

# VILLAGE OF NORRIDGE

4000 North Olcott Avenue • Norridge, Illinois 60706-1199  
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Zoning Board of Appeals

## Zoning Board of Appeals Meeting Minutes Village of Norridge

**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

The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois  
Convened on the 8<sup>th</sup> day of April, 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  
Christopher Miroslaw, Member  
Jack Bielak, 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 March 4, 2019 was made by Mr. Ronstadt, seconded by Mr. Thompson. A voice vote was taken with no objections. (Magnuson, Bielak abstained)

**MOTION CARRIED**

### **Update on Future Cases**

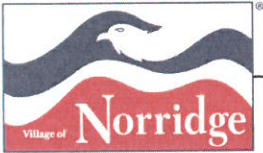
Tabled at this time.

### **Hearing**

The Chairperson opened the hearings reading the rules of the hearing and swearing in all present.

### **CASE # 634 Address: 7700 – 7750 West Irving Park Road**

To consider a petition to rezone from “B-1” Restricted Neighborhood Business District to “B-3” General Business District and variations from Article VII, Business District, Section 3 – Area Regulations, Subsection 3.1A – Set Back Requirements from the required 30 ft. to 2 ft., Subsection 3.2 – Rear Yard from the required 10 ft. to 2 ft., Article XII – Parking Areas, Parking Lots and Loading, Section 1 – Parking Area – General Provisions, Subsection 1.1.3 Parking Area Setback, from the required 30 ft. to 27.9 ft. and Article XIII Signs, Section 5 – “B-3” and “B-5” Business Districts, Subsection 5.2 (b) from the required 2% (80 sq. ft.) to 12% (480 sq. ft.) from the requirements of the Zoning Ordinance of the Village of Norridge for the



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purpose of constructing a retail fueling facility, full service convenience store and other food and beverage customer options on the following described property:

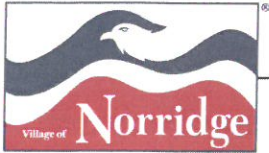
Lots 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 IN BLOCK 6 IN KINSEY'S IRVING PARK BOULEVARD SUBDIVISION OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 10 FEET THEREOF) OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The case was presented by Matthew Speiser (Vice-President Exron Capital Inc.) He presented a short power point presentation discussing the proposed business for the site. The presentation included fueling stations and convenience store, He stated that this project is a great complement to the surrounding commercial businesses on Irving Park Road. It fills a void for the customers in this area that need a high-end fueling facility and convenience store/food-beverage option on this side of town. They expect to invest over \$4 1/2 million in this project and to bring Norridge a first-class operation unlike anything else not only in the village but in this area. Exron Capital has over 40 years' experience in owning and operating fueling facilities very similar to this project, including a gas station located on the other side of Norridge that we no longer operate but we operated for many, many years.

He stated they have recently participated in some ground-up construction projects of the higher end facility-type, very similar to what we plan to do here. And as a result of these recent projects over the last five years, we've been able to put together a great team of architects and engineers -- who are here tonight, incidentally, to answer any questions you might have later -- that can quickly and effectively complete this project without any hiccups. They presented some elevations drawn of the building for a feel of what our building will end up looking like. It's a brick-and-stone masonry construction.

He stated this project is not out of character with the surrounding businesses. The business immediately east of the property across the street, which is the Edelweiss restaurant, is zoned B3. The property is adjacent to a residential district to the north, which is separated by an alley. To accommodate our project, we must position our building so that the rear setback on the north of the property is reduced from 30 feet to 2 feet, which is approximately where the current building on that property sits now. It appears that this variance has been granted to many businesses along Irving Park Road, including Edelweiss restaurant located immediately next door; that the building is set back right up against that alley. As I just mentioned, the building presently on the property only appears to be 2 feet away from that north property line on the alley. So there would be no change in that regard. Building structure will actually benefit the neighbors to the north by moving all the way up against that alley, by blocking the noise from Irving Park Road for them, creating a nice buffer for that. We will also have that alley, then, blocked off from any use behind the building, i.e. refuse or delivery. So we'll be completely separating that from all the residential to the north of it. There will be no access from the alley.. In addition to the building being there, our plan does call for fencing extending from the ends of the building to the sidewalks, as well. They are asking to have our parking area such that parking spaces will be 27 feet from that line, as opposed to the 30 feet in the ordinance. We





