



SPECIAL BOARD MEETING MINUTES

**Monday, February 11, 2019
10:00 AM**

Village of Norridge
4000 N. Olcott Avenue
Norridge, IL 60706

In the absence of the President Chmura, Trustee Kucharski called the meeting to order at 10:00 AM.

Motion by Kucahrski seconded by Sulimowski to name Trustee Tannhauser as president pro tempore. All aye.

Joanna Skupien called the roll.

Present: Trustee Kucharski
Trustee Tannhauser
Trustee Sulimowski
Trustee Falagario
Trustee Gelsomino

Absent: President Chmura
Clerk Budnik
Trustee Gregorio

Also Present: Brian Gaseor, Village Engineer
Joanna Skupien, Village Administrator

A quorum was declared.

President Pro Tempore Tannhauser asked all to stand and pledge allegiance to the flag.

LAW & ORDINANCE & ECONOMIC DEVELOPMENT, *Trustee Falagario:*

Trustee Falagario had no discussion items for review. He asked for any questions in regard to his consent agenda. There were none.

Motion by Falagario, seconded by Sulimowski to

- (a) Refer the petition of Mathew B. Speiser on behalf of Exron Capital Inc., requesting that, as a contingency of the purchasing of Village-owned real property located at 7700-7750 Irving Park Road, the parcel be rezoned from B1: Restricted Neighborhood Business District to B3: General Business District and for a rear yard variance for the construction of a retail fueling facility and full service convenience store to the Zoning Board of Appeal for a Public Hearing on April 8, 2019 and their recommendation to the Village Board.
- (b) Adopt and approve Ordinance No. 1945-19, "AN ORDINANCE AUTHORIZING THE PREPARATION AND DISSEMINATION OF BID DOCUMENTS FOR AND DIRECTING

THE SALE OF MUNICIPAL PROPERTY LOCATED AT 4526 N. HARLEM AVENUE (AT OKETO AVENUE): An Ordinance Directing the Sale of Village Owned Real Property and Authorizing the Preparation of Bid Documents and All Other Necessary Actions.”

Kucharski, Sulimowski, Falagario, Gelsomino yea. Nays none. Motion carried.

COMMENTS FROM THE PUBLIC:

1. Patrick Fitzgerald, 4127 Overhill

I am a 3 year resident. While I understand the Village is trying to obtain added revenue sources, especially since there are stores closing in the Village, I do have concerns regarding the parcel of Village-owned land at 7700-7750 Irving Park Road being re-zoned from B1 to B3. My concerns are focused around added traffic on Overhill and Ozark, along with the dangers of fumes from the gas due to the property directly backing up against residential properties. A 7-11 is just one block away; we don't need another convenience store.

Response from Trustee Tannhauser that the Village has only referred the matter to the ZBA at this point and we will wait for their report and recommendation. He invited Mr. Fitzgerald to come voice his concerns at the ZBA Hearing.

2. Diane Granfeldt, 4032 N. Ozark

Also regarding the possible rezoning and new development, I am concerned with traffic and about the children. Will we see a plan?

Response by Brian Gaseor that yes, a preliminary drawing has been submitted. Other drawings and renditions are needed for the ZBA hearing. The ZB can and may ask for certain modifications. All are welcome to the ZBA meeting to speak and provide input.

Ms. Granfeldt asked when the ZBA hearing will be. Response given that although the next ZBA meeting date is March 4, this case will be heard at the April 8 meeting.

Joanna Skupien clarified that the motion at today's meeting was just to refer the matter to the ZBA for their consideration and recommendation to the Village Board. The ZBA recommendation is expected to be on the March 27, 2018 regular board meeting agenda for this board.

There were no other public comments.

Motion by Gelsomino, seconded by Sulimowski that, there being no further business, meeting be adjourned at 10:10 AM.

Kucharski, Sulimowski, Falagario, Gelsomino yea. Nays none. Motion carried. Meeting adjourned.

Dan Tannhauser, President Pro Tempore

ATTEST:

Joanna Skupien, Deputy Village Clerk

