



VILLAGE OF MORTON GROVE

Zoning Board of Appeals Agenda

April 19, 2021 - 7:00 P.M.

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES OF: January 18, 2021

III. ITEMS TO BE CONTINUED: None

IV. PUBLIC HEARINGS

CASE: ZBA 21-02 (withdrawn)

CASE: ZBA 21-03

APPLICANT: Thomas Budzik
2800 S. River Road, Suite 105
Des Plaines, IL 60018
(on behalf of Syed Ali)

LOCATION: 5706 Capulina Avenue
Morton Grove, IL 60053

PETITION: Request for a variation from Section 12-2-6:G of the Unified Development Code to allow two window wells within a required side yard.

V. OTHER BUSINESS None

VI. CLOSE MEETING

Note that all persons are welcome to attend the public meeting in-person as regularly scheduled. 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. *We ask that individuals not attend public meetings if they have within the past 14 days, tested positive for COVID-19, have been in contact with another person who has tested positive for COVID-19 during the past 14 days, or have any symptoms associated with COVID-19.*

Comments relating to this case may also be submitted no later than 5:00 p.m. on Monday, April 19, 2021, to akirchner@mortongroveil.org. All comments received in relation to this case will be read at the public hearing for consideration by the Zoning Board of Appeals.

**MINUTES OF THE JANUARY 18, 2020
MEETING OF THE ZONING BOARD OF APPEALS
VILLAGE HALL 6101 CAPULINA, MORTON GROVE, IL 60053
AND ONLINE VIA ZOOM**

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 7:20 PM by Chairperson Steve Blonz. Zoning Administrator Zoe Heidorn called the role.

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

Members Absent: None

Village Staff Present: Zoe Heidorn, Zoning Administrator/Land Use Planner, Jim English, Manager Building Department

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 November 16, 2020 minutes. Board Member Gabriel moved to approve the minutes of November 16, 2020. Board Member Kahn 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 21-01

APPLICANT: Carlos Gonzalez

6130 Capulina Avenue
Morton Grove, IL 60053

LOCATION: 6130 Capulina Avenue
Morton Grove, IL 60053

PETITION: Request for a variation from Section 12-3-5:C.3 to increase the maximum height for a fence within a street side yard.

Zoning Administrator/Land Use Planner Zoe Heidorn reviewed the request, stating the subject property at 6130 Capulina Avenue in Morton Grove, Illinois, is a 7,985-square-foot corner lot located at the northwest corner of the Capulina Avenue and School Street intersection. The subject property is zoned within an R-2 Single Family Residence District and is improved with a single-family residence and an attached garage. The lot measures 45 feet in width by 177.5 feet in depth, and meets the minimum lot area requirement of 5,000 square feet for properties in an R-2 District subdivided prior to 1959. The property was recently redeveloped, with demolition of the former single-family residence and construction of the existing single-family residence occurring between 2018 and 2019. An improved public alley abuts the subject property to the west.

Surrounding properties are also zoned within the R-2 District. Properties located directly north, south, east, and west of the subject property are improved with single-family residences. Pioneer Park is located southwest of the subject property, at 8617 Georgiana Avenue, and Morton Grove Village Hall is located southeast of the subject property, at 6101 Capulina Avenue.

This applicants, Carlos and Sofia Gonzalez, were sworn in.

Mr. Gonzalez stated they were perusing the increase in height due to the significant amount of time the family spends utilizing their raised patio which is estimated at 16-18 inches and privacy is lost. Additionally, the family has a dog that can leap quite high and clear the existing 4-foot fence.

Board Member Kintner asked if the intention was it put the fence directly against the sidewalk as shown in the provided diagram.

Mrs. Gonzalez stated this was not the intention and there would be a clearing of 2 feet.

Ms. Heidorn stated that fences are not allowed within the public right of way so wherever the lot line is would need to be maintained.

Board Member Dorgan stated he took issue with the additional height because of the established standards in the code and there was very little difference in the elevation to warrant this. The risks posed by the dog should be defined as a self-imposed problem.

Mr. Gonzalez stated that the house came with the pavers and elevation and they would not have chosen it had they known about the 4-foot limitation.

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

Board Member Mohr stated he agreed with Board Member Dorgan about the established standards. He would suggest a metal fence with greater spacing as an alternative.

Board Member Kahn stated she felt the applicant's request was reasonable as this would not be a moderate change.

Chairperson Blonz stated that he observed bushes that were 6-8 feet high in the neighborhood.

Board Member Kintner noted appreciation that the applicants worked to adhere to all other village codes and standards in their plans.

Zoning Board Motion and Approval

Board Member Gabriel then moved to approve Case ZBA 21-01, a request for a variation from Section 12-3-5:C.3 to increase the maximum height for a fence within a street side yard from 4 feet to 5 feet, 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 12/23/2020.
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 Kahn seconded the motion.

Chairperson Blonz called for the vote.

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

Motion passed 4-2.

Chairperson Blonz asked for any other business or discussion. Hearing none, Board Member Gabriel moved to adjourn the meeting, seconded by Board Member Dorgan.

Chairperson Blonz called for the vote.

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

The motion was approved unanimously to adjourn the meeting at 7:52 pm.

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: Anne Ryder Kirchner, Interim Land Use Planner

Date: April 12, 2021

Re: **ZBA 21-03 – 5706 Capulina Avenue**
Request for variation from Section 12-2-6:G to allow two window wells in a required side yard.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the April 19, 2021, Zoning Board of Appeals public hearing for ZBA 21-03 in accordance with the Unified Development Code. The *Chicago Tribune* published a public notice on April 1, 2022. The Village mailed letters on March 24, 2021, notifying surrounding property owners, and placed a public notice sign on the subject property on March 26, 2021.

Request Summary

Property Background

The subject property at 5706 Capulina Avenue is an interior lot located on the north side of Capulina Avenue, west of Major Avenue. The subject property is within an R2 Single Family Residence District and is currently vacant. An unimproved public alley abuts the subject property to the north. Capulina Avenue dead-ends to the west of the subject property at property owned and operated by the Muslim Education Center and Muslim Community Center Academy (Morton Grove Campus).

Surrounding properties are also zoned within the R2 Single Family Residence District and are improved with single-family dwellings.



