

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 12th day of November, 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
Richard Thompson, Member
Andy Ronstadt, Member
Christopher Miroslaw, Member
Jack Bielak, Member
Chris O’Leary, Member

Absent: Allan Budnik, Secretary

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

Chairperson Magnuson introduced the newest board member Chris O’Leary.

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

Approval of Minutes - Motion

To approve the Board Minutes of October 1, 2018 was made by Mr. Ronstadt, seconded by Mr.
Thompson. A voice vote was taken with no objections. **MOTION CARRIED**

Update on Future Cases

Future cases may include ComEd regarding a communication tower and a resident asking for a
change of zoning type.

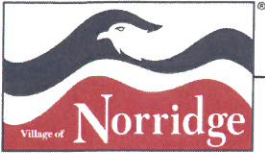
Hearing

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

Case # 632 – 7835 W. Winnemac Avenue.

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

To consider a petition requesting a variance under the requirements of Article IV, R-1,
Single Family Residence District, Section 3 – Area Regulations, Subsection 3.4 – Side
Yard, of the Zoning Ordinance of the Village of Norridge – 1962 from the required 8 feet to



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5.25 feet to remodel the house and enlarge the garage on the following described property:

LOT 43 IN WILLIAM J. MORELAND'S MONTEREY VILLA FIRST ADDITION BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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

- Q: Questioned the petitioners provided measurements and why they cannot stay within the allowed 8' side yard setback as he believed they could do so and still achieve a 16' wide garage door?
- A: Responded with how he came to his measurements and ultimately he needs more space for storage
- Q: Possibilities of building the house with the setback ?
-lead to a discussion among Board members.

Visitors Comments: None

The Board suggested that the petitioner amend their request to a 6'6" side yard setback as opposed to the 5'3" side yard setback originally requested, which lead into more open discussions between the Board.

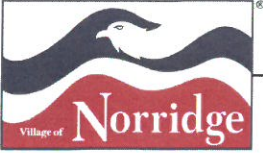
The petitioner was asked if he wanted to amend their request to a 6'6" side yard setback which the petitioner agreed.

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.

There were no absolutes against the Findings.



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Motion: A motion was made by Mr. Thompson seconded by Mr. Ronstadt to recommend to the Village Board to grant the amended petition.

A roll call vote was taken:

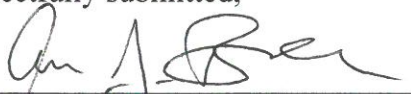
Mr. Thompson – Yes
Mr. Ronstadt – Yes
Mr. Miroslaw – Yes
Mr. Bielak – Yes
Mr. O’Leary – Yes
Chairperson Magnuson – Yes

MOTION CARRIED.

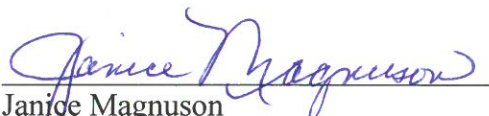
Case Closed (at 7:45 P.M.)

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 7:46 P.M. Next meeting scheduled for December 3, 2018 at 6:30 P.M.

Respectfully submitted,



Allan J. Budnik
Secretary



Janice Magnuson
Chairperson