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need to request this variance in order to accommodate the storm water detention requirements that came out of our preliminary engineering on the site which will be located between those parking spots and the fence. And those parking spots that are within 30 feet of the northern property line on the property is located immediately adjacent -- again, that, I believe, is Edelweiss -- and to the west, as well, meaning there are cars parked within 30 feet of that property line all the way up and down Irving Park Road already. And we're only talking about a 3-foot request here. There will be no general access from that alley into those parking spaces, which I'm sure, was the original concern when, that was put in the code.

Our building will have a 4,000 square/foot footprint of floor area, limiting building signage to only 80 square feet. In order to accommodate the signage we anticipate for this project, we think we will need approximately 480 square feet or 12 percent of the floor area of signage to be affixed to the building and the canopy. So if we get the 12 percent that we are requesting, that we use the facade of the canopy over the gas pump islands as part of the building in order to accommodate our needs. A rough sketch of the signs that we are requesting to use just to give an idea as to what we're talking about in terms of why these would be the areas and approximate sizes of the signs we would be requesting.

## MAP AMENDMENT

### **Board Discussion**

Q: Multiple small signs are what you're saying.

A: Correct

The Board discussed to break up the variance requests into pieces. The first topic we'll discuss will be what we call a map amendment: changing it from a B1 to a B3.

### **Visitors Comments:**

Linda Cowsky, 4018 North Ottawa.- Asked how high will the fence be by the alley.

Speiser: Eight feet would be our anticipated fence height.

Cowsky: You are taking away that parking that Edelweiss is using right now, which I don't even know if it's theirs, but they have a sign up saying it's parking only for them; and then you're taking down the Estelle Sieb Center.

Mr. Ronstadt: The Joe Sieb Center.

Cowsky: Or Joe Sieb Center. That'll go?

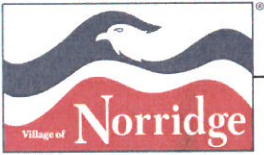
Chairperson Magnuson: Yes.

Cowsky: And in and out, are you going to allow left-hand turns out onto Irving Park?

Speiser: We would hope to, yes.

Cowsky: Stated that Irving Park Road is already difficult with left hand turns and that this project would make it a big problem.

Travis Aguilera, 4026 North Overhill.- stated there are eight children on the block and if you don't allow those cars going left, where are they going to go? Down my block? While the kids are playing in the street? Then on top of it, Edelweiss's parking is not going to be there. So



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where are they going to park? Why can't we use the Joe Seib Center for the children? He also stated that there are no parks nearby and Giles locks up and won't let the public use it.

Annette Chmura, 4041 North Ozark. Stated I'm speaking on behalf of my mom. I want to know what are the environmental and health impacts of this proposed gas station or fueling station and convenience store. I want to see a third party, if the decision-makers would also consider some analysis on the health and the environmental impacts of this proposed development when making decisions.

A short discussion took place regarding the Joe Seib Center and how it has not been a functioning building.

Walter Kosch.- I represent the Edelweiss, 7650 North Irving Park. Stated I just have a couple questions for the gentlemen. Do you have a proposed timeline for how long the construction is going to take?

Speiser: The overall construction from start to finish, once we put a shovel in the ground, we would anticipate taking three to four months.

Kosch: And assuming approval here, when do you anticipate starting?

Speiser: We would hope to start this summer.

Kosch: So the fall? October? What are you thinking finish dates?

Speiser: Yeah, the fall, winter.

Kosch: Your hours of business. I notice on that sign, you said it wasn't representative, but it said open 24 hours?

Speiser: That's what we would anticipate.

Kosch: What about the lighting of the premises? You know, how do you typically run the lighting for something like that? Obviously we're worried about how it's going to bleed over onto what we're doing.