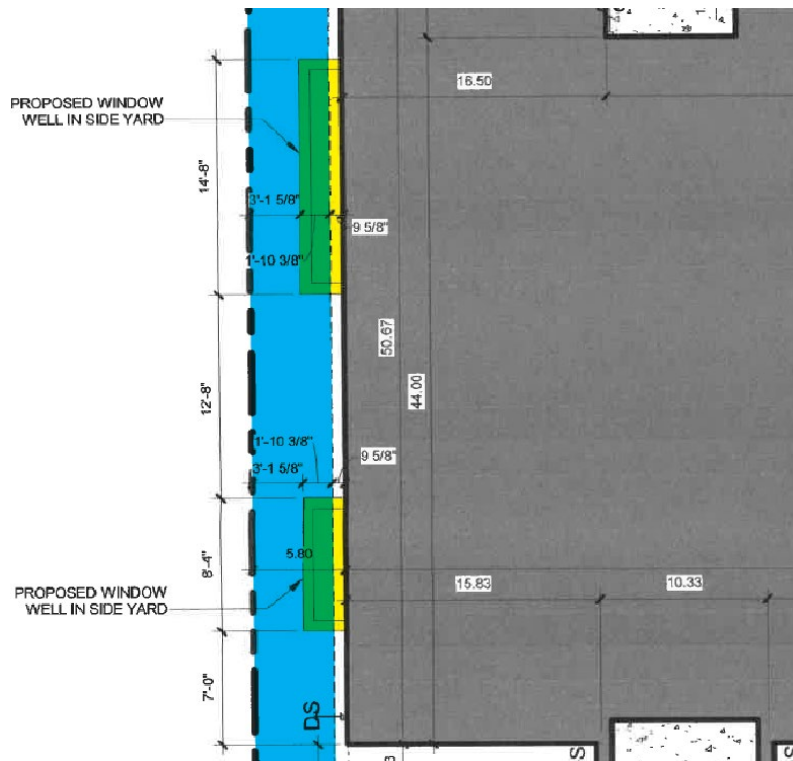
Subject Property Location Map

Application Overview

The Applicant, Thomas Budzik of Thomas Architects, and property owner, Syed Ali, are requesting a waiver from Section 12-2-6:G to allow the installation of two window wells within a required interior side yard that do not meet the requirements of a permitted encroachment. The Applicant and property owner are proposing the construction of a two-story single-family home on the vacant subject property. The principal structure is proposed to be set back 5.8 feet from the west side lot line, and two window wells are proposed to be located 3.14 feet from the side lot line. The proposed window wells will encroach 1.86 feet into the 5-foot required side yard. Per Section 12-2-6:G, window wells are not a permitted obstruction of the 5-foot required side yard.

Section 12-2-6:G of the Unified Development Code establishes permitted obstructions of required yards, and was amended in 2020 (Ordinance 20-01) to expand the list of permitted obstructions and provide additional siting and dimensional requirements.

Plans for construction of the single-family home by the Applicant were originally submitted and administratively approved for zoning compliance by staff in November of 2018. The original plans included the encroachment of window wells into the 5-foot required side yard. Prior to the 2020 text amendment, window wells were not explicitly addressed by the Unified Development Code. As such, they were often allowed as permitted encroachments and approved administratively by staff. This is discussed in greater detail in the following section.



After the 2018 permit application for construction of the new residence was cancelled by the Applicant and owner due to unrelated site issues, the Village adopted Ordinance 20-01 to explicitly not allow window wells as a permitted encroachment within a required side yard. When the construction plans were later resubmitted under a new permit application in 2020, they were rejected by staff for zoning non-compliance due to side yard encroachment of the window wells. The Applicant and owner are now seeking ZBA authorization to allow the window wells as approved in 2018.

The image to the left is an excerpt of the overall site plan. It shows the 5-foot required side yard in blue and the proposed window wells in yellow. The proposed area of encroachment, which is not permitted under Section 12-2-6:G, is shown in green.

Requested Variation

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

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED VARIANCE
R2 District Requirements			
Front Yard (Church Street) (12-4-2:D)	Min. 25 ft.	25.5 ft.	Compliant

Side Yards (12-4-2:D)	Min. 5 ft.	5.80 ft. west 5.18 ft. east	<i>Compliant</i>
Rear Yard (12-4-2:D)	Min. 30 ft.	44.13 ft.	<i>Compliant</i>
Floor Area Ratio (12-4-2:D)	Max. 0.6	0.44 (4,234 sq. ft.)	<i>Compliant</i>
Building Height (12-4-2:D)	Max. 28 ft.	26.64 ft.	<i>Compliant</i>
Permitted Obstructions, Window Wells (12-2-6:G)	Not permitted in interior side yard	Proposed encroachment of 1.86 feet into 5-foot interior side yard	<i>Variation to allow window wells as a permitted obstruction and encroachment of 1.86 feet</i>

As shown in the table above, the following variation is required to approve construction of the two window wells, as proposed by the Applicant:

- Section 12-2-6:G. Waiver to allow window wells as a permitted obstruction of a 5-foot required side yard and an encroachment of 1.86 feet.

Discussion

In 2018, the Applicant and owner submitted a permit application and construction plans for a new single-family residence on the subject property that included window wells within the interior side yard. At the time, the Unified Development Code was silent on the treatment of window wells. Staff interpreted this to mean that window wells were permitted within required side yards if they were at or below grade and would regularly approve window wells as encroachments within required interior side yards. When the 2018 permit application was cancelled due to soil issues on the site, staff's zoning approval was deemed null and void.

In January of 2020, the Unified Development Code was amended under Ordinance 20-01 to list window wells as a permitted obstruction only within required front, street side, and rear yards, up to a maximum encroachment of 3 feet. They were listed as a prohibited obstruction within required interior side yards. When the Applicant and owner submitted a new permit application and similar construction plans in June of 2020, the proposed window wells within the interior side yard were determined to be non-conforming.

Staff considers a window well created with an at-grade or below-grade retaining wall to be a structure, in accordance with the definition provided in Sections 12-14-3 and 12-17-1:

STRUCTURE: The results of a manmade change to the land constructed on or below the ground, including the construction, reconstruction, or placement of a building or any addition to a building; anything constructed or erected, the use of which requires permanent or temporary location on or in the ground; installing a manufactured home on a site; preparing a site for a manufactured home or installing a travel trailer on a site for more than one hundred eighty (180) days.

The permitted obstructions list, prior to and following the 2020 amendment, is permissive in nature. This means that it lists all specific structures that are permitted as obstructions, and it is presumed that everything that is not specifically listed is prohibited. It can be argued that window wells should not have been administratively approved as a permitted encroachment in 2018 because they were not explicitly listed as a permitted obstruction.

The hardship identified by the Applicant is that the plans originally approved by staff included window wells within the required side yard. The clarification of regulation under Ordinance 20-01 has resulted in the Applicant's original plans being deemed non-conforming and requiring variation.

Staff notes that the subject property's lot width of 77 feet is significantly greater than the R2 District minimum of 50 feet and the widths of the other three lots along the same blockface, which range from approximately 44 to 56 feet. The subject property's physical dimensions are not believed to constrain reasonable redevelopment of the site for single-family residential use.

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 12-2-6:G

- 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.

Recommendation

Should the Board approve Case ZBA 21-03, staff recommends the following motion and conditions:

The Zoning Board of Appeals approves Case ZBA 21-03, a request for variation from Section 12-2-6:G to allow two window wells in a required side yard.

- 1) *The proposed two window wells shall be installed in accordance with the plans submitted by the Applicant in the Variation Application dated 03/17/2021.*
- 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.*

Attachments

Application and related materials (submitted by Applicant)



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

MAR 17 2021
1044

2. Please provide detailed information to explain why the variation is being requested:
THE ORIGINAL PLANS FOR THE NEW HOME WERE SUBMITTED AND APPROVED AT A TIME
WHEN WELLS WERE ALLOWED IN THE SIDEYARD. DUE TO UNRELATED ISSUES
WITH EXISTING SOIL CONDITIONS, THE ORIGINAL PERMIT HAS LAPSED.

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.
THE ORIGINAL PLANS WERE APPROVED WITH WINDOW WELLS IN THE SIDEYARD. DURING THE COURSE OF CONSTRUCTION
ADVERSE SOIL CONDITIONS WERE ENCOUNTERED CAUSING THE WORK TO BE STOPPED. WHILE VARIOUS REMEDIES
WERE INVESTIGATED, THE ORIGINAL PERMIT LAPSED. A NEW PERMIT IS BEING APPLIED FOR WITH THE SAME WINDOW
WELL CONFIGURATION AS IN THE ORIGINAL SUBMITTAL.

