

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

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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 13th day of November, 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 October 2, 2017 was made by Mr. Ronstadt, seconded by Mr. Jarosz. A voice vote was taken with no objections. **MOTION CARRIED**

Update on Future Cases

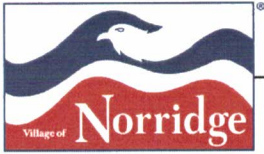
No cases scheduled for the future.

Hearing: Case # 623 – 8330-34 W. Lawrence Ave.

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 a special use under the requirements of Article VIII Weapons Dealers, Section 22-364G Conditions for Issuance and Maintenance of License, Zoning, of the revised Municipal Code of the Village of Norridge, Illinois – 2002 and Article XV Administration, Section 4 Special Uses – Rules of the Zoning Ordinance of the Village of Norridge, revised December 14, 2014 to operate as a weapons dealer as part of a sporting goods business on the following described property:



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Parcel 1

Lots 233 and 234 in Cumberland Heights in the west half of the southeast quarter of section 11 Township 40 range 13 East of the third principal Meridian.

Parcel 2

That part of lot 2 in the County Clerk's division lying east of the following line beginning at the East line of lot 2 and the South line of Lawrence Avenue thence West 186.61 feet, thence 90° 31 minutes 30 seconds East to North to the north line of said lot 2 in Section 11, Township 40, range 12 east of the third principal meridian in Cook County, IL

The property is commonly known as 8334 N. Lawrence Avenue in Norridge, Illinois.

The case was presented by three individuals: Raffiaelo Cianfaglione (owner), Melissa Porcato (sister of owner and employee) & Jonathon Cianfaglione (Nephew of owner). Raffiaelo gave us his background which included being raised in Norridge, a Marine, trade school and bought the Norridge Ace Hardware in May 2016. The group listed the improvements that they have made to the store that were numerous. They stated they added 13 more employees bringing a total to 33. They listed their involvement in the community. They stated they wanted to be more of a home store which included sporting goods.

They listed the new merchandise that would be present if granted the special use. They included items for paint ball, soccer, fishing, camping, and hunting. They stated that Ace is approximately 24,000 sq./ft. and the weapons section would only be 165 sq./ft.

They described the criteria that employees need to sell a gun and also the items the store will have to sell guns. Employees will be background checked, the hunting and self-defense area will hopefully be staffed by military, police, or veterans. There will be no weapons on display or in view of the front window. They will not resell, pawn or trade weapons. No assault weapons sold. There will be high security polycarbonate display cases bolted to the ground. They will limit guns and rifles to 90 each. There will be an added security cage in front of the guns displays. They stated they will install three ballasts (known as bollards) in front of the store and an additional three in the rear. There will be an advanced security system present. All sales will be retained for 10 years. Weapons will not be shown unless a FOID and ID is present. A short video was shown on the durability of the display cases.

They presented a letter from Zerillo reality stating that home values are not affected due to a weapons store located in the area.

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

Q: Will the front door be used in the new space?

A: Yes, but we make it exit only if that makes it safer.

Q: Why the need for weapons?

A: To bring the concept of all sports and sporting goods would be good for sales.



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Q: Are the cases fire proof?

A: Yes

Q: How are you insured?

A: We are insured thru Ace Hardware which is self-insured.

Q: What is expected sales?

A: Hope for 5X current Ace sales.

Q: During open hours will someone be in the weapons area?

A: Yes at all times someone will be dedicated there.

Q: Will you be doing any manufacturing, re-manufacturing or modifications of guns?

A: None – only new guns sales

Q: Will the front door be locked during business hours?

A: No, but if it is safer to keep it locked with exit only hardware then we may consider it.

Q: Is the wall that separates the new location from Ace demising?

A: Yes – made of cinder block.

Q: What is there is an intruder, will there be a “hold-up” alarm type device

A: Yes

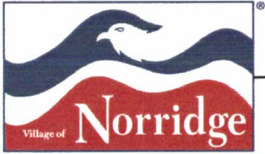
Visitors Comments:

- Resident from 4865 Pontiac – Rosemarie stated she was totally against having guns in the neighborhood.
- Resident from 4868 Vine – Diane stated that Ace is not the store that should be selling guns. She stated her husband is a hunter but she doesn't want guns sold in a home improvement store.
- Resident Scott Kunitz – Scott praised Ace for all the improvements and states that he has no problems with firearms being sold there. He stated that it would be good to have a store that he can shop at.

Board Discussion & Findings:

The Board stated that emotions are high on this issue and that our decision will be based on findings and presentation. Sensitive places were reviewed and they are not in conflict with the location. The sale of Ace Hardware does not include the transfer of the weapons dealer. Board Attorney Mark Chester reviewed items that included in the “findings” there had to be an absolute positive against it otherwise the result should be a non-issue with each item.

- (a) The proposed special use will be in harmony with the general and specific purpose 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.
- (c) The proposed special use will not impede the normal and orderly development and improvements 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,



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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.

No absolutes against the findings to record.

Motion: A motion was made by Mr. Jarosz seconded by Mr. Thompson to recommend to the Village Board to allow the special use.

A roll call vote was taken:

Mr. Jarosz – Yes
Mr. Thompson – Yes
Mr. Ronstadt – No
Mr. Miroslaw – Yes
Mr. Bielak - Yes
Mr. Budnik – Yes
Chairperson Magnuson – Yes

MOTION CARRIED.

Case Closed

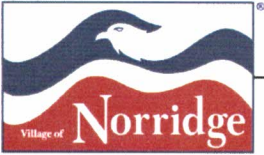
The court reporter was released at this time.

Discussion: CMAP Recommendations

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

MOTION - By Mr. Jarosz, seconded by Mr. Bielak that the meeting be CONTINUED to November 20, 2017 at 6:30 P.M. A voice vote was taken with no objections.

MOTION CARRIED. MEETING ENDED at 8:22 P.M.



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The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois
Re-Convened on the 20th day of November, 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
Wayne Jarosz, Member
Richard Thompson, Member
Andy Ronstadt, Member
Jack Bielak, Member

Absent: Christopher Miroslaw, Member

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

Update on Future Cases

Mr. Gaseor had no items to update.

Discussion: CMAP Recommendations

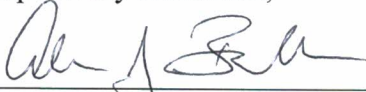
The board continued review of the CMAP recommendation and documented recommendations to
the ordinance.

Mr. Miroslaw joined the meeting at 6:50 P.M.


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 8:54 P.M. Next meeting scheduled for December 4, 2017, 7 P.M.

Respectfully submitted,



Allan J. Budnik
Secretary



Janice Magnuson
Chairperson