

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 1st day of October, 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
Andy Ronstadt, Member
Christopher Miroslaw, Member
Jack Bielak, Member

Absent: Wayne Jarosz, Member
Richard Thompson, Member

Also attending: Brian Gaseor, Village Engineer
Joan Cherry, Board Attorney
Diane Sofiak, Court Reporter
Dominic Falagario, Trustee

Approval of Minutes - Motion

To approve the Board Minutes of September 10, 2018 was made by Mr. Ronstadt, seconded by Mr. Miroslaw. A voice vote was taken with no objections. **MOTION CARRIED**

Mr. Thompson joined the meeting at 6:31P.M.

Update on Future Cases

One case in November regarding a 2 car garage. Future cases may include ComEd regarding a communication tower and a resident asking for a change of zoning type.

Discussion: CMAP Recommendations

Tabled at this time.

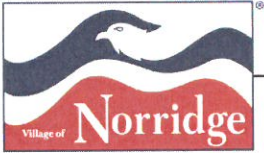
Mr. Jarosz joined the meeting at 6:49P.M.

Hearing – 7 P.M.

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

Case # 631 – 4512 N. Harlem Avenue.

The letter from the petitioner was read by Secretary Budnik.



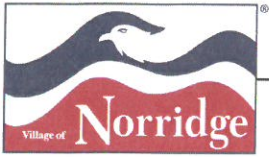
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To consider a petition requesting a special use under the requirements of Article X-A-1, B-5 Retail Business District, Section 3 – Special Use, 7, “Drive-Through” Type Offering Goods or Services Directly to Customers Waiting in Parked Motor Vehicles of the Zoning Ordinance of the Village of Norridge – 1962 on the following described property:

THAT PART OF THE SOUTH ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 33 FEET THREOF TAKEN FOR OKETO AVENUE, AND EXCEPT THAT PART CONDEMNED IN PROCEEDINGS IN THE CIRCUIT COURT OF COOK COUNTY, IN CASE NUMBER 99L50494), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼, 226.72 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTH ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼; THENCE SOUTH 02 DEGREES 17 MINUTES 48 SECONDS EAST, 17.41 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONCAVE NORTHEAST, HAVING A RADIUS OF 4.00 FEET, AN ARC LENGTH OF 7.79 FEET (THE CHORD TO SAID CURVED LINE BEARS SOUTH 58 DEGREES 04 MINUTES 30 SECONDS EAST, 6.61 FEET); THENCE NORTH 66 DEGREES 08 MINUTES 47 SECONDS EAST 31.28 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 54 SECONDS EAST, 91.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 30.50 FEET, AN ARC LENGTH OF 47.91 FEET (THE CHORD TO SAID CURVED LINE BEARS SOUTH 47 DEGREES 13 MINUTES 06 SECONDS EAST, 43.13 FEET); THENCE SOUTH 20 DEGREES 13 MINTUES 06 SECONDS EAST, 46.83 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONCAVE NORTHWEST, HAVING A RADIUS OF 34.00 FEET, AN ARC LENGTH OF 53.41 FEET (THE CHORD TO SAID CURVED LINE BEARS SOUTH 42 DEGREES 46 MINUTES 54 SECONDS WEST, 48.08 FEET); THENCE SOUTH 87 DEGREES 46 MINUTES 54 SECONDS WEST, 104.25 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVED LINE, CONCAVE NORTH, HAVING A RADIUS OF 44.50 FEET, AN ARC LENGTH OF 32.65 FEET (THE CHORD TO SAID CURVED LINE BEARS NORTH 71 DEGREES 12 MINTUES 01 SECONDS WEST, 31.92 FEET); THENCE NORTH 25 DEGREES 34 MINUTES 04 SECONDS WEST, 32.69 FEET; THENCE NORTH 02 DEGREES 13 MINUTES 06 SECONDS WEST, 25.39 FEET; THENCE NORTH 07 DEGREES 39 MINUTES 37 SECONDS



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WEST, 20.54 FEET; THENCE NORTH 27 DEGREES 30 MINUTES 57 SECONDS WEST, 18.79 FEET; THENCE NORTH 02 DEGREES 17 MINUTES 48 SECONDS WEST, 16.50 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SOUTH ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ AFORESAID; THENCE NORTH 87 DEGREES 42 MINUTES 12 SECONDS EAST, ALONG SAID LAST DESCRIBED NORTH LINE, 34.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The case was presented by Gregory Fix and Greg Williams. They presented the layout of the property including the routing of the drive-through. Williams stated that they tore down over 20,000 square feet of buildings on the property and made it parking area. The net would be a loss of four parking spots. With the amount of structure torn down, the new ratio of leasable space to available parking spaces would increase.