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.
WITHOUT THE WINDOW WELLS, THE BASEMENT WOULD HAVE VERY LITTLE NATURAL LIGHT. THE WHOLE POINT OF
INVESTIGATING THE MANY, VARIED OPTIONS FOR CONSTRUCTING THE BASEMENT DESPITE THE POOR SOIL CONDITIONS WAS PRECISELY
IN ORDER TO HAVE A BASEMENT WITH NATURAL LIGHT SO AS TO FEEL MORE LIKE PART OF THE REST OF THE HOME. WITHOUT THE WINDOW
WELLS, THE HOMEOWNER WOULD NOT BE INTERESTED IN CONSTRUCTING THE BASEMENT.

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 WINDOW WELLS WILL BE ENCROACHING THE MINIMUM AMOUNT NECESSARY TO STILL BRING IN NATURAL LIGHT
INTO THE BASEMENT. THERE WILL STILL BE ADEQUATE ACCESS BETWEEN THE PROPERTY LINE AND WINDOW WELL TO ACCESS
THE REAR YARD.

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.
AS THE WELL IS UNDERGROUND, THERE WILL BE NO IMPACT ON THE ADJACENT PROPERTIES.



Village of Morton Grove

Department of Community and Economic Development

Zoning Review Sheet

To ensure your application is able to be reviewed for Village of Morton Grove at the time of submission, complete the Zoning Chart below for your project that includes all applicable zoning dimensional controls.

Zoning Chart

Dimensional Control	Existing	Proposed
Zoning District	R-2	
Lot Width	77	
Lot Size	9,564	
Main Structure Setbacks (Ft.)		
Front	25'-0"	25'-6"
Corner Side (If applicable)	N/A	
Interior Side (L)	5'-0"	5.80
Interior Side (R)	5'-0"	5.18
Rear	30'-0"	44.13
To Roof Overhang including gutters if applicable (allowed to encroach 20% into required setback)	1'-0"	1'-0"
Building Height (Ft.)	28'-0"	26'-7.75"
Floor Area Ratio (%)	0.60 (5,738 SF)	0.44 (4,234 SF)
Rear Yard Lot Coverage (Impervious surface coverage from rear façade to rear property line %)	N/A	
Distance between Main Structure and Accessory Structure (Ft.)	N/A	
Accessory Structure Setbacks (Ft.)		
Front	N/A	
Corner Side (If applicable)	N/A	
Interior Side (L)	N/A	
Interior Side (R)	N/A	
Rear	N/A	
To Roof Overhang including gutters if applicable (allowed to encroach 20% into required setback)	N/A	
Accessory Structure Building Height (Ft.)	N/A	
Parking Spaces	2	2

Questions, please contact the Community and Economic Development Department *before* submission.

TOTAL PAYMENT DUE		2019 Second Installment Property Tax Bill - Cook County Electronic Bill						
\$0.00		Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
By 04/01/2021		10-20-212-015-0000	118	24017	2019	(2020)	NILES	2-03
PAYMENT SCHEDULE		04/02/2021 - 05/01/2021	05/02/2021 - 06/01/2021		06/02/2021 - 07/01/2021			
		\$0.00	\$0.00		\$0.00			

TAXING DISTRICT BREAKDOWN					
Taxing Districts	2019 Tax	2019 Rate	2019 %	Pension	2018 Tax
MISCELLANEOUS TAXES					
Morton Grove-Niles Water Commission	0.00	0.000	0.00%		0.00
North Shore Mosq Abate. Dist Northfield	8.53	0.009	0.09%		6.35
Metro Water Reclamation Dist of Chicago	368.68	0.389	4.05%	40.75	251.52
Morton Grove Park District	384.79	0.406	4.23%	49.28	293.44
Miscellaneous Taxes Total	762.00	0.804	8.37%		551.31
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	209.45	0.221	2.30%		156.25
Niles Township HS District 219 (Skokie)	2,859.39	3.017	31.42%	114.67	2,125.88
Morton Grove School District 70	3,230.91	3.409	35.50%	79.61	2,513.96
School Taxes Total	6,299.75	6.647	69.22%		4,796.09
MUNICIPALITY/TOWNSHIP TAXES					
Morton Grove Library Fund	357.31	0.377	3.93%		273.12
Village of Morton Grove	1,117.41	1.179	12.28%	620.78	879.70
Road & Bridge Niles	0.00	0.000	0.00%		0.00
General Assistance Niles	6.63	0.007	0.07%		5.08
Town of Niles	42.65	0.045	0.47%		31.12
Municipalty/Township Taxes Total	1,524.00	1.608	16.75%		1,189.02
COOK COUNTY TAXES					
Cook County Forest Preserve District	55.92	0.059	0.61%	1.89	38.11
Consolidated Elections	28.43	0.030	0.31%		0.00
County of Cook	260.64	0.275	2.87%	95.72	202.63
Cook County Public Safety	127.00	0.134	1.40%		78.12
Cook County Health Facilities	42.65	0.045	0.47%		29.85
Cook County Taxes Total	514.64	0.543	5.66%		348.71
(Do not pay these totals)	9,100.39	9.602	100.00%		6,885.13

TAX CALCULATOR			IMPORTANT MESSAGES	
2018 Assessed Value	21,820	2019 Total Tax Before Exemptions	9,100.39	
2019 Property Value	325,020	Homeowner's Exemption	.00	
2019 Assessment Level	X 10%	Senior Citizen Exemption	.00	
2019 Assessed Value	32,502	Senior Freeze Exemption	.00	
2019 State Equalizer	X 2.9160			
2019 Equalized Assessed Value (EAV)		2019 Total Tax After Exemptions	9,100.39	
	94,776	First Installment	3,786.82	
2019 Local Tax Rate	X 9.602%	Second Installment +	5,313.57	
2019 Total Tax Before Exemptions		Total 2019 Tax (Payable in 2020)	9,100.39	
	9,100.39			
			PROPERTY LOCATION	MAILING ADDRESS
			5706 CAPULINA AVE MORTON GROVE IL 60053 3034	SYED ALI 5706 CAPULINA AVENUE MORTON GROVE IL 600533034

*** Please see 2019 Second Installment Payment Coupon next page ***

2019 Second Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the \$5 duplicate bill fee.

CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE

\$0.00

By 04/01/2021
If paying later, refer to amounts above.

IMPORTANT PAYMENT MESSAGES

Cook County eBill

[Click to pay online](#)

[Click to update Mailing Name/Address](#)

SN 0020190200 RTN 500001075 AN (see PIN) TC 008911

Property Index Number (PIN)
10-20-212-015-0000

T3LG
Volume
118

Amount Paid

\$

Internal use only

00201902007102021201500007008911200

**This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.**

**COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116**

10202120150000/0/19/F/0000000000/2



ATTORNEYS' TITLE GUARANTY FUND, INC.

PROPERTY ADDRESS SURVEY NUMBER IL1708.0287

5706 CAPULINA AVENUE MORTON GROVE, ILLINOIS 60053



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CLIENT ORDER NUMBER: DATE: 8/22/2017

BUYER: SYED ALI

SELLER: BERDELLA WEHRMACH, TRUSTEE OF THE BERDELLA MAY WEHRMACH TRUST

CERTIFIED TO:

SYED ALI; ATTORNEYS' TITLE GUARANTY FUND, INC.