Speiser: The main source of the lighting section is decorative. You know, building lighting will be on the canopy lights, and those are underneath the canopy and shooting straight down and designed to light up the pumps and nothing else.

Stacey Roszak-representing the Edelweiss. I just have a couple questions about liquor, alcohol, and gaming. Will you guys have that, as well?

Speiser: Yes.

Roszak: All three?

Speiser: Yes. We have to comply with the village ordinances in terms of timing of when things can occur.

Roszak: Are you planning on doing a car wash or vacuum?

Speiser: No

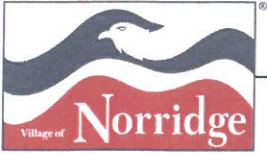
Attorney Chester stated that the Village does allow the business to operate for 24 hours.

Pete Kaldis,-4030 Overhill.- Asked how many employees are going to be at this location?

Speiser: We would anticipate having on site at any given time probably three to six.

Kaldis: Where are they going to park?





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Speiser: There's employee parking on the lot.

Kaldis: I've lived there over 30 years. I've had an accident right at that same intersection making a left turn onto Irving Park. It is dangerous and now that Edelweiss is not using that parking space, you know, it's going to be even more congested with the rest of us not being able to park on our streets. He asked when they cleaned the streets, everybody would park there so they would clean the streets; Are people going to be allowed to park in your gas station? I'm assuming not, right?

Speiser: Yeah. No, I wouldn't anticipate that being part of the plan.

Destiny Bredicean,-4019 Overhill,- stated with the restaurant being right there, on the weekends that whole place is full - where are those cars are going to go, where are they going to park? She also stated concern about her 10 year old playing in the streets. She also complained about not getting notified of the hearing.

Linda Cowsky-4018 North Ottawa.- stated she did get a letter about the hearing.

The Board advised everyone on who gets notices by a radius distance from the proposed property. Furthermore, a large sign was posted on the property for the last month regarding the hearing.

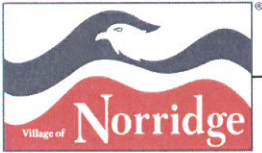
Andre Krupa - 4031 Ozark.-he has health concerns of the proposed business. Also. traffic is an item to consider for the village officials. He stated issues with the mall expansion. He also asked what are different businesses under B-1 versus B-3?

The Board sited examples from the zoning ordinance that listed examples of B-1 and B-3 businesses.

Chairperson Magnuson moved to the Findings

## **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.
- (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



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(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.

**Motion:** A motion was made by Mr. Ronstadt seconded by Mr. Bielak to recommend to the Village Board to approve the map amendment from B-1 to B-3.

A roll call vote was taken:

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

**MOTION CARRIED.**

Some unruly residents started shouting their displeasure and exited the meeting.

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## **Variance # 1 & # 2**

Board: to consider simultaneously are the front variance from 30 feet to 2 feet off the back property line and what we call the rear yard setback, which would be instead of 10 feet off the rear property line, it would be 2 feet.

## **Board Discussion**

Q: What would be the height of the fence at the back of the property and what type of fence are you anticipating?

Speiser: We don't know yet exactly,

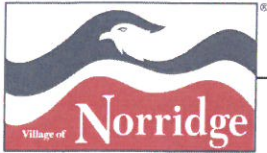
Q: Fencing only or a combination of fencing and landscaping?

Speiser: We don't have enough – we haven't had a landscape architect give us a design yet because the detention area being right there, we're unsure what is suitable for there. Based on our own knowledge of the subject, we have to have a landscape architect look at it.

Q: Would the fencing possibly have a screen on it so you couldn't really see from the residence into the back of the property, or is there may be a block wall option along the back of the property?

Gleitsman: It wouldn't be a chain link see-through fence. It would be blocked. The vision would be blocked.





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Speiser: Yeah. It would be either very close slats or, yeah, something that would be close to blocking out.

Q: The rest of the perimeter fence would be like a standard 4-foot wrought iron-type like you see these black fences all around the properties?

Speiser: We would try to give that a little more thought to see what would fit in well with the area. That wrought iron is popular around here, but to answer your question, yes, something like that.

Q: None of your figuring for footage includes any portion of the alley, correct?

