



VILLAGE OF NORRIDGE

4000 North Olcott Avenue • Norridge, Illinois 60706-1199
708/ 453-0800 FAX 708/ 453-9335
www.villageofnorridge.com
Zoning Board of Appeals

PRESIDENT

Daniel Tannhauser

CHAIRPERSON

Janice J. Magnuson

SECRETARY

Allan J. Budnik

MEMBERS

Christopher O'Leary

Christian Giacalone

Michael Straughn

Frank DiPiero

Oronzo (Renzo) Berardi

Zoning Board of Appeals Meeting Minutes **Village of Norridge**

The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois
Convened on the 3rd day of June, 2024, 7:00 P.M. at its regular meeting place,
4000 N. Olcott Avenue, Norridge, IL 60706

The meeting was called to order by Chairperson Magnuson and upon roll call,
the following named members answered present:

Roll Call: Present: Janice Magnuson, Chairperson
Allan Budnik, Secretary
Christopher O'Leary, Member
Christian Giacalone, Member
Michael Straughn, Member
Frank DiPiero, Member
Renzo Berardi, Member

Absent: None

Also attending: Patrick Gorski, Building Commissioner
Joan Cherry, Board Attorney
Diane Sofiak, Court Reporter

MOTION

To re-open Case #664 for an update of petitioner's documents was made by Mr.
Giacalone, seconded by Mr. O'Leary. A voice vote was taken:

Yes – Magnuson, Budnik, O'Leary, Giacalone, Straughn, DiPiero, Berardi

No – None

Abstained – None

MOTION CARRIED

Case # 664

Mr. Gorski explained that the petitioner provided updated documents for
this case after the initial closing of this hearing at last month's meeting.
They provided updated plats and plans and therefore Exhibit # 1 needed to
be updated because of this.



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MOTION

To accept final conditions plats and plans and updated Exhibit # 1 for Case #664 was made by Mr. Budnik, seconded by Mr. O'Leary. A voice vote was taken:

Yes – Magnuson, Budnik, O'Leary, Giacalone, Straughn, DiPiero, Berardi
No – None
Abstained – None

MOTION CARRIED

MOTION

To close Case #664 was made by Mr. O'Leary, seconded by Mr. Straughn. A voice vote was taken:

Yes – Magnuson, Budnik, O'Leary, Giacalone, Straughn, DiPiero, Berardi
No – None
Abstained – None

MOTION CARRIED

Approval of Minutes - MOTION

To approve the Board Minutes with a date of May 6, 2024 as written was made by Mr. Straughn, seconded by Mr. DiPiero. A voice vote was taken:

Yes – Magnuson, Budnik, O'Leary, Giacalone, Straughn, DiPiero, Berardi
No – None
Abstained – None

MOTION CARRIED

Update on Future Cases

Mr. Gorski stated that there was one hearing for July concerning garage height. He corrected this statement later in the meeting to reflect the hearing is in August.



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Hearings

Chairperson Magnuson read the process and rules of the hearings and Norridge Civility Code. She then swore in all present. She also announced the presence of Village Attorney Joan Cherry and Diane Sofiak the Court Reporter to document the hearings.

Case #666 – 4916 N. Crescent Ave.

Secretary Budnik read the petitioner's letter.

The petitioner (Brian Costello – 4924 N. Crescent) was seeking three variances for a north side yard setback, a south side yard setback and an intensity of lot coverage. This would be to remove the existing house and garage on the property and construct a new one-story ranch house with a two-car attached garage. He also provided a letter that he says was signed by his neighbor to the south stating they consented to the variance. He is asking for a 16" variance on the south side and a 22" variance on the north side.

He stated since coming to Norridge, he lives in a 900 square foot home with a total of four family members. He has a business in town and would like to build here. He stated he owns the property to the north therefore there is no objection to encroaching to the north.

Questions from the Board

Mr. Budnik stated that it appeared the attached fireplace extrusion appeared to be part of the foundation and projected further into the side yard on the south side. He asked if the architect was present and could clarify.

