



VILLAGE OF NORRIDGE

4000 North Olcott Avenue • Norridge, Illinois 60706-1199
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www.villageofnorridge.com

Zoning Board of Appeals

Zoning Board of Appeals Meeting Minutes Village of Norridge

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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

The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois
Convened on the 4th day of March, 2019, 7:00 P.M. at its regular meeting place,
4000 N. Olcott Avenue, Norridge, IL 60706

The meeting was called to order by Secretary Budnik and upon roll call the
following named members answered present:

Roll Call: Present: Allan Budnik, Secretary
Richard Thompson, Member
Andy Ronstadt, Member
Christopher Miroslaw, Member
Christopher O'Leary, Member

Absent: Janice Magnuson, Chairperson
Jack Bielak, Member

Also attending: Simon Wajda, Village Code Enforcement
Mark Chester, Board Attorney
Diane Sofiak, Court Reporter

Motion

To appoint Mr. Ronstadt as Chairperson Pro Tem was made by Mr. Thompson, seconded by
Mr. Miroslaw. A voice vote was taken with no objections. **MOTION CARRIED**

Approval of Minutes - Motion

To approve the Board Minutes of February 4, 2019 was made by Mr. O'Leary, seconded by Mr.
Thompson. 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 or February 4. There was no one new present. Only Simon Wajda
from Code Enforcement was new to the case and was sworn in at this time.

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



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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.

The case was presented tonight by Collen Doherty (attorney for the petitioner). She stated that there are some changes to the requests. A few units were changed to single bedroom units.

Variance # 1

Front setback required 25' to requested 17'

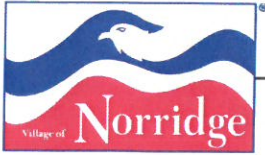
Interior side yard setback required 12' to requested 7.87'

Street side setback required 25' to request 7'.

Mr. Troyan (Owner) stated that each variance individually and these zoning ordinances were written in the 1960's in which times are changing as population grows.

Board Discussion

The Board discussed that there are items in question with the findings that relate to all the variances that will be discussed tonight.



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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.

Items (D) and (F) were discussed as beings questionable with all variances requested tonight. Therefore, the Findings will not be read for each of the variances but the items in question will just be mentioned before each vote unless a member requests that all the Findings be read again.

The board stated that there is little doubt that they are in need of so many variations because they are trying to make the most money out of the property. Otherwise they could reduce the number of condo units and decrease the size of the structure in order to reduce the number of variances.

The Board will discuss each setback individually

Front setback required 25' to requested 17'

Visitors Comments: None

Findings: Note that Findings (D) and (F) are still items to note with the Findings.

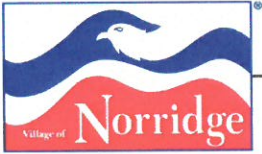
Motion: A motion was made by Mr. Miroslaw to Deny the request for the front yard setback. There was no second, Motion failed.

Motion: A motion was made by Mr. Thompson seconded by Mr. O'Leary to recommend to the Village Board to approve the front yard setback from 25' to 17'.

A roll call vote was taken:

- Mr. Thompson – Yes
- Mr. Ronstadt – Yes
- Mr. Miroslaw – No
- Mr. O'Leary – Yes
- Secretary Budnik – Yes

MOTION CARRIED.



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Interior side yard setback required 12' to requested 7.87'

Comments from the Public:

Delores Plambeck – 4024 Oketo – questioned the location on the property referred to which setbacks

The Board explained the different setbacks. The Board further explained how the property narrowed on the East side of the property; therefore the smallest dimension will be used.

Findings: Note that Findings (D) and (F) are still items to note with the Findings.

Motion: A motion was made by Mr. Thompson seconded by Mr. Miroslaw to recommend to the Village Board to Deny the petitioner's request for interior side yard setback from 12' to 7.87'

A roll call vote was taken:

- Mr. Thompson – Yes
- Mr. Ronstadt – No
- Mr. Miroslaw – Yes
- Mr. O'Leary – No
- Secretary Budnik – Yes

MOTION CARRIED.

Street side setback required 25' to request 7'.

Comments from the Public:

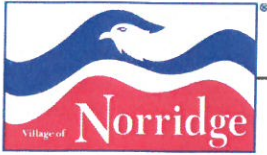
Delores Plambeck – 4024 Oketo – stated that if 25' is required then you should make it 25'.

Architect Hochberg stated that older people that are going to move out and can't afford a house would move into this type of Condo. She thinks residents are wrong when they say they don't want them.

Attorney Kolpak for the petitioner stated in land planning you put this type of building on the exterior of your town just as they are attempting to do.

Delores Plambeck – 4024 Oketo – stated that if you back this structure up to Oketo which already needs to be more open, than the look will make it even more narrower.

A non-resident stated that safety issues are better.



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Mr. Troyan (Owner) talked about accidents and incidents at other developing sites along Irving Park Road and Forest Preserve Drive and historical data of these incidents.

Findings: Note that Findings (D) and (F) are still items to note with the Findings.

Motion: A motion was made by Mr. Thompson seconded by Mr. Ronstadt to recommend to the Village Board to Approve the petitioner's request for street side yard setback from 25' to 7'.

