

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

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VILLAGE TRUSTEE

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Janice J. Magnuson

SECRETARY

Allan J. Budnik

MEMBERS

Jack Bielak

Christopher Miroslaw

Christopher O'Leary

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 7th day of January, 2019, 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
Richard Thompson, Member
Andy Ronstadt, Member
Jack Bielak, Member
Christopher Miroslaw, Member
Christopher O'Leary, 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 November 12, 2018 was made by Mr. Ronstadt, seconded by
Mr. Thompson. A voice vote was taken with no objections. (Budnik Abstained) **MOTION
CARRIED**

Approval of Minutes - Motion

To approve the Board Minutes of December 10, 2018 was made by Mr. Thompson, seconded
by Mr. Ronstadt. A voice vote was taken with no objections. (Magnuson and Budnik
abstained) **MOTION CARRIED**

Update on Future Cases

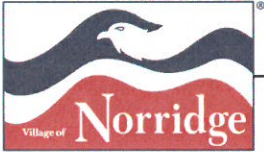
Nothing new to report.

Hearing

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

CASE # 633 Address: 7330 – 7350 West Irving Park Road

The letter from the petitioner was read by Secretary Budnik.



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To consider a petition to rezone from “B-2” Restricted (Shopping Center) Business District to “R-4” Multiple Family Residential District (Special Condominium Use). If the rezoning is recommended, variations are requested from Article VI-A, Section 3 – Restrictions – from 2.5 acres to .52 acres, Section 4 Land Use from 60% to 94.48%, Section 5, Height Regulations from required 45 ft. to 46 ft., Section 6 Area Regulations – from the required 1500 square feet for two bedroom to six at 1074 square feet, three at 1081 square feet, six at 1025 square feet, six at 1006 square feet, three at 894 square feet and three at 819 square feet. Section 7 - Set Back Regulations, 7.1 – Front Yard from the required 25 ft. to zero ft, 7.2 Side Yard – from the required interior side yard of 12 ft to 10’-11’ and street side yard from the required 25 ft to 4 ft, Section 8 – Parking Regulation from the required 2.25 parking spaces for two bedroom units to two parking spaces, Subsection 8.3- No Parking in Side yard and Article II, Definitions – Subsection 1.53 parking spaces from the required 9’x20’ for unenclosed areas to 8.5’ x 19’ from the requirement of the Zoning Ordinance of the Village of Norridge for the purpose of constructing a 27 unit condominium on the following described property:

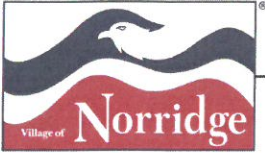
LOTS 118, 119, 120, 121, 122, 123, 124, 125 IN VOLK BROTHERS’ SECOND ADDITION TO SHAW ESTATE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 1925 AS DOCUMENT NO. 8760260, IN COOK COUNTY, ILLINOIS.

The property is commonly known as 7330-7350 West Irving Park Road, in Norridge, Illinois.

Board Attorney recommended separating the map amendment from the zoning variances.

The case was presented by Mr. Kolpak (attorney for the petitioner). He stated that architect Hochberg and Owner Troyan are present. Mr Kolpak stated that they needed to correct the request to state apartment instead of condo.

Board Attorney Chester stated that all notices and requests are stated as Condo and it would be difficult to move forward with this change.



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Mr. Kolpak then stated that they will move forward with the intent to build as a condo. He stated that multi-family building should be built on the perimeter of towns and not in the interior. They have 22,000 sq/ft to work with and looked into commercial businesses. He stated they checked with CDOT (was questioned by Board member Bielak as to whether he meant IDOT) in which he stated that he did intend to say IDOT as to if any structure would conflict with their rules. Mr. Kolpak continued by saying they further checked into mixed use, apartments or condos and are looking for variations similar to the structure one block down to the east of the village hall. Board member Thompson inquired into the terms Mr. Kolpak stating mixed-use, apartments or condos and to which is the intent to build. Mr. Kolpak stated that it will be condos.

Architect Hochberg stated that many different ideas were considered for the property including businesses on the first floor and condos above but parking could not be accommodated therefore they settled on condos only.

Mr. Kolpak wrapped up by stating there were 27 units, 55 parking spaces four stories tall.

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

Q: Did you know the property was B-2 when you bought it?

A: Yes

C: Mr. Gaseor stated that there were no restrictions on the B-2 property, the Village would prefer commercial but allow residential with the necessary zoning change.

Q: Was R-3 ever considered?

A: No, initial rentals but now condos.

C: Board stated-This property is far short for the R-4 consideration.

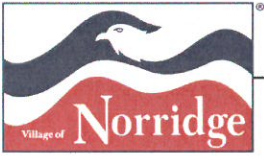
C: R-3 apartments never worked due to the parking requirements. We spoke with Mayor Chmura about possible solutions on what to build there.

A short discussion was had on what is built on Irving Park Road and what has been most recently built.

Visitors Comments: None

Jim from 4025 Oketo stated that traffic already a concern and with a large residential building it will add to traffic. At a later time, Jim again stated that bakery employees park on the side streets and the cars fly by.

