

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 2nd day of July, 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
Jack Bielak, Member

Absent: Christopher Miroslaw, Member

Also attending: Brian Gaseor, Village Engineer
Mark Chester, Board Attorney
Diane Sofiak, Court Reporter

Approval of Minutes - Motion

To approve the Board Minutes of June 4, 2018 was made by Mr. Jarosz, seconded by Mr. Ronstadt. A voice vote was taken with no objections. Mr. Thompson Abstained. **MOTION CARRIED**

Update on Future Cases

One new case for August involving a garage height

Hearings

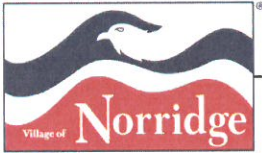
The Chairperson opened the hearings by reading the rules and having all attendees sworn in.

Case # 627 – 4848 Leonard Drive – Cahill Builders

The letter from the petitioner was read by Secretary Budnik.

To consider a petition requesting a variance under the requirements of Article IV, Section 3-Area Regulations, Subsection 3.1 – Intensity of the Use of Lot (A) required lot size and (D) No lot of record, which has been Improved by construction of a building shall be subdivided or reduced in area to subdivide the existing lot (134.45 ft. x 160.00 ft.) into four lots (40 ft. x 134.45 ft.) on the following described property:

LOT 5 IN CARL G. NEMETH'S RESUBDIVISION OF LOTS 1 TO 8, BOTH INCLUSIVE, IN CARL G. NEMETH'S SUBDIVISION OF THE SOUTH ½ OF THAT PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF



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THE THIRD PRINCIPAL MEIDIAN, LYING SOUTH OF THE NORTH 40 RODS THEREOF (EXCEPT THE EAST 990 FEET THEREOF AND EXCEPT THAT PART TAKEN FOR EAST RIVER ROAD) IN COOK COUNTY, ILLINOIS.

AND

LOT 1 IN LEONARD RESUBDIVISION, A RESUBDIVISION OF LOT 4 IN CARL G. NEMETH'S RESUBDIVISION OF LOTS 1 TO 8, BOTH INCLUSIVE, OF CARL G. NEMETH'S SUBDIVISION OF THE SOUTH ½ OF THAT PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 40 RODS THEREOF (EXCEPT THE EAST 990 FEET THEREOF AND EXCEPT THAT PART TAKEN FOR EAST RIVER ROAD) IN COOK COUNTY, ILLINOIS.

The property is commonly known as 4848 N. Leonard Drive in Norridge, Illinois.

George Cahill presented the case. Mr. Cahill stated they purchased the property this year. He displayed on the public projector a plat of survey, photos of the lot and a drawing of the proposed split of the land. He stated that if approved that there will be four houses each with two stories with basement and a detached two car garage. He stated that the structures will comply with green area and lot coverage. He showed several versions of the house design. He stated he wanted the houses to be more like the rest of the block. The houses would be about 2500 square feet housing one family. He stated economics dictates smaller lower priced homes are more desirable than larger more expensive ones. He showed more photos of what is currently present on the rest of the block.

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

Q: Have you considered three homes versus four homes?

A: Four homes will make more money.

Q: Will you build as you have buyers?

A: No, will build even without buyers.

Q: Will buyer be able to pick the style of home you displayed?

A: Yes

Visitors Comments:

Laura - 4841 North Leonard stated that the home you compared sizes on Delphia and that 3 Homes are a better fit than four and how does it work for taxes.

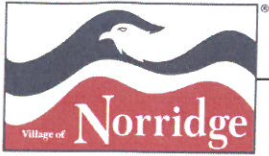
A: The new homes will be taxed.

Later in the meeting during a second time, she spoke on how nobody uses their garages for cars and that parking is a problem.

Randy – 8291 Ainslie stated Cahill does high quality homes and takes the time to do it right.

Later in the meeting during a second time, he asked if the builder thought of fencing?

A: Cahill answered NO.



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Pete – former resident of Ainslie stated Cahill built his former home and thinks 52 foot are a better fit and that Cahill has no financial hardship for this variance. He states that Cahill bought this property with the forgone conclusion that he was going to split them.

