

# 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**

Jack Bielak

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 11<sup>th</sup> day of September, 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  
Mark Chester, Board Attorney  
Diane Sofiak, Court Reporter

**Approval of Minutes - Motion**

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

**Update on Future Cases**

One zoning case regarding a sporting goods store possible for November.

**Hearing: Case # 622 – 4032 N. Ottawa**

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

The letter from the petitioner was read by Secretary Budnik.

To consider a petition requesting variances under the requirements of Article IV, R-1 Single Family Residence District, Section 2 – Height Regulations, and Section 3.1 (e) Lot Coverage and Green Area Requirements of the Zoning Ordinance of the Village of Norridge – 1962 to increase the height from the required 26 ft. to 31.5 ft. and to increase the lot coverage from the required 45% (1702.15 sq. ft.) to 48.80% (1846 sq. ft.) to build a new single family home and detached garage on the following described property:



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LOT 9 IN BLOCK 7 IN KINSEYS IRVING PARK BOULEVARD SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 10 FEET THEREOF) OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The property is commonly known as 4032 N. Ottawa in Norridge, Illinois.

The case was presented by the owner Mr. Kidd. The Zoning Board asked Mr. Kidd if he wished to amend his request for variance to include a height variation since his letter did not include it. He stated that he did want to amend it to include the height variation from 26 feet to 31.5 feet. Then he stated that he wanted to decrease the height request down to 29 feet. He could adjust the roof pitch to make this reduction. Mr. Kidd then stated that at 26 feet, the attic space would have reduced air flow as opposed to going to 29 feet. He also stated that he looked at many homes in Norridge that had only a 26 foot height and in many cases you could not see the roof or it was barely visible. He stated that the home would look nicer with a slightly taller roof. He stated that water and ice shed would be better with the slightly taller roof. He stated that the requested lot coverage was need so that he could enclose the rear stairs and protect them from water and ice making them safer.

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

Q: Stated that the rear looks 5 feet bigger not the 3.5 feet needed for the stairs and is 120 sq./ft. of the 144 sq./ft. he was asking for.

Q: What will the sidewalk be along the house?

A: Pavers

Q: What if you cut 6" off the basement ceiling height and 6" off the 1<sup>st</sup> floor, could you save another foot?

A: I'll do whatever the Board asks, but would prefer the extra inches for a nicer interior look.

Q: What is the basement height?

A: 9 feet because wanted it to feel like the rest of the house.

Q: Could you lower the dig of the basement?

A: Yes if I had to.

Q: Will there be a patio?

A: Patio, side-walkway and walkway to the garage will be pavers.

There was a discussion about the stairs at the front of the house being past 15 feet setback but was not an issue with current ordinance. Only the porch or terrace needed to be 15 feet setback.

## Visitors Comments:

Resident from 4018 Ottawa expressed concern over flooding in the alley that already exists. The Board explained that the proposed plan exceeded the amount of green space needed. Attorney Mark Chester explained green space and water absorption.





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## **Board Discussion & Findings:**

The Board discussed that the variances would be voted on separately. There were no issues to note on the Findings. The Board further discussed allowing the height of 28 feet noting that the original request was for 31.5 feet. Furthermore, that there would be no additional water shed from an added building height.

**Motion # 1:** A motion was made by Mr. Ronstadt seconded by Mr. Bielak to recommend to the Village Board to allow the increase of building height up to 28 feet.

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.**

## **Board Discussion & Findings:**

The Board discussed adding conditions on the second motion since pavers were going to be used in lieu of concrete. There were no issues to note on the Findings.

Motions were made and then withdrawn in order to get a proper legal terminology set for intensity of use and conditions of the motion. The final official second motion is listed.

**Motion # 2:** A motion was made by Mr. Budnik seconded by Mr. Ronstadt to recommend to the Village Board to grant intensity of use from 45% to 48.8% with the condition of increasing green space to 1635 square feet.

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**

This item was tabled at this time and to be addressed at the continuation meeting.

**MOTION** - By Mr. Ronstadt, seconded by Mr. Thompson that the meeting be CONTINUED to September 18, 2017 at 6:30 P.M. A voice vote was taken with no objections.

**MOTION CARRIED. MEETING ENDED** at 8:10 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 18<sup>th</sup> day of September, 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  
Allan Budnik, Secretary  
Richard Thompson, Member  
Andy Ronstadt, Member

Absent: Wayne Jarosz, Member  
Christopher Miroslaw, Member  
Jack Bielak, Member

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

## Update on Future Cases

Mr. Gaseor stated that there are no cases scheduled for October and there may be one case in November.


## Discussion: CMAP Recommendations

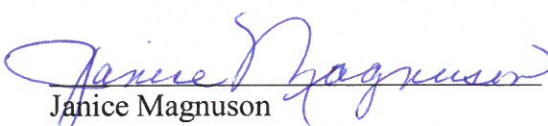
The board continued review of the CMAP recommendation and documented recommendations to the ordinance.

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

MEETING ENDED at 8:56 P.M. Next meeting scheduled for October 2, 2017, 7 P.M.

Respectfully submitted,

  
\_\_\_\_\_  
Allan J. Budnik  
Secretary

  
\_\_\_\_\_  
Janice Magnuson  
Chairperson