Robert Kaslowski (architect) from Prairie Tech of 415 South Middleton, Palatine came forward and stated it did project out another 19 inches. He stated they can move the fireplace in or amend the request.

Mr. Costello amended his request as he would like to keep the drawings as they are.

Mr. Straughn stated that it would be a total of 35 inches. He later suggested that if we grant this for the fireplace it should be only for the six feet of the fireplace width while keeping the original 16 inches for the rest of the house.

The Board had a short discussion on this item and proceed on.



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Public Comment

None

Zoning Board Comments

Chairperson Magnuson brought the discussion back to the Board.

Mr. Straughn asked for a google maps view to be displayed on the overhead.

A discussion with Mr. Costello took place inquiring about the existing concrete slabs in the back yard, sheds and how the power lines will be run. Mr. Costello stated that the electric line will be buried and that a pool could be added. Mr. Gorski explained green space requirements and that the concrete counts against it but the pool does not. Mr. Costello was advised to plan for the pool prior to electric line burial location as a pool needs to be far enough away from the buried lines.

The letter from the neighbors (Patrick and Marguerite Ennis) was summarized by Mr. Budnik stated they consented to the south side yard encroachment.

Findings

Chairperson Magnuson read the Findings.

- (a) Will not impair an adequate supply of light and air to adjacent property.
- (b) Will not increase the hazard from fire and other dangers to said property.
- (c) Will not diminish the taxable value of land and buildings throughout the Village.
- (d) Will not increase the congestion of the public streets.
- (e) Will not otherwise impair the public health, safety, comfort, morals, and welfare of the inhabitants of said Village.
- (f) The purpose of the variation is not based exclusively upon a desire to make more money out of the property.

There were no absolutes against the Findings.



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MOTION

To recommend to the Village Board to APPROVE the request for three variations:

- 16-inch south side yard setback variance with the 35-inch south side yard setback variance for the six feet of fireplace projection
- 22-inch north side yard setback variance
- 63 square/feet or 0.6 % Intensity of lot coverage variance.

Was made by Mr. Straughn, seconded by Mr. O'Leary. A roll call vote was taken.

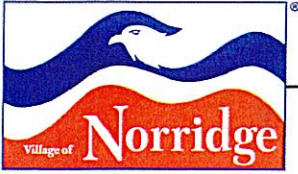
Yes – Magnuson, Budnik, O'Leary, Giacalone, Straughn, DiPiero, Berardi

No – None

Abstained - None

MOTION CARRIED

Case Closed



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Case #667 – 5102 N. Moreland Ave.

Secretary Budnik read the petitioner's letter.

The petitioner (Nenad Denovich) 5196 N. Monterey Ave., Norridge was seeking a variance for a rear yard setback as he was looking to build a new home on the property and it being a corner lot, didn't layout to well unless they encroached into the rear yard setback to accommodate the breakfast table room. The encroachment would be for no more than 17 linear feet and encroach 9 feet into the rear setback.

Questions from the Board

Mr. Straughn asked if this room was only one story tall and if the shed was being removed.

Mr. Denovich stated yes to both.

Mr. DiPiero asked how long ago it was purchased.

Mr. Denovich stated just under a year ago.

Chairperson Magnuson asked for a Google Maps view to be shown for the property.

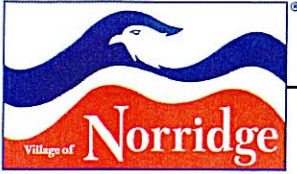
A short discussion took place about what was viewed and about trees that would remain.

Mr. Straughn asked if there were any discussions with the neighbors to the west about your plans?

Mr. Denovich stated yes.

Public Comment

None



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Zoning Board Comments

Chairperson Magnuson brought the discussion back to the Board.

The Board agreed that the current looks of the property is not good.

Findings

Chairperson Magnuson read the Findings.

