

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 6th day of August, 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
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
Diane Sofiak, Court Reporter
Dominic Falagario, Trustee

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

Approval of Minutes
Tabled at this time.

Update on Future Cases
No Case in September, one possible for October.

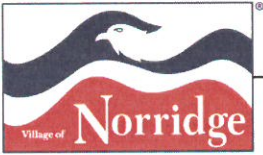
Hearings

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

Case # 630 – 4157 Oriole Ave. – Mary Tomczyk

The letter from the petitioner was read by Acting Secretary Thompson.

To consider a petition requesting variances under the requirements of Article II, Definitions,
Subsection 1.32 Garage, Private, of the Zoning Ordinance of the Village of Norridge – 1962 to
increase the height of the new detached garage from the required 14 feet to 18 feet on the following
described property:



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LOT 6 (EXCEPT THE SOUTH 174.60 FEET THEREOF) IN SASS' COLONIAL VILLAGE, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1941 AS DOCUMENT 12680557, IN COOK COUNTY, ILLINOIS.

The property is commonly known as 4157 N. Oriole Avenue in Norridge, Illinois.

Therese B. Tomczyk (home Owner) presented the case and then turned it over to Ms. Kociuba (architect). Then case was also presented by Larry Macovich.

The Board asked the following Questions (Q) – Answers (A) - and Comments (C)

Q: Andy questioned the need for a 28% increase in height

A: 9/12 pitch roof that matched the house dictated the height

Q: Andy questioned need for 9/12 roof

A: To match house and for additional storage

Q: Rich asked if roof on the north side of home is a 9/12 pitch

A: Yes all sides of house roof are 9/12

Q: Andy asked if there was any way that they could reduce the pitch of the roof

A: They said possible

C: Jack commented that 9/12 pitch roof is much more noticeable on a single story garage compared to a roof on a second story

C: Larry stated that the height need was not 18' actually 17'

C: Brian stated that height is figure from top of foundation not ground

Q: Andy discussed with them the possibly of reducing the height variance

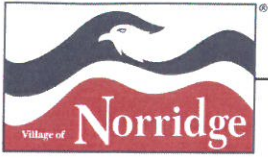
A: Owner requested to change variance from 18' to 16'

Visitors Comments: None

Board Discussion & Findings:

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.



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Motion: A motion was made by Mr. Ronstadt seconded by Mr. Bielak to recommend to the Village Board to grant the variation of height to 16 feet from top of foundation.

A roll call vote was taken:

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

MOTION CARRIED.

Chairperson Magnuson asked Mr. Miroslaw to comment on his no vote. Chris stated that he saw no hardship for the height variance

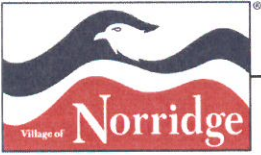
Case Closed (at 7:38 P.M.)

Discussion: CMAP Recommendations

Attorney Cherry started us on a discussion on sail signs sizes. We reviewed sizes that were available in a magazine.

Documented recommendations in multiple areas including sections 2, 5, 6, 8, and 9.

MOTION - By Mr. Jarosz, seconded by Mr. Miroslaw that the meeting be continued to August 20, 2018 at 6:30 P.M. A voice vote was taken with no objections. **MOTION CARRIED.**
MEETING ENDED at 9:05 P.M. Next meeting scheduled for August 20, 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 20th 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
Andy Ronstadt, Member
Jack Bielak, Member

Absent: Richard Thompson, Member
Allan Budnik, Secretary
Christopher Miroslaw, Member

Also attending: Joan Cherry, Board Attorney

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

Approval of Minutes - Motion

To approve the Board Minutes of July 2, 2018 was made by Mr. Jarosz, seconded by Mr. Ronstadt. A voice vote was taken with no objections. **MOTION CARRIED**

Update on Future Cases

One hearing for October.

Discussion: CMAP Recommendations

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

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 8:30 P.M. Next meeting scheduled for September 10, 2018, 6:30 P.M.

Respectfully submitted,

Allan J. Budnik
Secretary

Janice Magnuson
Chairperson