Speiser: Correct.

Q: So The 10 feet figure that you want down to 2 feet, if you include the alley to it, you're more than the required amount from an actual resident if we include the alley.

Speiser: Correct.

## Visitors Comments:

Pete Kaldis, 4030 Overhill -You mentioned parking spaces, six employees. But if you're going to have the gaming, those guys are going to be using more parking spaces. And, you don't see a problem with the employees and your gaming?

Speiser: No, we don't.

MR. GASEOR: Yes. When I figured the parking, I figured part of the property was a restaurant, which has different parking requirements than retail. So I think the restaurant parking requires one parking space for each 300 feet. I'm just trying to see if I had my numbers here handy how I figured that. And they still had extra parking left over after I figured the square footage for retail and for the restaurant.

Speiser: This shows 18 spots.

Gleitsman: There won't be any change on parking on Overhill itself.

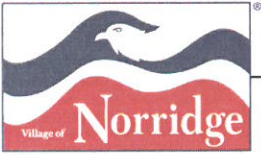
Mr. Thompson: The liquor license and the gaming license is a totally separate issue from there being a gas station here. It's a separate license that they can put in a gas station, and the Village board can issue a liquor license or may not issue a liquor license or can issue a gaming license or cannot issue a gaming license. It's a total different issue than what we're actually discussing here right now. Right now we're discussing the fact of this property becoming a gas station. And that's what we need to focus on. The other is a different license that is not handled by this board. So it's not something that is addressed to us. It would be addressed to the licensing department for this issue. So it's not that we're not hearing you. It's not something that we are governed to address at this point in time.

Andre Krupa, 4031 North Ozark -My question would be to the owners of the building. If you guys put in just a gas station, are you guys going to apply for the liquor and the gaming license before you start building this? And will this make the business decision to not open gas station if you're not going to receive it? Or you just going to start, do the gas station even if you're not going to get those licenses before?

Speiser: We would make that decision as it came to us. This is what alluded to, that's sort of how we go through the process, as well, step by step. We will be applying for them certainly, and we hope to get them.

Krupa: But before you start the construction? Before you just make the decision? Or after?





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Speiser: Well, I frankly don't know the answer to that question because I don't know what the timing is on applying for those permits here because we haven't gotten that far down the line yet.

Stacey Roszak. – Edelweiss - The parking on Overhill for Edelweiss, where Edelweiss parks on a diagonal,

would you be able to come right? Because that's a left if you're going west. You can go right to park in diagonally. Would you guys be making a right out of that?

Mr. Ronstadt: The diagonal parking is on the east side of Overhill you're talking about. No. You're on the east side of Overhill, so you're fine on that side. The driveway for the proposed station would be on the west side of Overhill.

Speiser: I think I know what you're talking about, and we wouldn't anticipate doing anything

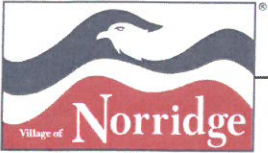
Daisy Aguilera, 4026 North Overhill.- My concern it's a 24-hour station. We have, in the summer, a ton of motorcycles as it is. Now we're going to introduce a 24-hour gas station off Irving Park where in the summer all you hear going up and down Irving Park is motorcycles. Now we're allowing 24 hours of that noise level by residents close by. And we already get the airplanes, and now we can look forward to motorcycles in the summer 24 hours, in addition to, again, the danger to our children. You're allowing vehicles coming through a residential area where they shouldn't be going any more than 20 miles an hour for the safety of our children so they're watching out.

