

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 9th day of September, 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

Approval of Minutes - MOTION

To approve the Board Minutes with a date of July 1, 2024 as written was made by
Mr. O'Leary, seconded by Mr. DiPiero. A voice vote was taken:

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

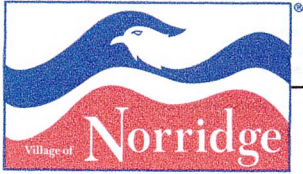
No – None

Abstained – Straughn, Giacalone

MOTION CARRIED

Update on Future Cases

Mr. Gorski stated that there will be a hearing in November for 8025 Charmaine for
a side yard setback variance and a garage height above 10 feet variance.



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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 #669 – 7819 W. Winnemac Ave.

Secretary Budnik read the petitioner's letter.

The petitioner Peter Kotur of 7819 Winnemac is the petitioner. He stated the he honestly cannot exist with the current too small of garage and seems they can't throw anything away. He thinks making the garage higher, and longer by two feet and wider by three feet will accommodate all his belongings.

Questions from the Board

Q: What is the current side yard setback?

A: Two feet, the new one will be three feet.

Q: The new garage will be one foot farther away from the property line?

A: Yes, but will be very tight to the house.

Q: Why are you asking for twelve feet high walls?

A: I need five feet for each car on the car lift I will be getting plus a little extra room in between each car.

Q: How are you going to store all the contents in your current garage that is shown in your pictures?

A: Storage will be on the walls and not in the attic.

Q: You showed a garage on Cortland in your photos and said yours will look similar but that garage is sixteen feet at the peak with only ten feet high walls.

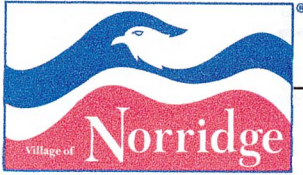
A: Actually, the ten feet walls will not work for me and I need twelve feet.

Q: Is the photo in your packet of a car lift actually yours?

A: No, I do not have one yet.

Q: Will an eleven-foot-high wall work?

A: No, Actually, if I could build a smaller house and have a larger garage, I would.



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Public Comment

Dennis Oleikis - 7831 W. Argyle - Stated that the picture of the garage from Charmaine was shown with a two-story house, therefore the garage does not look out of place. Whereas he has a California ranch which has a very low peak and the garage will be going to be taller than the house.

Mr. Oliekas was asked where is his house in relations to Mr. Kotur's house.
A: He stated he is one street south on the back side of the property.

Questions from the Board (continued)

Q: What is the current height of the house.

A: Maybe fourteen feet

Q: What is the roof pitch on the house?

A: Not much. It is a flat roof with a slight pitch.

Mr. Gorski had displayed a Google picture of the petitioner's current house at the request of the Zoning Board.

Mr. Gorski was asked for his opinion of the house roof height and pitch.

Mr. Gorski stated that the house peak height is probably twelve feet and the pitch is less than the 3/12 pitch in which Mr. Kotur is asking for the garage.

Q: Why would you not match the house pitch?

A: California ranches are out and not nice looking.

Q: Does the house have a basement?

A: Yes, a basement and crawl space.

Mr. Kotur stated that another property at 7752 W. Strong also has a high peak and walls.

Mr. Gorski displayed the Strong property showing the garage.

Mr. Gorski stated that this garage has an eight feet door and is probably only fourteen feet to the peak.

Q: Can you still make it work with eleven feet walls?

A: Honestly, it would not be worth it.



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Zoning Board Comments

Chairperson Magnuson brought the discussion back to the Board. She stated that the garage is set far enough back that the height will not be too noticeable.

Chairperson Magnuson moved to the Findings.

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 two feet additional height variation from Article 2 - Section 1.32 and a wall height not to exceed 12 feet 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



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Attorney Cherry stated that if Zoning Board minutes were approved at the next meeting on October 7th, then the Village Board meets on October 16th, that they more than likely would vote on it in November.

Case Closed

The Court Reporter was released at this time and all were thanked for their attendance.

Discussion - Updates to the proposed new zoning ordinance was given to the board.

Public Comment - None

MOTION

Motion to Adjourn the meeting was made by Mr. Straughn and 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

MEETING ENDED at 8:15 P.M.

Next Meeting will be October 7, 2024 at 6:30 P.M.

Allan Budnik
Secretary

Janice Magnuson
Chairperson