PARCEL 1: THE EAST 11 FEET OF LOT 40 AND ALL OF LOT 41 IN DEMPSTER GARDENS L TERMINAL SUBDIVISION BEING A SUBDIVISION OF PART OF LOT 1 IN CIRCUIT COURT PARTITION OF LOTS 2 AND 3 IN COUNTY CLERK'S DIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 19 AND ALL OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2: LOT FORTY-TWO (42) IN DEMPSTER GARDENS L TERMINAL SUBDIVISION BEING A SUBDIVISION OF PART OF LOT 1 IN CIRCUIT COURT PARTITION OF LOTS 2 AND 3 IN COUNTY CLERK'S DIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 19 AND ALL OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

NONE VISIBLE

POINTS OF INTEREST

FLOOD INFORMATION

JOB SPECIFIC SURVEY NOTES

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Since 1981, The Cara Program has placed more than 4,000 million dollars into more than 6,000 quality jobs, relieving the same number of families to stop the transfer of poverty from one generation to the next.

FIELD WORK DATE: 8/21/2017

REVISION DATES: (REV0 8/22/2017)

17080287
BOUNDARY SURVEY
COOK COUNTY

PARCEL 1: THE EAST 11 FEET OF LOT 40 AND ALL OF LOT 41 IN DEMPSTER GARDENS L TERMINAL SUBDIVISION BEING A SUBDIVISION OF PART OF LOT 1 IN CIRCUIT COURT PARTITION OF LOTS 2 AND 3 IN COUNTY CLERK'S DIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 19 AND ALL OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

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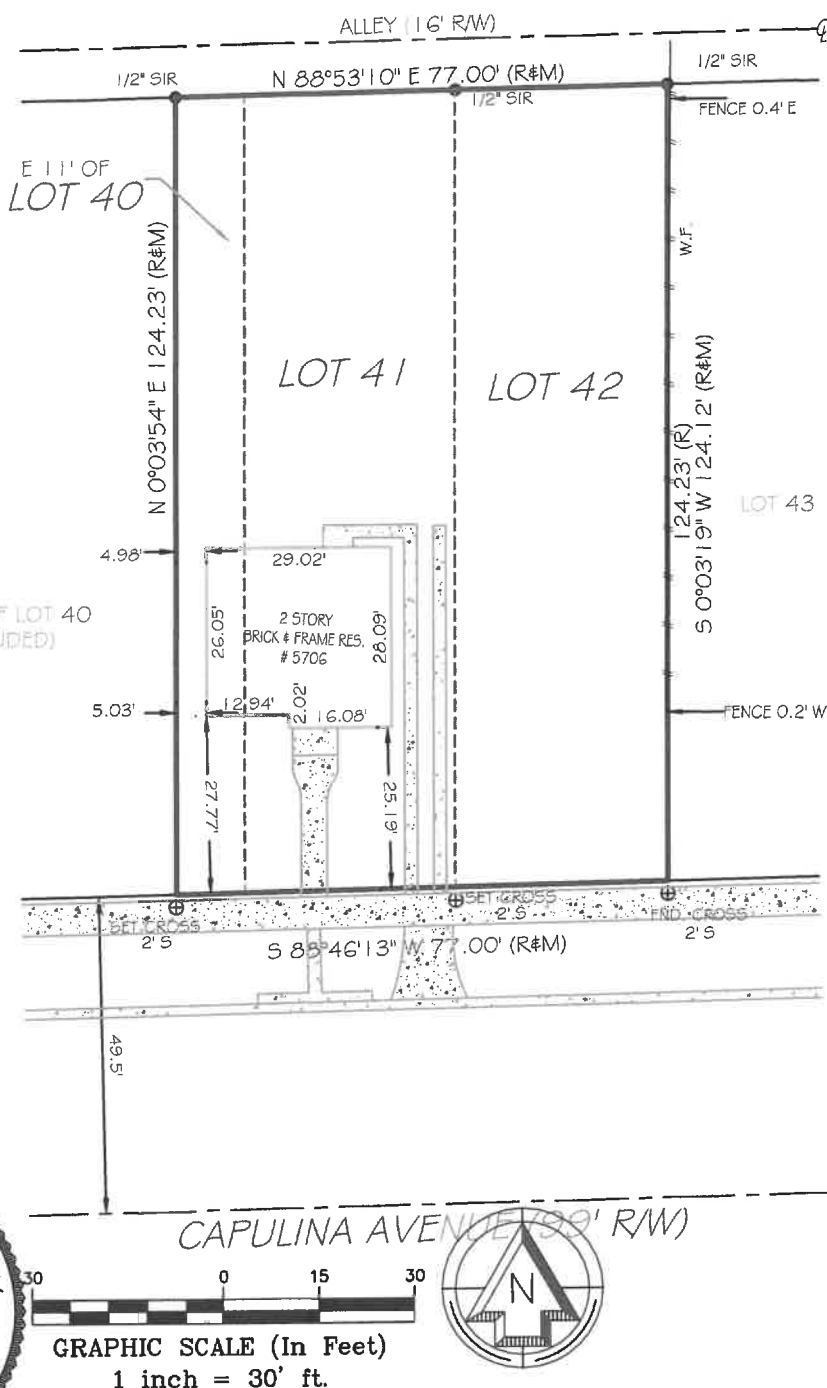
TOTAL AREA OF PROPERTY SURVEYED = 9563 SQ. FT. ±

STATE OF ILLINOIS } ss
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF AUGUST, 2017 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763



Use of this Survey other than Intended, without Written Verification, will be at the User's Sole Risk and without Liability to the Surveyor. Nothing hereon shall be Construed to give ANY Rights or Benefits to Anyone than those Certified

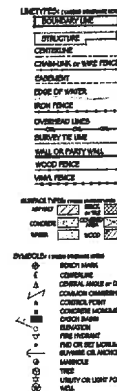
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Fax 866.744.2882
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SURVEYOR'S LEGEND



ALL CONDITIONS
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ALL EASEMENTS
ALL ENCUMBRANCES
ALL INTERESTS
ALL CLAIMS
ALL DEFENSES
ALL REMEDIES
ALL DAMAGES
ALL COSTS
ALL EXPENSES
ALL FEES
ALL TAXES
ALL LIABILITIES
ALL OBLIGATIONS
ALL RIGHTS
ALL EASEMENTS
ALL ENCUMBRANCES
ALL INTERESTS
ALL CLAIMS
ALL DEFENSES
ALL REMEDIES
ALL DAMAGES
ALL COSTS
ALL EXPENSES
ALL FEES
ALL TAXES
ALL LIABILITIES
ALL OBLIGATIONS

S 88° 46' 20" W
77.00'

44.13

5 FT SIDE YARD SETBACK

30 FT REAR YARD SETBACK

5 FT SIDE YARD SETBACK

18" H MASONRY WALL
CONCRETE PATIO & STEPS
CONCRETE WALK

AREA WELL

AREA WELL

CU-2
CU-1
GEN-1

PROPOSED WINDOW
WELL IN SIDE YARD

PROPOSED WINDOW
WELL IN SIDE YARD

N 0° 00' 00" E
124.23'

124.23' N 0° 00' 00" E

CONCRE
STOOP
CONCRE
WALK

2.18

DS

7.0"

DS

8'-4"

12'-8"

14'-8"

3'-1 5/8"

1'-10 3/8"

1'-10 3/8"

3'-1 5/8"

5.80

7'-0"

