

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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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 8th day of January, 2018, 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 December 4, 2017 was made by Mr. Ronstadt, seconded by Mr. Thompson. A voice vote was taken with no objections. **MOTION CARRIED**

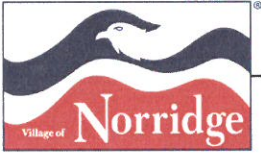
Update on Future Cases

No cases scheduled for the future.

An announcement was made stating that the Zoning Board intended to continue this meeting after the hearings to a later date of January 10, 2018 at 6:30 P.M. pending the approval of this Board at the end of the two case hearings.

Hearings

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



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Case # 624 – 5050 Cumberland Ave Suite 15P-16Q Harmony Spa Cumberland Inc.

The letter from the petitioner was read by Secretary Budnik.

To consider a petition requesting a Special Use under the requirements of Article X, Section 5 – Special Uses of the Zoning Ordinance of the Village of Norridge – 1962 for the purpose of operating a Spa with Massage Therapy at the following described property:

“LOT 1 (EXCEPT THE NORTH 526 FEET THEREOF AND EXCEPT THE SOUTH 150 FEET THEREOF AND EXCEPT THAT PART FALLING WITHIN THE EAST 50 FEET OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS), IN GERHARD H. FRANZEN ESTATE DIVISION OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

The property is commonly known as 5050 N. Cumberland Avenue, Suite 15P-16Q, in Norridge, Illinois.

Peter Lee presented the case for the petitioner. He stated that the prior massage establishment in that mall closed a little more than a year ago. He stated that Joone Lee who is the owner would be licensed by the State and would have hours of 9a – 8p.

Attorney Mark Chester explained the laws of special uses.

Joone Lee testified that she was the sole owner of the business.

Motion: A motion was made by Mr. Ronstadt seconded by Mr. Thompson to accept the testimony of Joone Lee as the sole owner of Harmony Spa. A voice vote was taken and the motion passed 7-0

Peter Lee went on to explain that Joone has run a massage business in the past and hopes to sustain this business despite being a “tough” industry.

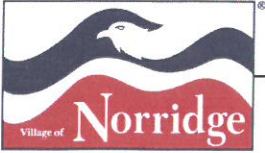
The Board asked the following questions (Q) and answers (A) provided.

Q: Is Joone a registered licensed massage therapist?

A: No

Q: Will Joone manage the site?

A: Yes



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Visitors Comments:

- Al Bruno – Landlord of the property – had no issues last time a massage establishment was there and went to see Lee’s other massage facility and said it was nice and if it’s run right – it will be ok.

Board Discussion & Findings:

The Board moved to review the “findings”:

- (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, 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.

Special use was defined by Attorney Chester.

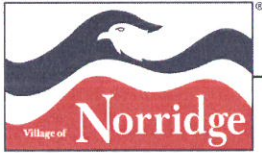
Motion: A motion was made by Mr. Ronstadt seconded by Mr. Thompson to recommend to the Village Board to allow the special use to Joone Lee dba Harmony Spa.

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



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Case # 625 – 4651-4653 N. Thatcher Ave – John Cison (Lotus Homes)

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 3 – Area Regulations, Subsection 3.1 – Intensity of the Use of Land per the requirements of the Zoning Ordinance of the Village of Norridge – 1962 for the purpose of splitting an improved lot into two lots, creating two buildable lots to construct two single family homes on the following described property:

LOTS 15 AND 16 AND THE NORTH ½ OF LOT 17 IN BLOCK 3 IN LAWRENCE AVENUE GARDENS, BEING A SUBDIVISION OF THAT PART EAST OF THE CENTER OF THATCHER AVENUE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The property is commonly known as 4653 North Thatcher Avenue in Norridge, Illinois.

John Cison presented the case. He stated that he has built a home at 6542 Montrose and resides at 4535 Plainfield, Norridge. He re-explained the splitting of the lots to do as Sonata builders did at 4649 Thatcher and Cahill Builders on Delphia. He stated that he also built 3131 Odell and at Thatcher & Montrose.

