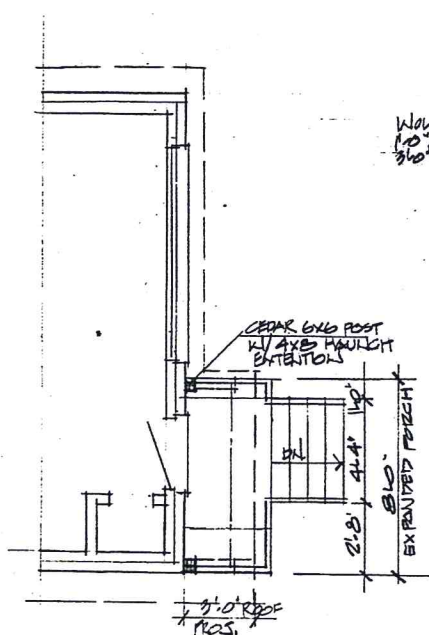
Non-Conforming lot

BITUMINOUS PAVEMENT
BECKWITH ROAD





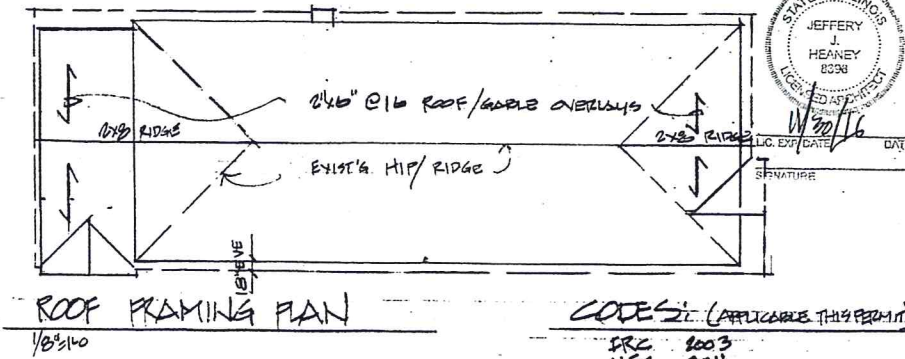
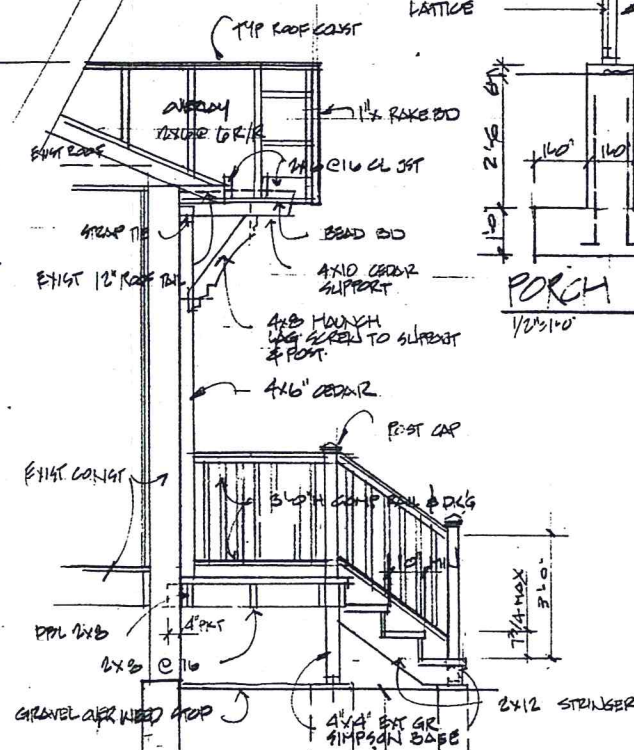
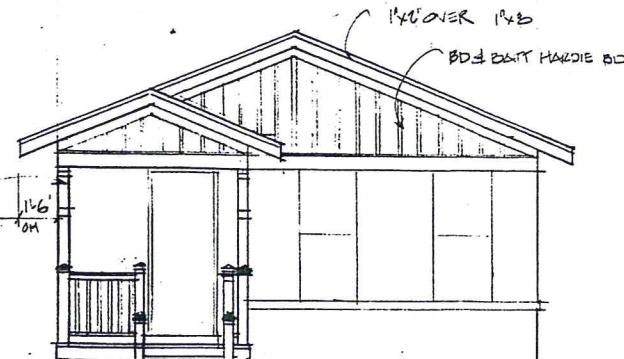
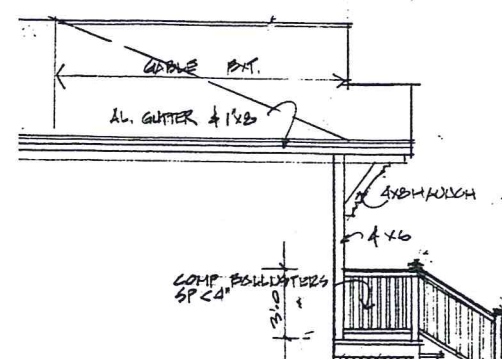