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

Q: Is Chick –fil-a still closed on Sundays?

A: Yes

Q: When are your busiest days/hours?

A: Average is 11a-1p (lunchtime) and Saturdays are busiest.

C: Williams stated that heaters and fans will be installed in an overhead canopy in the drive through ordering area for both employee and customer comfort since many of their orders are taken face-to-face. The pick-up side will also be a face-to-face experience.

Q: What is the turn-around time for ordering?

A: We strive for 90 seconds or less.

Q: What is the inside vs. outside ordering percentages?

A: 40% inside vs. 60% outside

Q: Do you think driving a little further thru the lot layout would discourage customers?

A: No

C: Gaseor stated that it might be confusing the first time through.

Q: Was there any thought about Fire Department access.

A: No response

C: Gaseor stated where the current hydrant locations are and that Fire Department parking on Harlem might be best.

C: Falagarrio stated that a 24 car drive through is tremendous.

Q: Harlem is blocked with a wrought iron fence, how is the fire department going to access from Harlem.

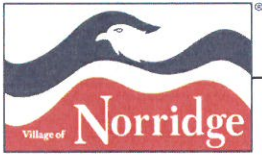
A: No Answer

C: Gaseor stated that an opening in a fence might have to be made but stated he will check with the fire department.

Q: Is there any parking designated Chick-Fil-A only?

A: No

Q: How many employees per shift?



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A: About 20

Q: When would you start this project?

A: Next year.

C: Gaseor stated that new parking spots are impervious pavers to accommodate the MWRD requirements.

Q: Are there any new islands in the parking area?

A: No, just painted areas at the ends where car routing is expected.

Q: Are you able to add another opening in the middle row of parking where the cars exit?

A: No, didn't think it was needed.

Q: When are supplies delivered?

A: They try not to have deliveries during peak hours.

Q: With the busy drive thru, when is garbage picked up.

A: Not sure, it depends on the Disposal Company but generally early morning.

Q: What are the hours of service?

A: 6:30 A.M. – 10 P.M. Monday –Saturday.

Visitors Comments: None

Board Discussion & Findings:

The Board moved to review the “findings”:

(a) The proposed special use will be in harmony with the general and specific purposes for which this Zoning Ordinance was enacted and for which the regulations of the district in question were established.

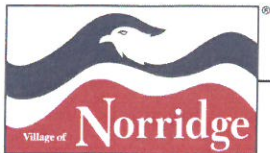
(b) The proposed special use will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

(c) The proposed special use will not impede the normal and orderly development and improvement 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.

There were no absolutes against the Findings.



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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 special use request of a drive-through.

A roll call vote was taken:

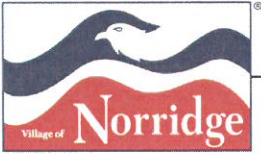
Mr. Jarosz – Yes
Mr. Thompson – Yes
Mr. Ronstadt – Yes
Mr. Miroslaw – Yes
Mr. Bielak – Yes
Secretary Budnik - Yes
Chairperson Magnuson – Yes

MOTION CARRIED.

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

The court reporter was released at this time.

MOTION - By Mr. Thompson, seconded by Mr. Miroslaw that the meeting be continued to October 15, 2018 at 6:30 P.M. A voice vote was taken with no objections. **MOTION CARRIED.**
MEETING ENDED at 7:53 P.M. Next meeting scheduled for October 15, 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 15th day of October, 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
Jack Bielak, Member

Absent: Christopher Miroslaw, Member

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

Chairperson Magnuson announced that Mr. Jarosz resigned from the Board effective October 2, 2018

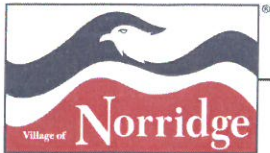
Update on Future Cases

One hearing for November. There has been some interest of others but nothing official yet.

Discussion: CMAP Recommendations

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

MOTION - By Mr. Ronstadt, seconded by Mr. Thompson that the meeting be continued to October 22, 2018 at 6:30 P.M.. A voice vote was taken with no objections. **MOTION CARRIED.**
MEETING ENDED at 8:35 P.M. Next meeting scheduled for October 22, 2018 at 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 22nd day of October, 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
Jack Bielak, Member

Absent: Christopher Miroslaw, Member

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

Update on Future Cases

One hearing for November. Nothing scheduled for December.

Discussion: CMAP Recommendations

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

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

MEETING ENDED at 9:00 P.M. Next meeting scheduled for November 12, 2018, 7:00 P.M.

Respectfully submitted,

Allan J. Budnik
Secretary

Janice Magnuson
Chairperson

