

# 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 9<sup>th</sup> day of April, 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 March 5, 2018 was made by Mr. Bielak, seconded by Mr. Ronstadt. A voice vote was taken with no objections. **MOTION CARRIED**

### Update on Future Cases

No cases scheduled for the future.

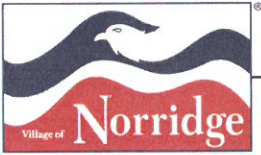
### Hearings

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

#### Case # 626 – 4946 N. Greenwood Ave – Louis Mezzano

The letter from the petitioner was read by Secretary Budnik.

To consider a petition requesting a variance under the requirements of Article II  
Definitions, Section 1.32 – Garage, Private of the Zoning Ordinances of the Village of  
Norridge 2007 to increase the height of the existing detached garage from the required 14  
feet to 16 feet on the following described property:



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Lot 3 and the North 1/3 of Lot 4 in Block 4 in Cumberland and Lawrence being George Gruntlett's Subdivision of the Southeast ¼ of the Southwest ¼ of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County Illinois.

Louis Mezzano presented the case. Mr. Mezzano displayed the drawings that he included in his letter to the Board. He stated he had made an error on one page which incorreced labeled the overhead door width of 16 feet. It should be 18 feet wide.

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

Q: The existing garage appears to be 25 feet wide, what roof material were you proposing?  
A: Shingles if possible, but if a flat roof is needed, then rolled material.

A discussion took place between the Zoning Board and Mr. Mezzano regarding possible roof pitch and what the resulting addition would actually result in interior ceiling height on the second floor.

Q: Will the raised section be going over the main floor addition.

A: No – only over the main structure.

Q: What size overhead door height?

A: 8 feet

Q: Are the stairs to the second floor on the inside of the garage?

A: Yes, they are inside and along the wall.

Q: What is the “opening” shown in the drawing on the floor plan?

A: It is an opening in the ceiling that equipment or hobby material can be hoisted up to the second floor.

Q: What is your hobby?

A: Miniature houses and miniature furniture and stained glass

Q: Are you aware of utility wires that currently hang low on you garage?

A: Yes, I no longer have cable but the phone line will have to be raised.

Q: Did you anticipate a railing needed to be installed around the ceiling opening so no one falls down it?

A: I will put up what's needed.

Q. Is there any intent to use this space as a habitable space?

A. No

The following questions were asked to Mr. Gaseor by the Zoning Board:

Q: The garage will have to be an approved design?

A: Yes

Q: Structurally approved?

A: I may require the owner to have an architect to approve the design.

Mr. Mezzano asked Mr. Gaseor:

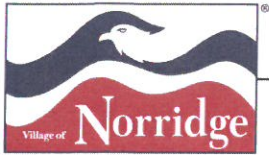
Q: Does a flat roof still need to be pitched?

A: Yes, a little bit.

## Visitors Comments:

- Pero Ivezic – neighbor at 4950 Greenwood – had no issues with the request and stated if we could help out his neighbor Mr. Mezzano.





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## **Board Discussion & Findings:**

The Board discussed that the petitioner requested the additional 2 feet of height and it's up to him how he wants to utilize the space. The Board also discussed that each case is decided on its own merits. Discussions took place regarding approval of the variance pending an approved design. Attorney Mark Chester stated that an item such as this was not necessary since Mr. Gaseor already stated that permits would not be issued without an approved design.

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.

**Motion:** A motion was made by Mr. Ronstadt seconded by Mr. Miroslaw to recommend to the Village Board to grant the variation of the garage height to 16 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**

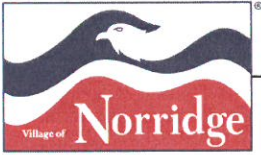
The court reporter was released at this time.

## **Discussion: CMAP Recommendations**

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

**MOTION** - By Mr. Miroslaw, seconded by Mr. Thompson that the meeting be CONTINUED to April 23, 2018 at 6:30 P.M. A voice vote was taken with no objections.

**MOTION CARRIED. MEETING ENDED at 7:37 P.M.**



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The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois  
Re-Convened on the 23<sup>rd</sup> day of April, 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  
Wayne Jarosz, Member  
Andy Ronstadt, Member  
Christopher Miroslaw, Member

Absent: Allan Budnik, Secretary  
Richard Thompson, Member  
Jack Bielak, Member

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

**MOTION** - By Mr. Ronstadt, seconded by Mr. Jarosz that Mr. Miroslaw act as Secretary. A voice vote was taken with no objections **Motion Carried**

### 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. Bielak joined the meeting at 7:05pm.

**MOTION** - By Mr. Ronstadt, seconded by Mr. Jarosz 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 May 7, 2018, 6:30 P.M.

Respectfully submitted,

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

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