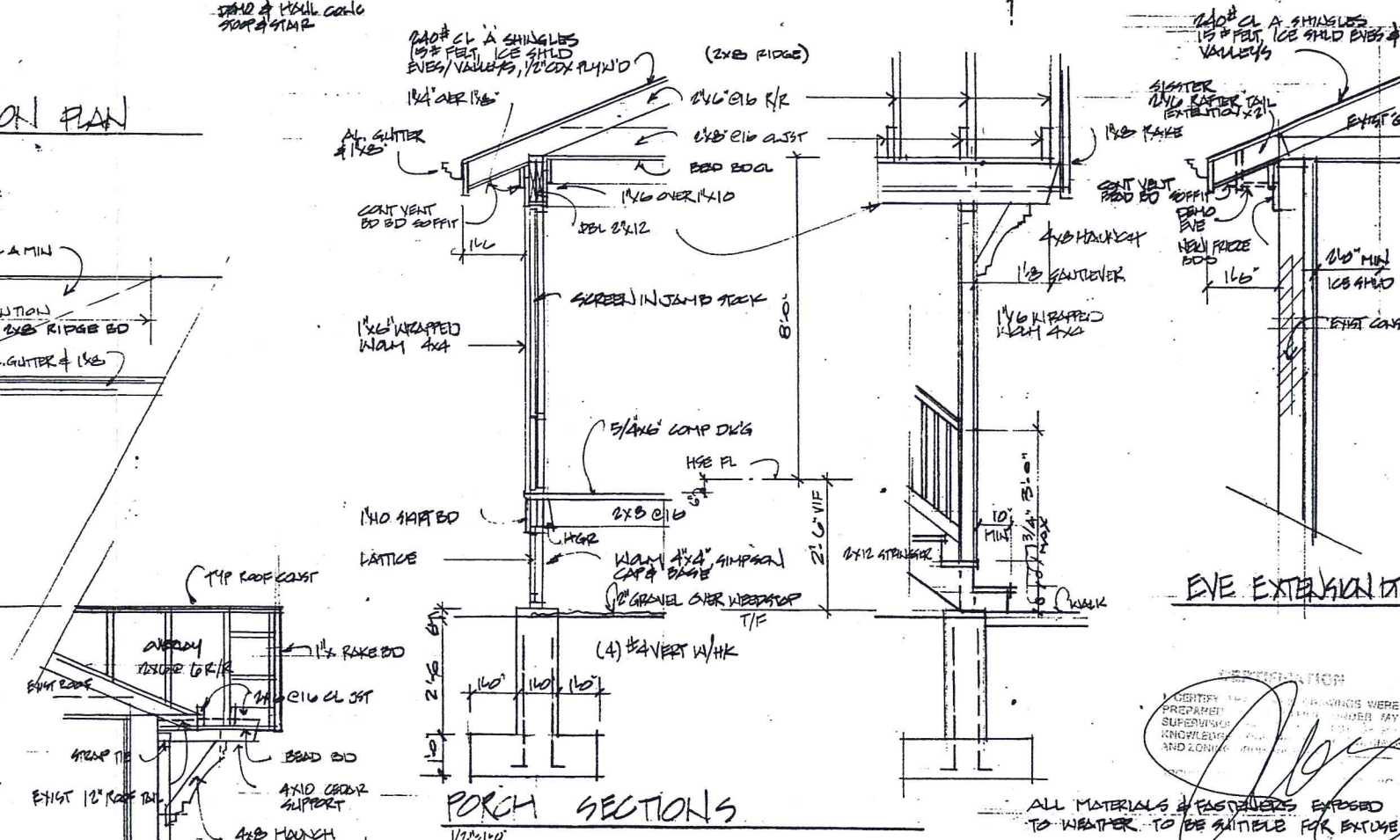
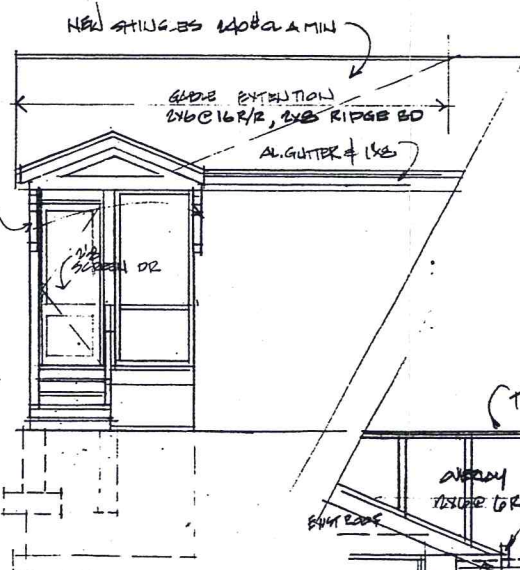
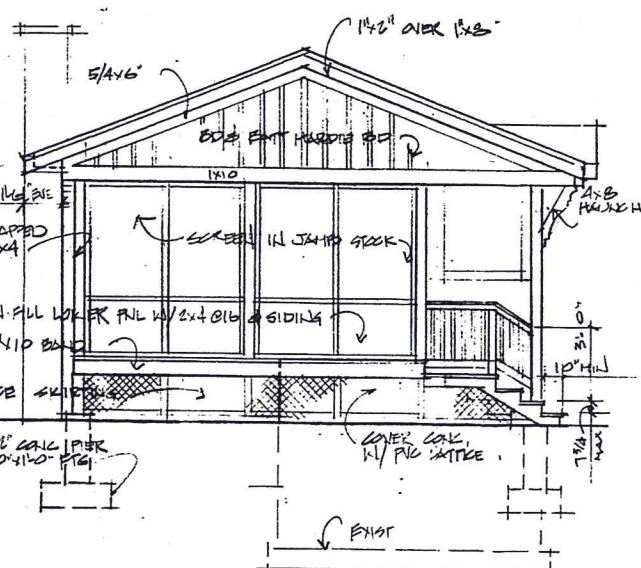
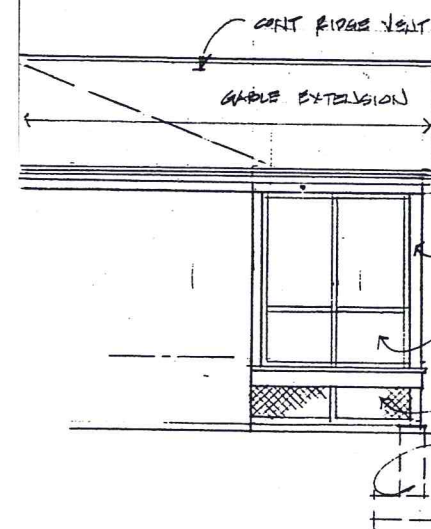
NEW CARP. FLT STAIR @ 3'-0" H.R. GRAPPALE
1 3/4" MAX RISE, 10" CLR TRD N46 TO
N46, 6'-8" HORM. TYPICAL ALL NEW STAIRS



FLOOR PLAN

$1A \quad 4000 SF \times .6 = 2400 SF$
 $EXIST \quad HSE \quad 1022 SF$
 $FORCH \quad 98$
 $\underline{1020 TIL SF}$

FOUNDATION PLAN



MR & MRS KALODIMOS
6001 BECKWITH RD, MORTON GROVE IL

Architect A.I.A.

Jeffery J. Heaney

Date	11/21/
Scale	NTD