DS

29.40

CONCRETE
STEPS AND
FRONT PORCH

4' WIDE
CONCRETE
WALKWAY

25.49

25 FT REAR YARD SETBACK

CONCRETE
DRIVEWAY

28.50

20'-0"

29.99

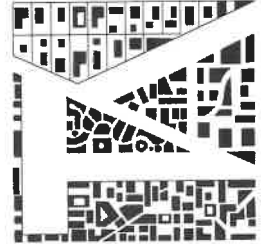
S 88° 46' 20" W
77.00'

WATER SERVICE -
SEE CIVIL DWGS

SANITARY SEWER -
SEE CIVIL DWGS



1 SITE PLAN
1" = 10'-0"



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SITE

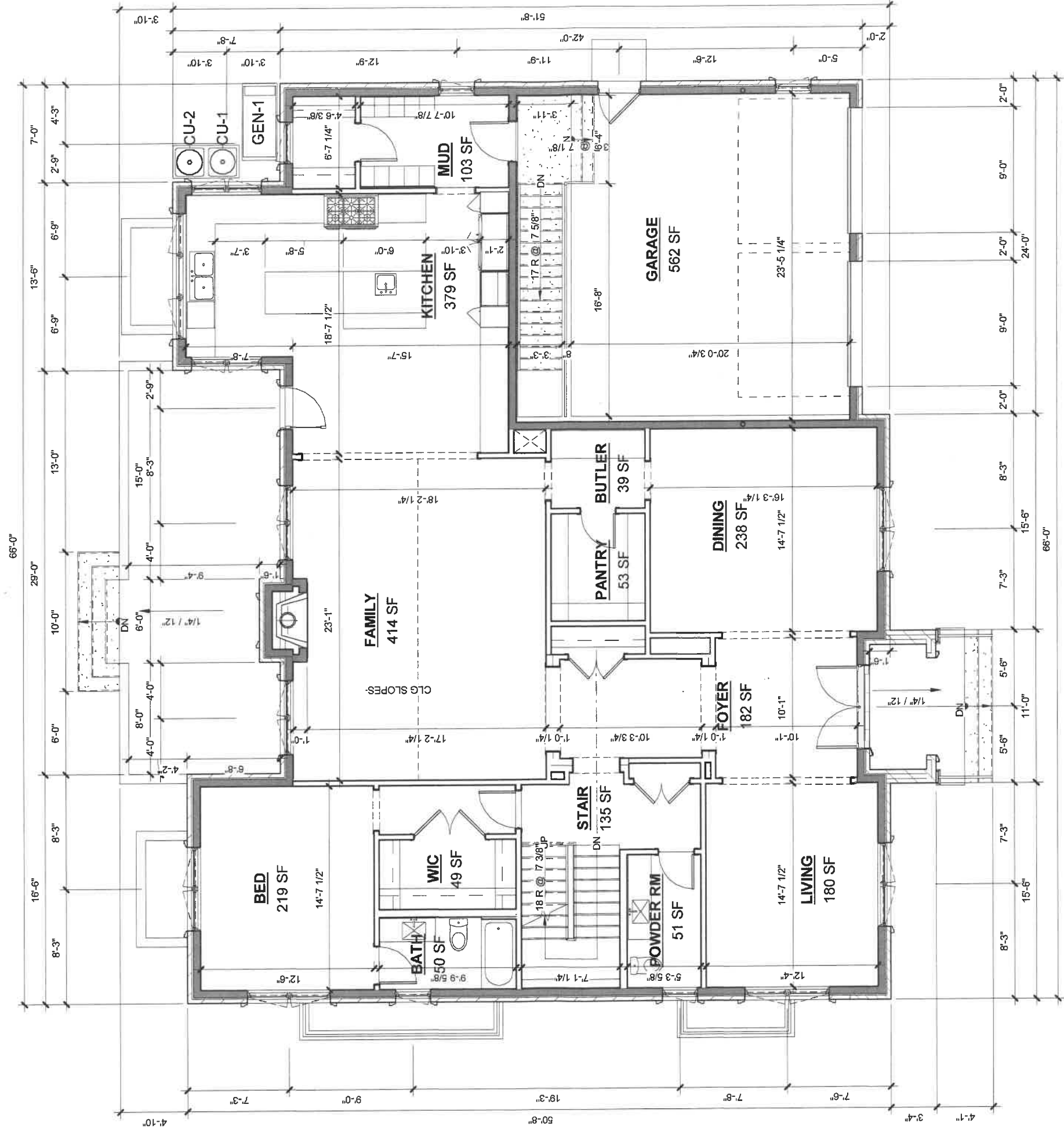
5706 CAPULINA AVE
MORTON GROVE, IL 60053

CAPULINA AVE

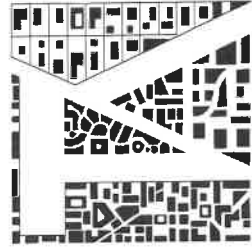
19-155

03.17.21

ZV-1.0



1 1st FLOOR - PROPOSED ZV
1/8" = 1'-0"



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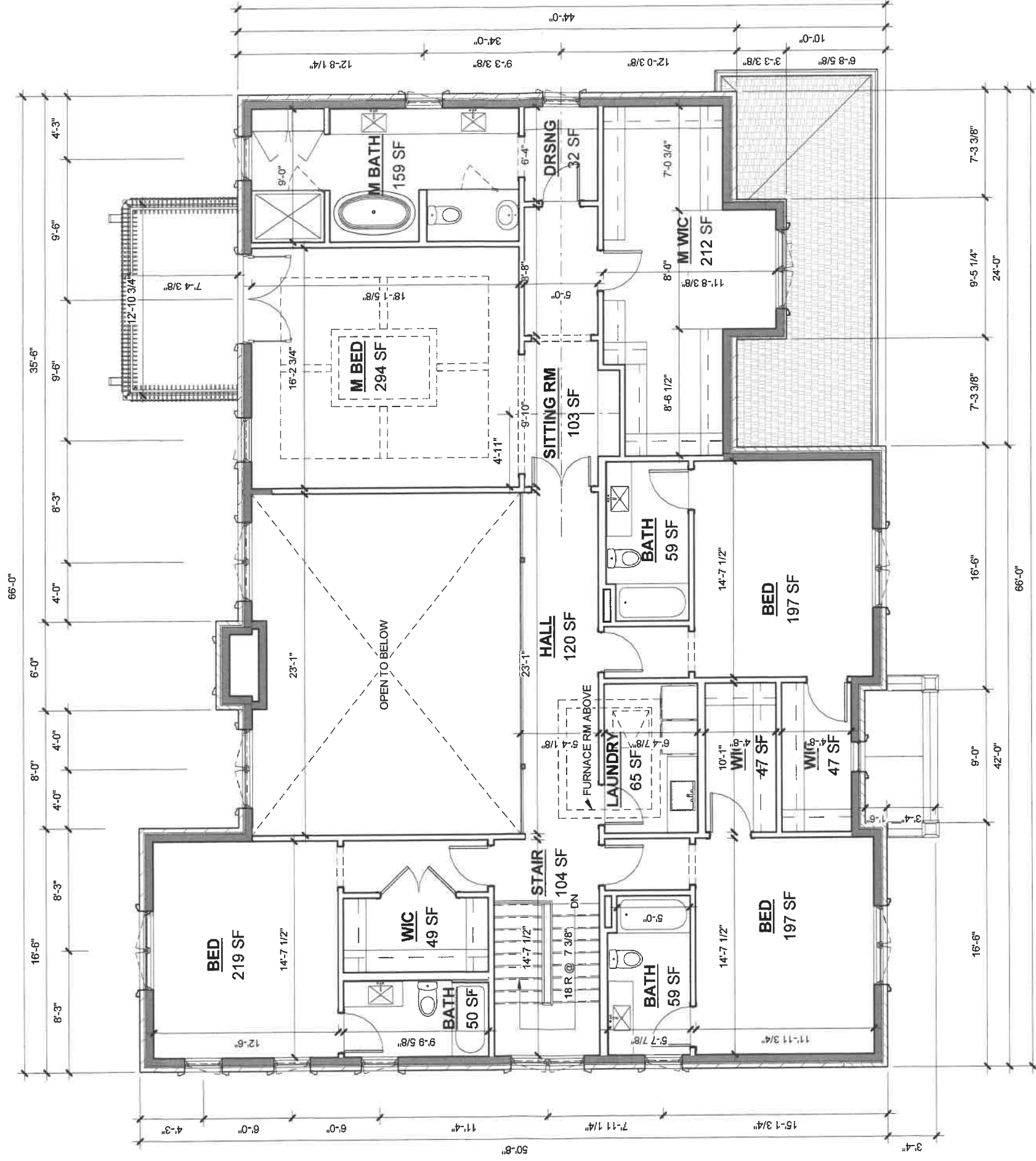
1ST FLOOR

