



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

VILLAGE PRESIDENT

James Chmura

VILLAGE TRUSTEE

Dominic S. Falagario

CHAIRPERSON

Janice J. Magnuson

SECRETARY

Allan J. Budnik

MEMBERS

Andrew Cichon

Wayne Jarosz

Christopher Miroslaw

Andrew Ronstadt

Richard Thompson

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 1st day of May, 2017, 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
Wayne Jarosz, Member
Richard Thompson, Member
Andy Ronstadt, Member

Absent: Christopher Miroslaw, Member
Andrew Cichon, Member

Also attending: Brian Gaseor, Village Engineer
Joan Cherry, Board Attorney
Diane Sofiak, Court Reporter

Approval of Minutes - Motion

To approve the Board Minutes of April 10, 2017 was made by Mr. Ronstadt, seconded by Mr. Thompson. A voice vote was taken with no objections. **MOTION CARRIED**

Update on Future Cases

This item tabled for the continuance meeting.

Hearings: Case # 620 – 7601 W. Montrose Avenue – Suite One

The letter from the petitioner was read by Secretary Budnik.

The Chairperson opened the hearings by reading the rules and having all attendees sworn in.

To consider a petition for a special use under the requirements of Article X-B-3 General Business District Section 5 – Special Uses of the Zoning Ordinances of the Village of Norridge 1962, for the purpose of operating a tattoo establishment on the following described property:

SUITE ONE, LOCATED IN THE WEST END OF BUSINESS CENTER LOCATED IN LOTS 1,2,3 AND 4 IN BLOCK 1 IN KINSEY’S IRVING PARK HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 40, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The case was presented by Paul Copiak 6767 Milwaukee in Niles (Attorney for Bloodline). He introduced Roman Siemionka (one of the proposed owners of Bloodline).



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

Roman stated he was educated in Europe as an artist then in body art. He operates currently with a tattoo company in Chicago. He displayed the awards he has won for his body art. He stated there is a tattoo for everyone in the community. He stated that there is no state licensing but they follow all guidelines from OSHA regarding blood-borne pathogens. He described the procedure when someone wants a tattoo.

- Check ID and make a copy of it
- Information sheet is completed includes medical and allergies
- A small tattoo could be completed immediately
- A complex tattoo will be completed in multiple sessions not lasting more than 2-3 hours
- Needles are disposed of and picked up by a special company

He stated that the ink is regulated. He has a budget of \$20,000 to build out the suite. He showed pictures of the proposed suite which appeared more like a doctor's office. They would have 4 employees with work hours of Monday-Saturday (noon-10pm.) No Sundays. He stated they will not do prohibited tattoos that the police department posts as such.

Mr. Gaseor presented the zoning map showing the placement of the proposed suite on the property and the property location within the village and adjacent properties.

The Board asked the following questions (Q) and answers (A) provided.

Q: Will there be window treatments or signs?

A: There will be no pictures of tattoos on the windows or displayed inside. They showed pictures of the signs that will be in the window.

Q: What do you anticipate as customers?

A: Three to four people at a time. There will be 4 employees max at a time.

Q: Are you aware that the Village ordinance is 21 years of age for a tattoo?

A: That is not a problem.

Q: Is Bloodline Ink a LLC, Secretary of State shows nothing?

A: There was a lengthy discussion of their Articles of Incorporation by Federal Tax Service Inc. Documents shown to Joan Cherry of Incorporated February 9, 2017.

Q: Are you alright if hours of operation are contingent upon your approval?

A: Not a problem

Q: What do you anticipate for parking?

A: Plaza has 20 spots total and they anticipate needing 7 spots. (There was a short discussion from Mr. Gaseor of what parking was needed by the other tenants in the plaza.)

Q: Have any of your past clients needed medical attention during or after a tattoo?

A: No

Q: How is someone handled if they come in under the influence of drugs or alcohol?

A: They cannot administer to someone if they are and the paperwork includes a release that states they are not.

Visitors Comments:

Pat Rossi from 4500 block Ozanam – Stated that the high school, grade school and church are all too close to the proposed site. In a second comment he stated that Ottawa is very busy with cars parked there and kids trying to cross the street would be difficult.



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

Pat from 4200 block of Ozark – Stated that the corners are very busy with kids. He also inquired who checks the ID's. He stated opposition to the business and stated that 2 others churches are nearby.

4300 Oriole resident stated that there would be unwanted traffic, parking is an issue and complained about the additional parking down the street.

Rich Massarro from 4300 block Ottawa – Asked if the business is open until 10pm, when would be the last appointment. (A) They answered that it is a firm closing at 10pm meaning is the tattoo was going to take too long, they don't start it. Simpler tattoos only are scheduled if they would be complete by 10pm.

Andrea Piszcek from 4300 Oriole – Expressed concern about the elderly in the area and the increased traffic.

Peter Troyan of 5900 Moreland (Property owner of the proposed site) – Stated the property has changed hands several times. He stated that if nearby residents sold that he would buy the property for parking. He stated that parking on Montrose allows overflow parking. He stated that he is always concerned about traffic and safety.