A resident's sister stated that her brother that is handicapped and there is parking issues in the area. She stated that 16 cars were parked in the lot on her way in to the meeting and those cars that would have to park on the street will worsen the problem. She stated that small variances should be considered and not these large variances.



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Resident from 4021 Odell stated traffic is a concern. City Tap parks in the current lot which makes the bar patrons tolerable.

Troyan (Owner) Stated that this property is now private property and as a courtesy he allows residents and others to park there for now.

Board commented that Mr. Troyan does get paid by City Tap and others to allow their patrons to park there.

Delores from Oketo stated she is a 50 year resident and that many residents don't park their cars in the garage and that's why parking is crowded.

At the request of Chairperson Magnuson, Secretary Budnik read a printed email from Karile Jonynas from the business at 7326 W. Irving Park Road regarding their opposition to the variances and the rumors of adding a dental office so close to their own.

Troyan again commented on the letter stating he used to be across the street from the above mentioned dental office but they are confused about the development of the property. He continued with addressing issues with construction, FAA airplane noise increases and the general look of the Village. He stated that today, this generation has less need for cars and parking issues are getting better. City Tap uses his lot to develop his business.

The Board inquired where the new development would place snow when cleared on the property. The owner stated that removal from the property might be an option.

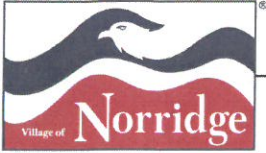
Board Discussion

The Board discussed parking issues, alternate living environment, permitted parking in the area.

Findings:

(a) Existing uses of property within the general area of the property in question and their relationship to one another.

(b) The zoning classification of property within the general area of this property in question and their relationship to one another.



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- (c) The suitability of the property in question for the uses permitted under the existing zoning classification.
- (d) The trend of development, if any, in the general area of this property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification and that the trend is consistent with the proposed amendment.
- (e) Where applicable, the length of the time the property in question has been vacant or unutilized as currently zones
- (f) And the Board of Appeals recommends and the Board of Trustees finds that the proposed amendment is reasonably necessary to the promotion of the public health, safety or general welfare of the Village.

There were items above that are questionable against the Findings.

Attorney Chester stated that there are a couple options here:

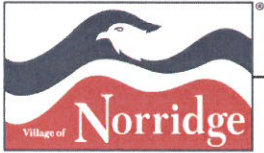
- To make a change in zoning requires variations
 - Or to leave it after the R-4 change makes the property unbuildable.
- He suggested if we make the map amendment to qualify it to the requests and variations we are allowing.

Motion: A motion was made by Mr. Ronstadt seconded by Mr. Thompson to recommend to the Village Board to deny the map amendment from B-2 to R-4.

A roll call vote was taken:

Mr. Thompson – Yes
Mr. Ronstadt – Yes
Mr. Miroslaw – Yes
Mr. Bielak – Yes
Mr. O’Leary – Yes
Chairperson Magnuson – No

MOTION CARRIED.



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Mr. Kolpak asked for a motion to continue this hearing to next month on February 4, 2019 at 7 P.M. in order for them to consider any changes to their request due to the vote above. If they do not show up then the Board will move forward with information as it currently stands.

Motion

To approve the continuance of the hearing for the applicant to re-consider the petition was made by Mr. Bielak, seconded by Mr. Ronstadt. A voice vote was taken with no objections.

MOTION CARRIED

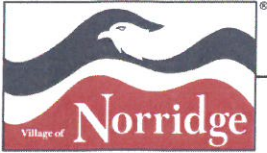
Case Ended today but will be Continued to February 4, 2019 7 P.M.

Discussion: CMAP Recommendations

Tabled at this time.

MOTION - By Mr. Ronstadt, seconded by Mr. O'Leary that the meeting be continued to January 14, 2019 at 6:30 P.M. to continue work on the CMAP recommendations. A voice vote was taken with no objections. **MOTION CARRIED.**

MEETING ENDED at 8:15 P.M. Next meeting scheduled for January 14, 2019, 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 14th day of January, 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
Richard Thompson, Member
Christopher O'Leary, Member

Absent: Jack Bielak, Member
Christopher Miroslaw, Member

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

Update on Future Cases

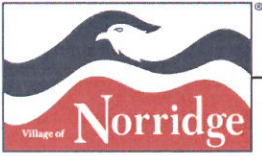
No cases for February or March. 2019 Illinois Municipal League Handbooks were distributed to the Board members.

Discussion: CMAP Recommendations

The board continued review of the CMAP recommendation and documented recommendations to the ordinance.

MOTION - By Mr. Ronstadt, seconded by Mr. Thompson that the meeting be continued to January 28, 2019 at 6:30 P.M. A voice vote was taken with no objections. **MOTION CARRIED.**

MEETING ENDED at 8:54 P.M. Next meeting scheduled for January 28, 2019, 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 28th day of January, 2018, 6:30 P.M. at its regular meeting place,
4000 N. Olcott Avenue, Norridge, IL 60706

THIS MEETING WAS CANCELLED DUE TO EXTREME WEATHER

Next meeting scheduled for February 4, 2019, 7:00 P.M.

Respectfully submitted,

Allan J. Budnik
Secretary

Janice Magnuson
Chairperson