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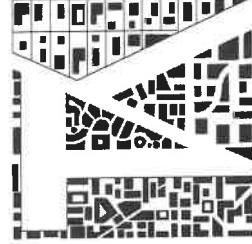
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ZV-1.1



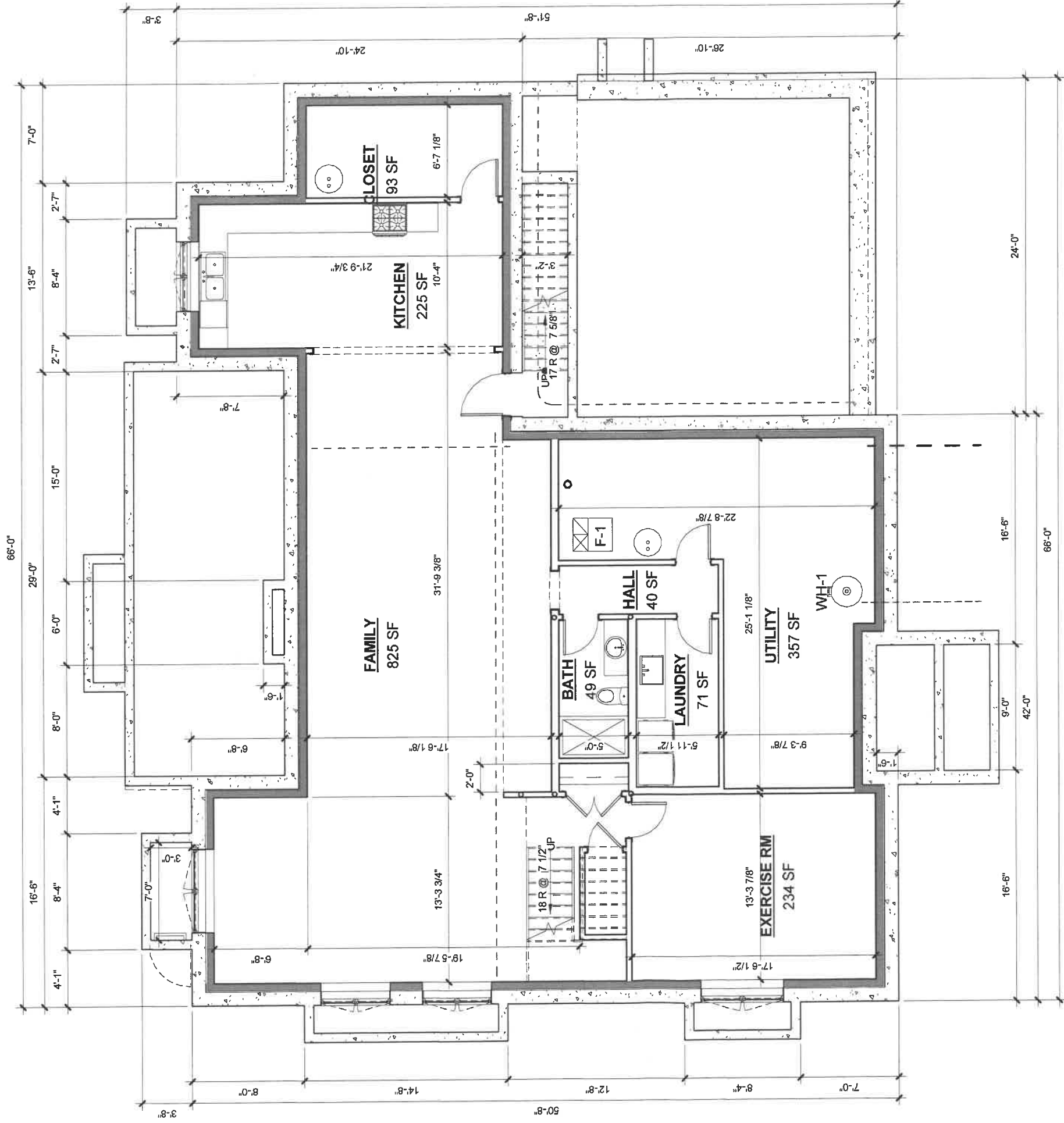
1 2nd FLOOR - PROPOSED ZV
1/8" = 1'-0"



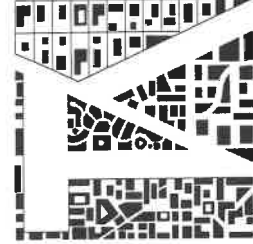
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2ND FLOOR

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1 BASEMENT - PROPOSED ZV
1/8" = 1'-0"