Anthony Monteleone asked for clarification of gambling and liquor and distances to schools. He also asked what other businesses require special use.

Attorney Copiak stated that his grandson would ride his bike past his proposed establishment and he has no concerns.

A short discussion took place regarding the generation of sale tax.

Board Discussion

-Mr. Jarosz stated that if another dental office moved in that it might be busier than this tattoo business so he doesn't see a concern about allowing this special use.

-Mr. Thompson stated that parking could be a concern but with Mr. Gaseor's approval of enough allowed parking that he would allow the business with the limited hours of operation.

-Mr. Budnik asked with the special use if the building would be required to have a building sprinkler system. (A)Mr. Gaseor stated that the building is not sprinklered.

Findings:

(a) The proposed special use will be in harmony with the general and specific purposes for which this Zoning Ordinance was enacted and for which the regulations of the district in question were established.

(b) The proposed special use will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.



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

(c) The proposed special use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.

(d) The proposed special use will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

(e) The proposed special use complies with all additional standards imposed on it by the particular provision of this Zoning Ordinance authorizing such use.

Some of the Zoning Board members expressed concern for items a, b & c.

Motion: A motion was made by Mr. Ronstadt seconded by Mr. Budnik to deny the special use permit for the tattoo business at 7601 W. Montrose Avenue. A roll call vote was taken

Mr. Jarosz – No

Mr. Thompson – No

Mr. Ronstadt – Yes

Mr. Budnik – Yes

Chairperson Magnuson – Yes

MOTION CARRIED.

Chairperson Magnuson asked for written summaries from Jarosz and Thompson as to their opposition to the motion.

Case Closed

Discussion: CMAP Recommendations

This item tabled for the continuance meeting.

MOTION - By Mr. Jarosz, seconded by Mr. Ronstadt that the meeting be CONTINUED to May 17, 2017 at 6:30 P.M. A voice vote was taken with no objections. **MOTION CARRIED.**

MEETING ENDED at 8:33 P.M.



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

The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois
Re-Convened on the 17th day of May, 2017, 6:30 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
Wayne Jarosz, Member
Richard Thompson, Member
Andy Ronstadt, Member
Christopher Miroslaw, Member
Andrew Cichon, Member

Absent: Allan Budnik, Secretary

Also attending: Brian Gaseor, Village Engineer
Joan Cherry, Board Attorney

Motion: A motion was made by Mr. Jarosz seconded by Mr. Ronstadt to appoint Mr. Miroslaw as
secretary for the meeting. A voice vote was taken with no objections. **MOTION CARRIED**

Update on Future Cases

Mr. Gaseor advised the Board that there may be a hearing in July.

Discussion: CMAP Recommendations

The board continued review of the CMAP recommendation and documented recommendations to the
ordinance.

MOTION - By Mr. Ronstadt, seconded by Mr. Cichon that the meeting be adjourned. A voice vote
was taken with no objections. **MOTION CARRIED.**

MEETING ENDED at 8:22 P.M. Next meeting scheduled for June 5, 2017, 7 P.M.

Respectfully submitted,

Allan J. Budnik
Secretary

Janice Magnuson
Chairperson

Attached: The written summary from member Thompson. Letter from member Jarosz not provided at
this time.



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

May 11, 2017

Norridge Board of Trustees

Re: Zoning Case #620
Bloodline Tattoo Inc.

The following are the reasons that I considered to determine my voting in favor of the tattoo business:

1. property is a B3, which allows a tattoo business as a *special use*, even though it is in a primarily residential area;
2. having tattoos now are a common acceptable practice with everyday adults; I am sure all of us have a family member or friend that has one;
3. Bloodline Tattoo stated that most of their business is done by appointment;
4. Bloodline Tattoo stated that they would have no problems having business hours that ended at 10:00 p.m.; not last appointment at 10:00 p.m., but doors closed at 10:00 p.m.;
5. Bloodline Tattoo stated that their business would be closed on Sundays;
6. Bloodline Tattoo was able to prove to us that they were a business;
7. Bloodline Tattoo is willing to agree to very simple window labeling having just their business name and hours; and
8. Brian Gasser assured us that there was ample parking and that this business would create no more, if not less, traffic than if this space was rented to a dentist.
9. As for the findings of this business adversely affecting the surrounding businesses or neighbors, no other business owners showed up, no neighbors adjacent to this property showed up; the neighbors that did show up seemed to be worried more about traffic and worried about children in the neighborhood seeing people hanging out outside of a tattoo parlor. The officers of Bloodline Tattoo are currently working at Chi Town Tattoo. I actually pass Chi Town Tattoo a few times a week and I never see undesirables hanging out at this location. This isn't 1970; business men, nurses, teachers, military veterans, even Village employees, have tattoos. With this, I find no concrete reason to make me think this business would have any adverse effect on the surrounding businesses.
10. My recommendation to the Board would be to allow this business with terms:
 - a. business hours ending at 10:00 p.m.; and
 - b. window signage limited to name, phone number and hours of operation.

Sincerely,

Richard D. Thompson
Zoning Board of Appeals