- (a) Will not impair an adequate supply of light and air to adjacent property.
- (b) Will not increase the hazard from fire and other dangers to said property.
- (c) Will not diminish the taxable value of land and buildings throughout the Village.
- (d) Will not increase the congestion of the public streets.
- (e) Will not otherwise impair the public health, safety, comfort, morals, and welfare of the inhabitants of said Village.
- (f) The purpose of the variation is not based exclusively upon a desire to make more money out of the property.

There were no absolutes against the Findings.

MOTION

To recommend to the Village Board to APPROVE the request for the variation of the rear yard setback from 25 feet to 16 feet (9 feet variation) for no more than 17 linear feet was made by Mr. DiPiero, seconded by Mr. O'Leary. A roll call vote was taken.

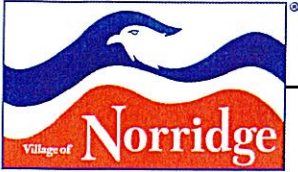
Yes – Magnuson, Budnik, O'Leary, Giacalone, Straughn, DiPiero, Berardi

No – None

Abstained - None

MOTION CARRIED

Case Closed



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Case #668 – 4874 N. Pontiac Ave.

Secretary Budnik read the petitioner's letter.

The petitioner (John DeVries) 4874 N. Pontiac Ave., Norridge was seeking two variances for a garage height from 14 feet to 16 feet 6 inches and a garage size variance of 340 square feet to increase his current garage up to 1156 square feet. He stated in the early 80's he was a mechanic and loved cars. He works on people's cars and doesn't charge them. He saw this little home thought he could redo it whatever way he wanted. He added a second floor to it. He said if he could, he would buy a small home with a ten-car garage. He currently has three custom cars and three motorcycles. He wants to make his garage larger to store all his parts, tools and cars.

Questions from the Board

Chairperson Magnuson asked what his plans were in front of the garage addition area as there is minimal driveway.

Mr. DeVries stated possibly pavers. He went on to say that every one of his neighbors are in favor of the addition. He also stated what custom vehicles he has and there is a lift in the garage.

The multiple neighbors present confirmed they are in favor.

Public Comment

None

Zoning Board Comments

Chairperson Magnuson brought the discussion back to the Board.

The Board discussed a few minor items with the petitioner.



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Findings

Chairperson Magnuson read the Findings.

- (a) Will not impair an adequate supply of light and air to adjacent property.
- (b) Will not increase the hazard from fire and other dangers to said property.
- (c) Will not diminish the taxable value of land and buildings throughout the Village.
- (d) Will not increase the congestion of the public streets.
- (e) Will not otherwise impair the public health, safety, comfort, morals, and welfare of the inhabitants of said Village.
- (f) The purpose of the variation is not based exclusively upon a desire to make more money out of the property.

There were no absolutes against the Findings.

MOTION

To recommend to the Village Board to APPROVE the request for the variations of the garage height from the current 14 feet to 16 feet 6 inches (2 feet 6 inches) and the garage size increase from 816 square feet to 1156 square feet (340 square feet increase) was made by Mr. O'Leary, seconded by Mr. Giacalone. A roll call vote was taken.

Yes – Magnuson, Budnik, O'Leary, Giacalone, Straughn, DiPiero, Berardi

No -- None

Abstained - None

MOTION CARRIED

Case Closed

The cases will be forwarded to the Village Board for their future meeting. The Court Reporter was released at this time and all were thanked for their attendance.



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Discussion - Updates to the proposed new zoning ordinance was given to the board. Mr. Gorski stated that more time is needed as items regarding percentage of special items sold might need to be addressed so that business can not circumvent codes and zoning.

Public Comment - None

MOTION

Motion to Adjourn the meeting was made by Mr. O'Leary and seconded by Mr. Giacalone. A voice vote was taken:

Yes – Magnuson, Budnik, O'Leary, Giacalone, Straughn, DiPiero, Berardi

No – None

Abstained - None

MOTION CARRIED

MEETING ENDED at 8:23 P.M.

Next Meeting will be July 1, 2024

Allan Budnik
Secretary

Janice Magnuson
Chairperson