A roll call vote was taken:

Mr. Thompson – Yes
Mr. Ronstadt – Yes
Mr. Miroslaw – No
Mr. O'Leary – Yes
Secretary Budnik – Yes

MOTION CARRIED.

Variance # 2

Intensity of Use from 60% to 79% (as amended at the February 4, 2019 meeting)

Green space required from required 40% to request 21%.

Attorney Doherty and Kolpak stated that storage of water on site will have to be addressed but without approval to build, it is not cost effective to address.

Mr. Troyan (Owner) stated that green space was added from the initial proposal.

Comments from the Public:

Resident from 4016 Odell stated the current curb at the alley on the property borders the alley and is needed to direct water away from the alley. He stated later that the initial site plan had a curb line in the back with water directed down the center of the parking lot.

Resident from 4018 Odell stated that water run off needs to be addressed.

A board discussion ensued about the fact that Green Space was never an item published to the public and that the Board cannot address this issue since it was not specifically requested for a variance. Further discussion took place with whether Green Space and Intensity of Lot Use go hand in hand. The Board attorney stated that they are not used interchangeably and the Board cannot address an item not requested by the petitioner.

The Board moved to discuss on Intensity of Lot Use.

The Board discussed The Metropolitan Water Reclamation District and how they will calculate water runoff and what the property will be required to retain on property.



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The Board asked again if the building will be condos or apartments. Attorneys for owner stated they will be Condos.

Delores Playback 4024 Oketo stated that not one unit is the required 1500 sq. /ft.

Motion: A motion was made by Mr. Thompson seconded by Mr. Ronstadt to allow the amendment to the variance to the above stated numbers.

A roll call vote was taken:

Mr. Thompson – Yes

Mr. Ronstadt – Yes

Mr. Miroslaw – No

Mr. O’Leary – Yes

Secretary Budnik – Yes

MOTION CARRIED

Attorney Doherty stated the goal was to bring diversity into Norridge with multiple bedroom numbers as they worked with a realtor.

Lukasz Krispen (Lakewood Realty) spoke on behalf of the petitioner stated he is a licensed realtor for 16 years. He stated he handles real estate mainly in the neighborhood. In the last 2 years – no new construction of condos. In fact, nothing since 2005. He summarized about the 6-8 buildings sold, when built, and what the square footage of the units were. There was no information on one bedroom units.

The realtor was asked by the Board if he was at the January or February meeting. He stated No. He was then asked why he did not stand up in the meeting to be sworn in. He stated he didn’t think we were talking to him. He was sworn in and then asked if any of the information is changed now that he is sworn in. He stated NO.

Mr. Troyan (Owner) summarized about small homes are about 900 sq/ft. on the main floor and that 1500 sq. /ft. is an outdated number by today’s standards.

Comments for the Public:

Resident from 4016 Odell stated her family is in condos and a one bedroom unit is about 900 sq. /ft. and two bedroom units are 1200 sq. /ft. and are very nice.

Findings: Note that Findings (D) and (F) are still items to note with the Findings.



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Motion: A motion was made by Mr. Miroslaw seconded by Mr. O'Leary to recommend to the Village Board to Allow the petitioners request to change Units size to that requested today.

A roll call vote was taken:

- Mr. Thompson – Yes
- Mr. Ronstadt – Yes
- Mr. Miroslaw – Yes
- Mr. O'Leary – Yes
- Secretary Budnik – Yes

MOTION CARRIED

Variance # 5

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

A discussion took place regarding the variation is for exterior spaces only. The discussion also took place about the ADA requirements for this property and whether these parking spaces count towards the minimum required parking places.

Mr. Troyan (Owner) stated this request has changed and is less stringent than the prior request.

The Board stated that the new one bedroom request was not published to the public and that the 54 required parking places voted on and passed last meeting will not be addressed.

Board Attorney Chester addressed petitioner attorneys about the Board being unable to address items not published. (Green Space and Parking reduction for one bedroom units)

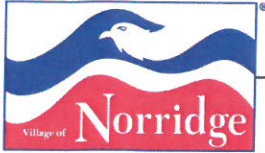
Attorney Doherty stated that the petitioner no longer requests a variation in the depth for parking spaces.

The Board asked Code Enforcer Simon Wajda about the ADA parking requirements. Simon stated that the ADA code followed by the Village would require three spots.

Comments from the Public:

Chris Law -Resident from 4021 Oketo just arrived at the meeting was sworn in and stated that landscaping should be considered on the property.

Findings: Note that Findings (D) and (F) are still items to note with the Findings.



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Motion: A motion was made by Mr. Thompson seconded by Mr. O'Leary to recommend to the Village Board the variance for outside parking spots of the required width of 9' to 8.5'

A roll call vote was taken:

Mr. Thompson – Yes

Mr. Ronstadt – Yes

Mr. Miroslaw – Yes

Mr. O'Leary – Yes

Secretary Budnik – Yes

MOTION CARRIED

CASE CLOSED

Discussion: CMAP Recommendations

No action taken

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

MEETING ENDED at 9:29 P.M. Next meeting scheduled for April 8, 2019, 7:00 P.M.

Respectfully submitted,

Allan J. Budnik
Secretary

Andrew Ronstadt
Chairperson Pro Tem