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

Q: Why split the property?

A: To conform with the other homes on the block.

Q: 4651 would be the same as 4653?

A: No- Maybe some Hardy boards on the upper half with stone accents to break up the monotony of the homes

Attorney Mark Chester stated that Mr. Cison should have submitted the legal description and proof that he owns not only the two lots but the half lot that is adjacent to the properties.

Mr. Gaseor stepped out of the meeting to find if he could locate any documents that show ownership.

The Board continued to ask questions:

Q: What will be under the rear deck?

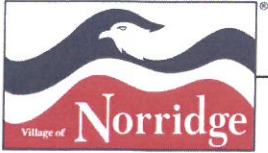
A: River Rock to allow water to permeate the ground.

Q: Will there be a driveway

A: No- but a two car garage on each.

Q: The elevation is 26 feet?

A: Yes



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Mr. Gaseor returned with some documents that showed the property may be as shown the 2 ½ lots.

Attorney Chester asked if Mr. Cison had any documentation to show that he owned the property and that it is indeed 2 ½ lots. Mr. Cison stated he did not but testified that he bought and owned it from the previous owner (a bank). Attorney Chester stated that he will still require documentation of such prior to this item is brought before the Village Board.

Visitors Comments:

- Resident Mary asked if these homes would be on Chicago water. Cison stated yes. She asked him who was responsible for water drainage. Cison stated he was.
- Resident asked if it was a 2 story home with 4 bedrooms. If so he stated past zoning boards would not allow the owners of the lots across the street to build them the way Mr. Cison proposes.
- Resident asked where will the overhangs come to. Cison stated they will have 18" overhangs.

A discussion took place about green space, parking, garages and water run-off.

Board Discussion & Findings:

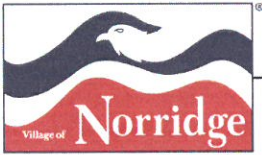
The Board discussion included that parking is always and continually evaluated especially when schools are located nearby.

The Board moved to review 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 property.
- (f) The purpose of the variation is not based exclusively upon a desire to make more money out of the property.

No absolutes against the findings to record.

Attorney Chester again stated that he needed documentation from Mr. Cison about ownership and recorded property.



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Motion: A motion was made by Mr. Jarosz seconded by Mr. Thompson to recommend to the Village Board to allow the single lot to be divided up into two equal lots.

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 – No

MOTION CARRIED.

Case Closed

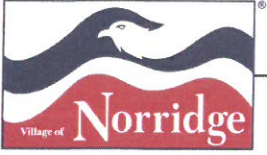
The court reporter was released at this time.

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. Thompson that the meeting be CONTINUED to January 10, 2018 at 6:30 P.M. A voice vote was taken with no objections.

MOTION CARRIED. MEETING ENDED at 8:11 P.M.



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The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois
Re-Convened on the 10th day of January, 2018, 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
Christopher Miroslaw, Member
Jack Bielak, Member

Absent: Wayne Jarosz, Member

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

Update on Future Cases

Mr. Gaseor had no items to update.

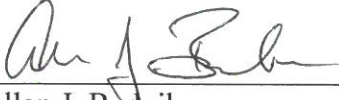
Discussion: CMAP Recommendations

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

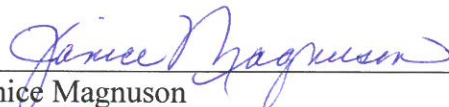
MOTION - By Mr. Ronstadt, seconded by Mr. Thompson that the meeting be adjourned. A voice vote was taken with no objections. **MOTION CARRIED.**

MEETING ENDED at 8:35 P.M. Next meeting scheduled for February 5, 2018, 7 P.M.

Respectfully submitted,



Allan J. Budnik
Secretary



Janice Magnuson
Chairperson