Resident from 4857 Winona asked what is the lot size on the east side and stated he has concerns about traffic and narrow driveways?

A: Slightly bigger than 40 feet.

Judy from 4849 showed up to the meeting late stated she had concerns about neighborhood parking.

Dominic Falagario (Village Trustee) spoke about the builder quality work.

Resident from 4941 stated that flooding might become an issue.

Board Discussion & Findings:

The Board discussed that every house on that block has a side drive that lines up with the driveway on the other side of the street therefore backing out should not be an issue. The Board also discussed that lot coverage of less lots with bigger homes would just result with them being able to have more lot coverage and the same green space.

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.

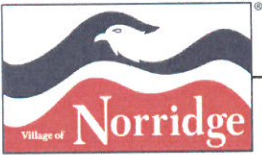
Motion: A motion was made by Mr. Bielak seconded by Mr. Ronstadt to recommend to the Village Board to grant the variation as requested.

A roll call vote was taken:

Mr. Jarosz – Yes
Mr. Thompson – Yes
Mr. Ronstadt – Yes
Mr. Bielak - Yes
Mr. Budnik – Yes
Chairperson Magnuson – Yes

MOTION CARRIED.

Case Closed (at 7:44 P.M.)



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Case # 628 – 8291 W. Ainslie Ave. – Randy Kopczyk

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 Ordinance of the Village of Norridge 1962 to increase the existing garage size from the required 660 sq. ft. to 842 sq. ft. on the following described property:

Lot one hundred fifty six (156) in the Cumberland Heights, a subdivision in the west half (1/2) of the southeast quarter (1/4) of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian according to the plat registered as Document Number 1314083, in Cook County, Illinois.

The property is commonly known as 8291 Ainslie Avenue in Norridge, Illinois.

Randy Kopczyk presented the case. Mr. Kopczyk is asking to add 320 square feet onto an existing garage. He states he has no basement and likes to do hobbies and the like in his garage. He states that drainage is not an issue.

Visitors Comments:

No one made any comments.

Board Discussion & Findings:

The Board discussed that he is asking for only 182 square feet beyond the 660 square foot standard.

The Board moved to review the “findings”:

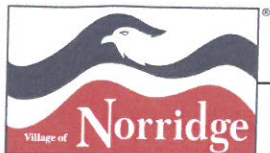
- (g) Will not impair an adequate supply of light and air to adjacent property.
- (h) Will not increase the hazard from fire and other dangers to said property.
- (i) Will not diminish the taxable value of land and buildings throughout the Village.
- (j) Will not increase the congestion of the public streets
- (k) Will not otherwise impair the public health, safety, comfort, morals and welfare of the inhabitants of said property.
- (l) 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. Thompson to recommend to the Village Board to grant the variation of the garage square footage.

A roll call vote was taken:

Mr. Jarosz – Yes
Mr. Thompson – Yes
Mr. Ronstadt – Yes



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Mr. Bielak - Yes
Mr. Budnik – Yes
Chairperson Magnuson – Yes

MOTION CARRIED.

Case Closed (at 8:01 P.M.)

Case # 629 – 8128 W. Strong Street – John Post

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 Ordinance of the Village of Norridge 1962 to increase the new detached garage size from the required 660 sq. ft. to 750 sq. ft. on the following described property:

Lot 6 in 5th addition to Charmaine Estate, being a Subdivision of part of the East ½ of the Southeast ¼ of Section 11, Township 40 North, Range 12, East of the third Principal Meridian, in Cook County, IL.

The property is commonly known as 8128 W. Strong Street in Norridge, Illinois.

John Post presented the case. Mr. Post stated he wants to build a garage to 750 square feet which is 90 square feet over the 660 standard. He stated it would be 25 feet X 30 feet. He stated he has a camper and work truck that he wants to get in the garage and that he intends to live here the rest of his life.

Visitors Comments:

Robert from 4941 Strong asked if he's keeping his stuff off the street?

