

# 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  
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 4<sup>th</sup> day of February, 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 O'Leary, 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 January 7, 2019 was made by Mr. Ronstadt, seconded by Mr. O'Leary. A voice vote was taken with no objections. **MOTION CARRIED**

### **Update on Future Cases**

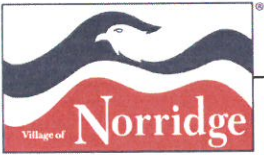
Nothing new to report.

### **Hearing**

The Chairperson re-opened the hearings by asking if anyone was present tonight that was not sworn in on January 7, 2019. There was no one new present.

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

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



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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.

The case was presented tonight by Collen Doherty (attorney for the petitioner). She stated that architect Hochberg and Owner Mr. Troyan are present. She stated that there has been a change to green space as they have moved the structure on the property. The most significant move was pushing the property back off Irving Park Road.

Board Attorney Chester stated that Zoning Board recommended denying the map amendment but will continue to vote on the other variances in the event that the Village Board decides to allow the map amendment. If the Village Board denies the map amendment then the variances that will be voted on today will be void.

## **Variance # 1**

Land Use from required 2.5 acres to .52 acres.

Attorney Doherty stated that this is a smaller than traditional lot but can accommodate these condos.

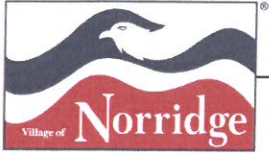
Mr. Troyan (Owner) stated that there are only five 2-bedrooms condos available in Norridge.

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

Q: In our last meeting there was some uncertainty about condos or apartment?

A: Condos will be built





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Q: What does pushing the structure back accomplish?

A: It makes it the same as other condos nearby. The proposed condos are not out of the realm of other buildings.

## Visitors Comments:

A resident's sister asked if the Condo association will allow the units to be rented by the owners?

Attorney Chester stated a Condo association makes and enforces their rules and generally the Village only interjects in extreme cases.

## Board Discussion

The Board moved to the findings

## 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.

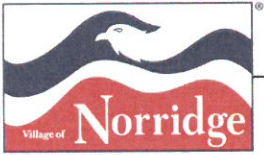
No absolutes against the findings to record.

**Motion:** A motion was made by Mr. Thompson seconded by Mr. O'Leary to recommend to the Village Board to approve the condos on .52 acres instead of the required 2.5 acres.

A roll call vote was taken:

- Mr. Thompson – Yes
- Mr. Ronstadt – No
- Mr. Bielak – Yes
- Mr. O'Leary – Yes
- Secretary Budnik – Yes
- Chairperson Magnuson – Yes

**MOTION CARRIED.**



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## **Variance # 2**

Intensity of Use from 60% to 94.48%

A discussion ensued about the calculation of the percentages and that they are incorrect. With the structure now moved on the lot- the new calculated percentage would be 79%.

Attorney Doherty asked to amend their request to reflect the new intensity of lot use to 79%.

**Motion:** A motion was made by Mr. Bielak seconded by Mr. Ronstadt to allow the petitioners request to be changed to reflect 79%.

A roll call vote was taken:

- Mr. Thompson – Yes
- Mr. Ronstadt – Yes
- Mr. Bielak – Yes
- Mr. O’Leary – Yes
- Secretary Budnik – Yes
- Chairperson Magnuson – Yes

Attorney Doherty stated that this is a smaller than traditional lot but can accommodate these condos.

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

Q: Now that you have even smaller areas to plow snow, where will you place the plowed snow from your property?

A: We increased parking spot depth by three feet so snow can be pushed up the parking spot to the front of each spot and moved to the sides of the property.

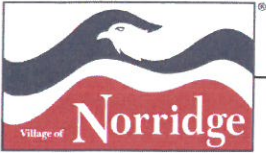
C: The board commented that with an identical snow this year that this property will not be able to hold the snow without taking away parking spots.

## **Visitors Comments:**

NONE

## **Board Discussion**

The Board discussed that the petitioner did not come prepared with new calculations many plot layout numbers are incorrect on the only drawing they gave us.



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## 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. Thompson seconded by Mr. Ronstadt to not vote of this item until the petitioner makes available to this Board corrected drawings and lot layout with correct measurements. The petitioner should make these available to this Board in advance of next month's meeting so the Board can review.

Prior to the roll call a number of discussions took place in regards to whether the Board should continue to address the other variances.

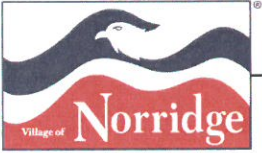
Attorney Chester stated that this motion will not affect the Village Board getting these items on their agenda because they would not get on their early meeting in February agenda and was going to be on the late date in March meeting anyways..

A roll call vote was taken:

- Mr. Thompson – Yes
- Mr. Ronstadt – Yes
- Mr. Bielak – Yes
- Mr. O'Leary – Yes
- Secretary Budnik – Yes
- Chairperson Magnuson – Yes

**MOTION CARRIED.**





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## **Variance # 3**

Height variance from 45 feet allowed to 46 feet requested.