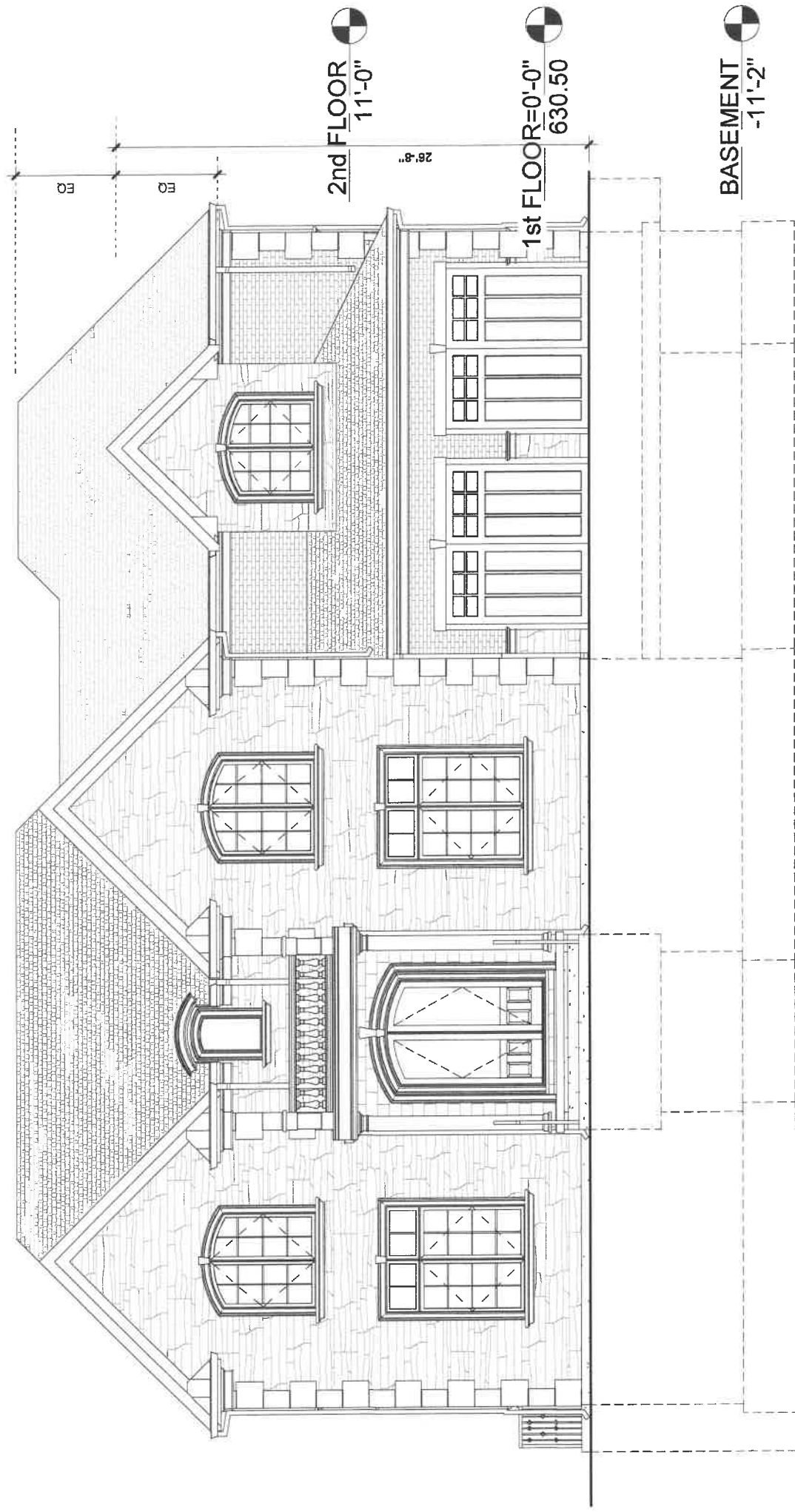
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BASEMENT

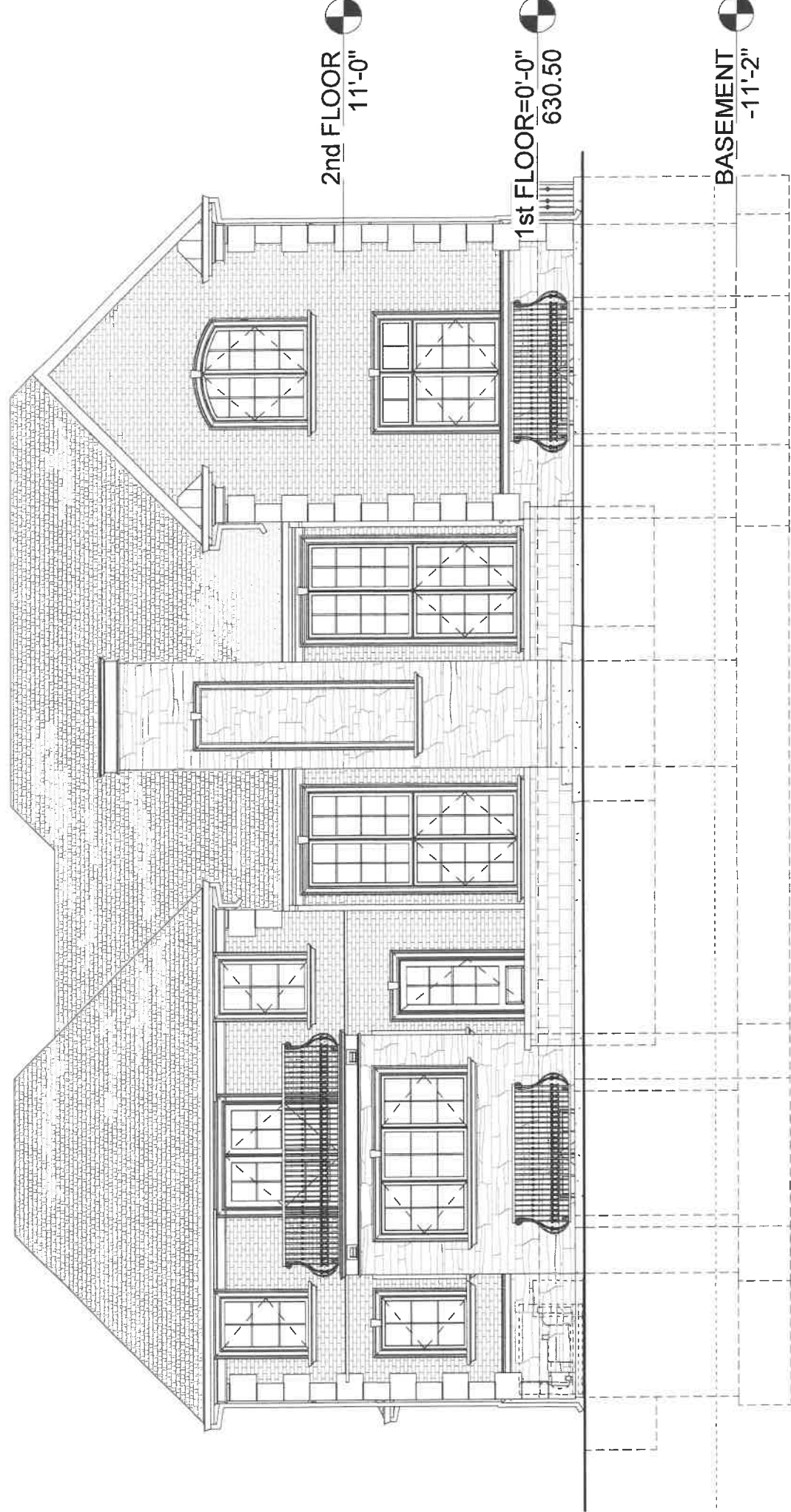
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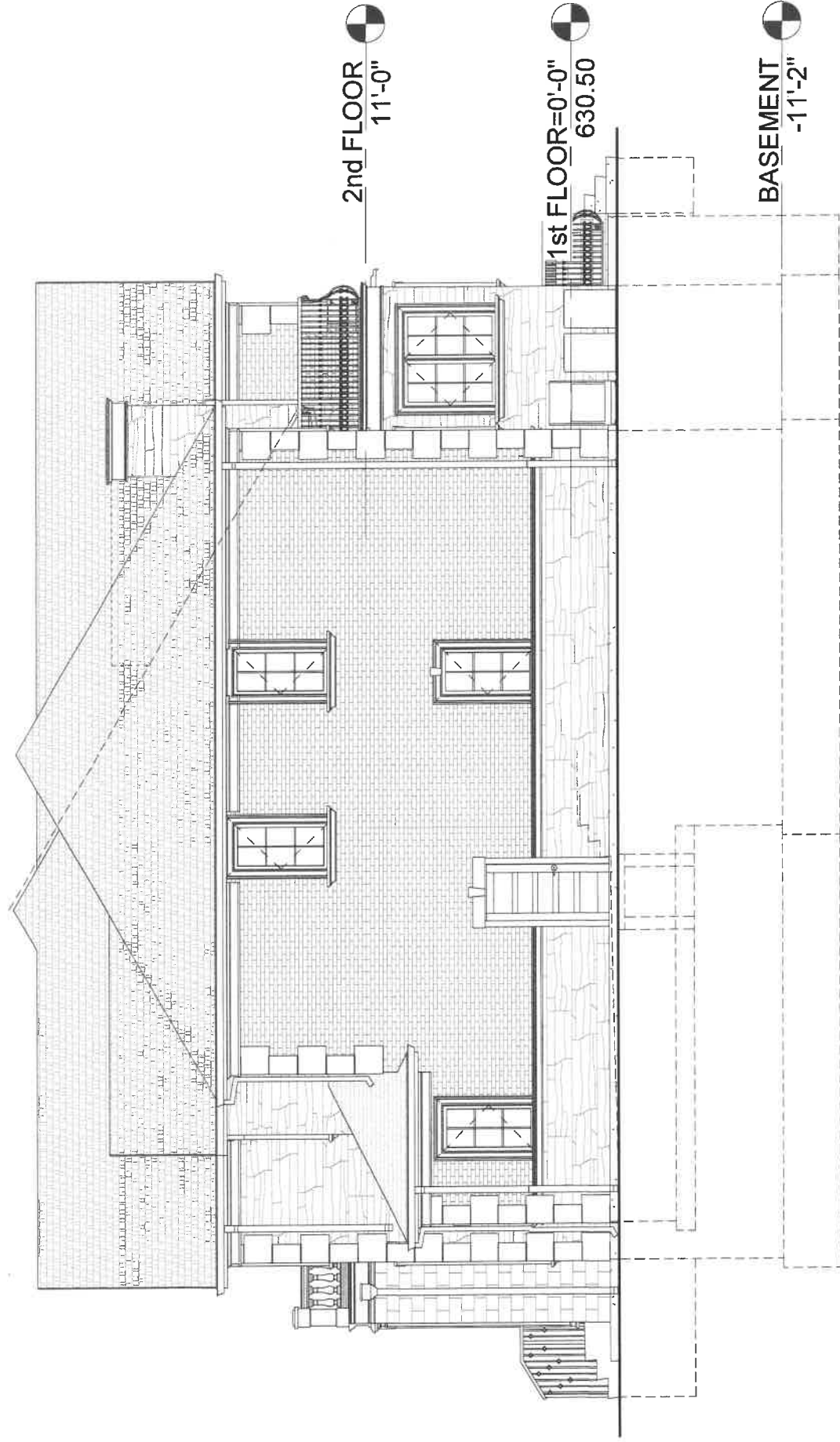
ZV-2.0