A: Yes

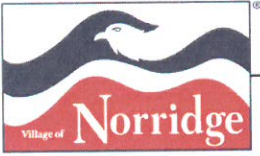
Board Discussion & Findings:

The Board discussed with Mr. Post his roof pitch and calculated that he would not have enough roof height to accomplish his build. Mr. Post was asked if he would like to add a request to his variance for additional height?

Mr. Post officially requested to amend his request to include a variance to 14 feet for garage height. Mr. Post then stated that he was withdrawing his request for the additional height.

The Board moved to review the "findings":

- (m) Will not impair an adequate supply of light and air to adjacent property.
- (n) Will not increase the hazard from fire and other dangers to said property.
- (o) Will not diminish the taxable value of land and buildings throughout the Village.
- (p) Will not increase the congestion of the public streets



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- (q) Will not otherwise impair the public health, safety, comfort, morals and welfare of the inhabitants of said property.
- (r) 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. Jarosz seconded by Mr. Ronstadt to recommend to the Village Board to grant the variation of the garage size.

A roll call vote was taken:

Mr. Jarosz – Yes
Mr. Thompson – Yes
Mr. Ronstadt – Yes
Mr. Bielak - Yes
Mr. Budnik – Yes
Chairperson Magnuson – Yes

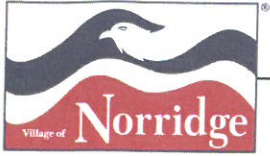
MOTION CARRIED.

Case Closed (at 8:14 P.M.)

Discussion: CMAP Recommendations

The board tabled this item and will address this topic at its continuance meeting.

MOTION - By Mr. Ronstadt, seconded by Mr. Jarosz that the meeting be continued to July 16, 2018 at 6:30 P.M. A voice vote was taken with no objections. **MOTION CARRIED.**
MEETING ENDED at 8:16 P.M. Next meeting scheduled for July 16, 2018, 6:30 P.M.



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The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois
Re-Convened on the 16th day of July, 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
Richard Thompson, Member
Andy Ronstadt, Member

Absent: Allan Budnik, Secretary
Christopher Miroslaw, Member
Jack Bielak, Member

Also attending: Joan Cherry, Board Attorney

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

Update on Future Cases

One hearing for August regarding a garage.

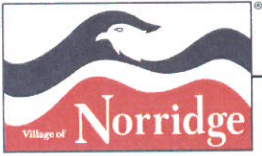
Discussion: CMAP Recommendations

The board continued review of the CMAP recommendation and documented recommendations to
the ordinance mainly in the "signs" section.

The Board will revisit garage heights by zoning districts.

MOTION - By Mr. Ronstadt, seconded by Mr. Jarosz that the meeting be continued to August 6,
2018 at 6:30 P.M. A voice vote was taken with no objections. **MOTION CARRIED.**

MEETING ENDED at 8:25 P.M. Next meeting scheduled for August 6, 2018, 6:30 P.M. prior to
the Hearing at 7:00 P.M.



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The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois
Re-Convened on the 6th day of August, 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
Richard Thompson, Member
Andy Ronstadt, Member
Christopher Miroslaw, Member
Jack Bielak, Member

Absent: Allan Budnik, Secretary

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

Mr. Thompson continued to act as Secretary as motioned from prior meeting.

Update on Future Cases

One hearing following this meeting at 7:00P.M
No cases for September
One potential case for October.

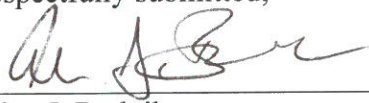
Discussion: CMAP Recommendations

The board continued review of the CMAP recommendation and documented additional recommendations to the ordinance in section 8.

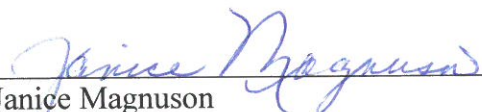
MOTION - By Mr. Ronstadt, seconded by Mr. Jarosz that the meeting be adjourned. A voice vote was taken with no objections. **MOTION CARRIED.**

MEETING ENDED at 6:58 P.M. Regular scheduled meeting to begin immediately involving a hearing for a garage at 7 P.M.

Respectfully submitted,



Allan J. Budnik
Secretary



Janice Magnuson
Chairperson