Attorney Doherty stated that this is a substandard lot. The condos right next to their lot is 45 feet and the extra foot will not be noticeable.

**Motion:** A motion was made by Mr. Bielak to approve but then was immediately withdrawn.

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

Q: What if any roof pitch will be on this structure.

A: Architect stated it will be pitched to the alley but I don't have the calculations.

C: The board commented that if the entire height of the parapet wall was not needed for roof pitch then you could reduce it by the one foot and not need the variance.

A: Architect stated that it was needed for the roof pitch.

## **Visitors Comments:**

NONE

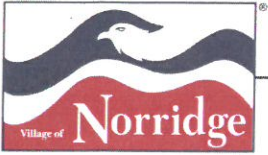
## **Board Discussion**

The Board moved directly to the findings.

## **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.



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**Motion:** A motion was made by Mr. Bielak seconded by Mr. Ronstadt to recommend to the Village Board to allow the one foot variation from 45 feet to 46 feet.

A roll call vote was taken:

- Mr. Thompson – Yes
- Mr. Ronstadt – Yes
- Mr. Bielak – Yes
- Mr. O’Leary – Yes
- Secretary Budnik – Yes
- Chairperson Magnuson – Yes

**MOTION CARRIED.**

## **Variance # 4**

Parking spots required 2.25 places to 2 parking spaces per unit.

Attorney Doherty stated that this is a minor variation on a substandard lot.

## **Visitors Comments:**

NONE

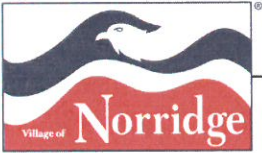
## **Board Discussion**

The Board moved directly to the findings.

## **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.



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**Motion:** A motion was made by Mr. Ronstadt seconded by Mr. Thompson to recommend to the Village Board to allow the reduction of parking spots from 2.25 per unit to two per unit.

A roll call vote was taken:

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

**MOTION CARRIED.**

## **Variance # 5**

Parking places required size 9’x20’ to 8 ½’ x 19’.

Attorney Doherty stated that this is a minor variation on a substandard lot.

A discussion took place regarding the variation is for exterior spaces only.

**Motion:** A motion was made by Mr. Bielak to approve the parking places.

Further discussion continued from the Zoning Board that we table this item for the next meeting so the petitioner can try to correct this issue of one handicap parking place is in the side yard and not allowed.

Mr. Bielak withdrew his prior motion.

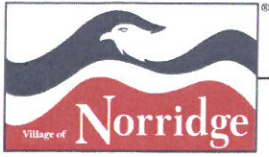
**Motion:** A motion was made by Mr. Thompson seconded by Mr. Ronstadt to defer this item to our next meeting so the petitioner can correct the issue.

A roll call vote was taken:

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

**MOTION CARRIED.**





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## Variance # 6

Unit sizes required 1500 sq.\ft. to the following number of units and sizes:  
(6) 1074, (3) 1081, (6) 1025, (6) 1025, (6) 1006, (3) 894, (3) 819

The Zoning Board discussed if each unit size needs to be voted on separately. Board Attorney stated that it only needs to be voted on separately is if someone on the board has issues with the different sizes.

Further discussion took place between the Board and architect in regards to bedroom sizes.

The Board asked if the petitioner can re-work unit sizes to get at least the smaller six units made larger. The Board also brought up if the petitioner was able to reduce the number of units in the structure, make the units bigger; then it would reduce the number of variances requested and solve other issues.

Attorney Doherty stated that potential owners would appreciate smaller unit sizes.

A final discussion took place regarding if any units were ADA.

Attorney Chester asked the petitioner: Are you going to make changes to unit sizes or should the Board vote now?

Mr. Troyan (petitioner) requested to postpone this item so they can review.

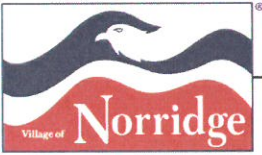
Attorney Chester informed the petitioner to make accurate changes to the drawings and requests and make these items available in advance of the March meeting.

**Motion:** A motion was made by Mr. Thompson seconded by Mr. Ronstadt to continue the hearing in regards to Intensity of Use, Parking, Unit sizes and to make accurate drawings and calculations. A voice vote was taken with no objections.

**MOTION CARRIED.**

**Case Ended today but will be continued to March 4, 2019 7 P.M.**

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**Discussion: CMAP Recommendations**

No action taken

**MOTION** - By Mr. O'Leary, seconded by Mr. Thompson that the meeting be adjourned. A voice vote was taken with no objections. **MOTION CARRIED.**

MEETING ENDED at 8:47 P.M. Next meeting scheduled for March 4, 2019, 7:00 P.M.

Respectfully submitted,

Allan J. Budnik  
Secretary

Janice Magnuson  
Chairperson