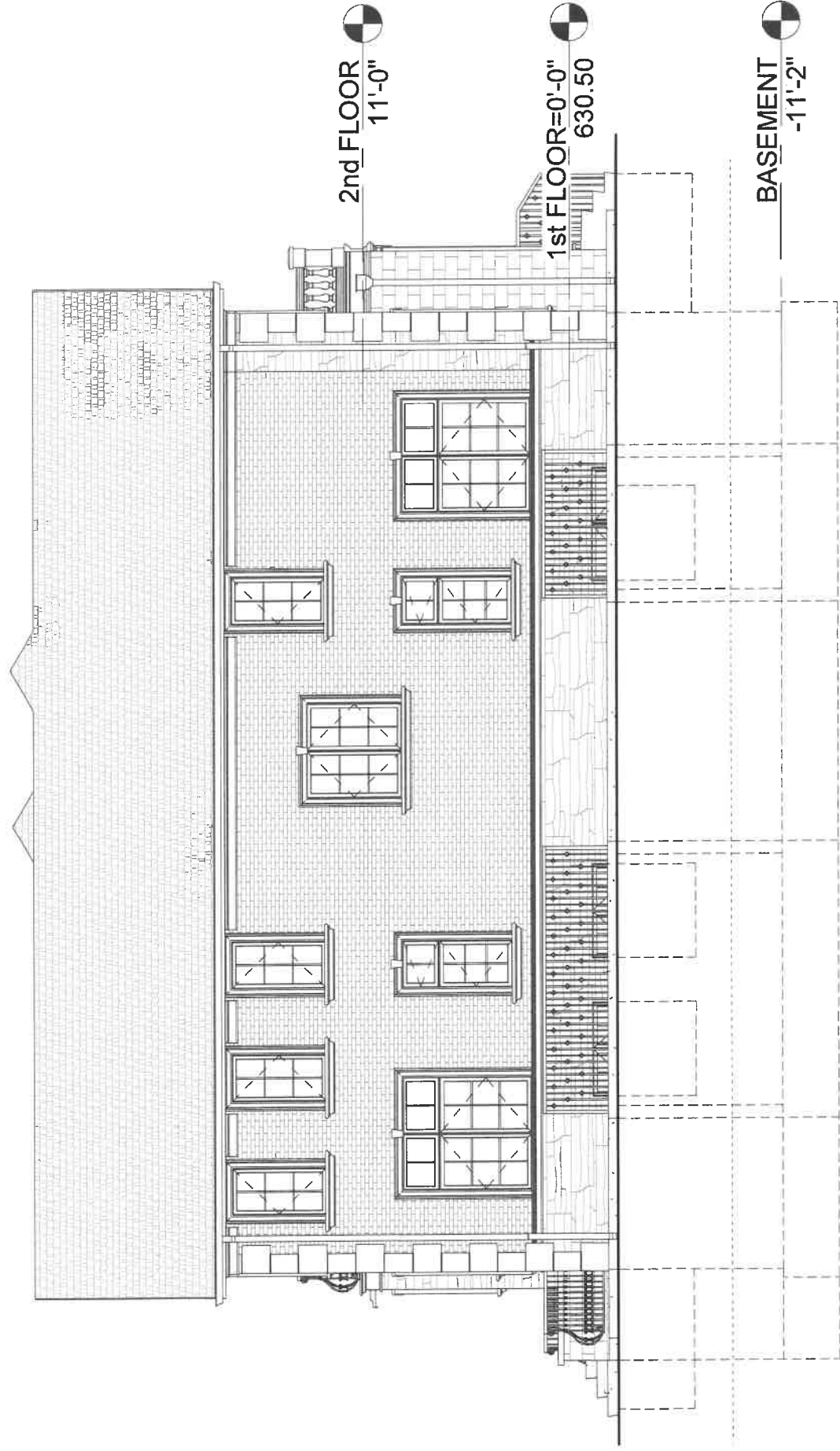
1 FRONT (SOUTH) ELEVATION ZV
1/8" = 1'-0"



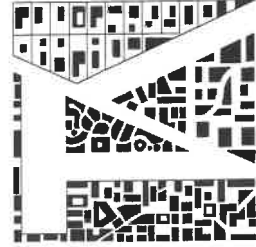
2 REAR (NORTH) ELEVATION ZV
1/8" = 1'-0"



1 SIDE (EAST) ELEVATION ZV
1/8" = 1'-0"



2 SIDE (WEST) ELEVATION ZV
1/8" = 1'-0"



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ELEVATIONS

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