



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

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VILLAGE TRUSTEE

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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 10th day of July, 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
Christopher Miroslaw, Member
Jack Bielak, Member

Absent: None

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

Approval of Minutes - Motion

To approve the Board Minutes of June 5, 2017 was made by Mr. Ronstadt, seconded by Mr. Jarosz. A voice vote was taken with no objections. Mr. Bielak abstained. **MOTION CARRIED**

Update on Future Cases

None at this time

Hearings: Case # 621 – 7015 W. Agatite

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 requesting variances under the requirements of Article IV, R-1 Single Family Residence District, Section 3-Area Regulations, Subsection 3.1(e) – Lot coverage and green area requirements of the Zoning Ordinance of the Village of Norridge – 1962 to increase the lot coverage from the required 45% to 47.79% and to reduce the green space from the required 35% to 30.76% to construct a 20' x 20' x 14' garage on the following described property:

LOT SEVEN (7) IN BLOCK FOUR (4) IN HARLEM AVENUE HIGHLANDS SUBDIVISION IN THE NORTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID SUBDIVISION REGISTERED MAY 21, 1924 AS DOCUMENT NUMBER 218267



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The property is commonly known as 7015 W. Agatite in Norridge, Illinois.

The case was presented by the owner Mr. Myszka. He stated that he purchased the home 2 years ago and did not realize that there was not enough room for the required 2 car garage. He stated that he needed to remove 40 square feet of concrete beyond the garage.

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

Q: Stated that there are several single garages on the block and you have none. You have one of the four 60 foot long homes on the block. Will you put grass in place of the concrete you are removing?

A: Yes

Q: Will you be adding concrete for sidewalk to garage?

A: Only what is there will remain.

Q: What are your side yard setbacks for the garage?

A: 3 feet and 7 feet.

Mr. Gaseor stated that the property would be over 2.79% of lot coverage and be short of green space.

Q: Will there be gutters on the structure and if so will they be discharged to the alley?

A: There will be gutters and I will discharge them to the alley.

Q: Are you willing to remove additional concrete to bring concrete removal up to approximately 110 square feet to get closer to the green space needed number?

A: Yes

Visitors Comments: None

Board Discussion & Findings:

There were no discrepancies to note on the Findings.

Motion: A motion was made by Mr. Thompson seconded by Mr. Ronstadt to recommend to the Village Board to allow the increase of lot coverage from 45% to 47.79% and reduce green space from 35% to 30.76% (the 30.76% will increase with the below stated stipulation) to build a 20'X20'X14' garage and remove 110 square feet of concrete beyond the garage footprint.

A roll call vote was taken:

Mr. Jarosz – Yes

Mr. Thompson – Yes

Mr. Ronstadt – Yes

Mr. Miroslaw – Yes

Mr. Bielak - Yes

Mr. Budnik – Yes

Chairperson Magnuson – Yes

MOTION CARRIED.

Case Closed

The court reporter was released at this time.



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Discussion: CMAP Recommendations

Discussion and changes were documented for recommended changes to the current zoning ordinance.

MOTION - By Mr. Jarosz, seconded by Mr. Bielak that the meeting be CONTINUED to July 24, 2017 at 6:30 P.M. A voice vote was taken with no objections. **MOTION CARRIED.**
MEETING ENDED at 9:14 P.M.



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Zoning Board of Appeals

The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois
Re-Convened on the 24th day of July, 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
Richard Thompson, Member
Andy Ronstadt, Member
Christopher Miroslaw, Member
Jack Bielak, Member

Absent: Allan Budnik, Secretary
Wayne Jarosz, Member

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

Motion: A motion was made by Mr. Ronstadt seconded by Mr. Thompson 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 stated that there are no new cases scheduled.

Discussion: CMAP Recommendations

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

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

MEETING ENDED at 8:45 P.M. Next meeting scheduled for August 7, 2017, 7 P.M.

Respectfully submitted,

Allan J. Budnik
Secretary

Janice Magnuson
Chairperson