Linda Cowsky, 4018 North Ottawa.-Snowplowing. Where are they going to put the snow? We already have an issue with that. I'm just saying. I think it's a wonderful idea as far as I know we need the revenue because we've lost so many things. But you do not live right there. You have no idea. We have the bar, which is motorcycle heaven, dropping their beer bottles in at 11:00, 12:00, 1:00 o'clock in the morning. I've complained about it. Nobody's done anything. We have the resident parking, which unfortunately nobody comes and does anything unless we call. And you don't live directly there. You do not know what it's like. I chose to move there in 1976. I lived in Norridge since I was five years old, east of Harlem. I love the community, but that is a horrible spot for all of this to happen. I mean, I feel -- I'm sorry, sir, about -- I mean, I know it's a livelihood for you and everything else, but I just worry about what it's going to be like on Irving Park and that noise and everything else. And an 8-foot fence is not going to make a darn bit of difference. It really isn't. Because that's going to be butted right up to the alley where those kids play basketball. Are your trucks going to be able to fit in there to deliver? Because Edelweiss delivers in the alley all the time. Sorry, sir, but you do. And you also have a horrible sound from your fan up on your roof and air conditioner that is enough to make you crazy. Snowplow. Where are you going to put the snow?

Gleitsman: A lot of times if there's overflow, they physically take the snow off the property. So it's an extra service that the plowing company provides.

A short discussion took place about street directions and who has authority to control which streets.





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Another short discussion took place with residents about the Joe Seib Center, when it was last utilized and how long the property has been for sale.

Another short discussion took place about the alley as a buffer.

Mr. Chester: I wouldn't not deal with the variation with that thought because the setback deals with from your property, not from where the next property is. So in order to be safe, I would deal with the variation as it is presented and not find any reason not to.

## **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 but items D & E were expressed as issues by residents.

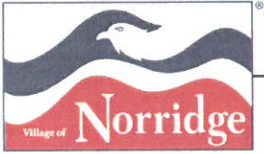
**Motion:** A motion was made by Mr. Thompson seconded by Mr. Ronstadt to recommend to the Village Board to approve both setbacks to 2 feet.

A roll call vote was taken:

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

**MOTION CARRIED.**

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## **Variance # 3**

The parking variance from 30 feet from residential area to 27.9 feet.

## **Board Discussion**

A short discussion took place clarifying where the measurements are from.

## **Visitors Comments: None**

## **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. Bielak, seconded by Mr. Miroslaw to recommend to the Village Board to approve the parking setback from 30 feet to 27.9 feet.

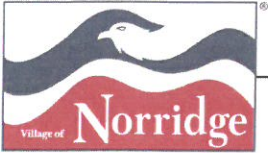
A roll call vote was taken:

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

**MOTION CARRIED.**

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## **Variance # 4**

Signage restricted to 2 percent of the floor space, which would mean 80 square feet. The request is for 12 percent or 480 square feet broken up between signs on the canopy and signs on the buildings itself.

## **Board Discussion**

The board inquired where the monument sign would be?

Gleitsman: That would be on the corner of Irving and Ozark in an East/West direction and it's not part of the variance request..

The Board stated that the request is for all the signs combined on the building and canopy.

Speiser: stated they are not going to make one large sign and it would be more on the line of the signs represented on the elevations presented.

A discussion between the Board and petitioner took place about placement of multiple signs and what they represented.

## **Visitors Comments:**

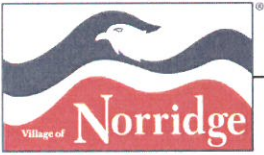
Andre Krupa, 4031 North Ozark.- asked just in case the board will not approve to have the gas station there, will this allowance of the big sign will be passed for any future owners, or that's only for that specific case?

Chairperson Magnuson: If the Village Board does not approve, first off, the map amendment to change it from B1 to B3, it stops at that point and would remain B1 until at some other date. For some reason the board would approve the change to B3 but the deal for the gas station did not go through and we had rezoned it to B3, any incoming owner or purchaser that would be purchasing a B3 property, they would still have to go through a zoning variance.

## **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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www.villageofnorridge.com  
**Zoning Board of Appeals**

**Motion:** A motion was made by Mr. Ronstadt seconded by Mr. Bielak to recommend to the Village Board to allow the signage increase from 2 percent to 12 percent.

A roll call vote was taken:

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

**MOTION CARRIED.**

Chairperson Magnuson thanked everyone for attending tonight and for their input.

**CASE CLOSED**

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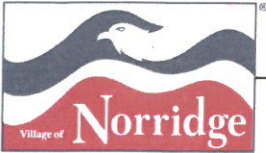
**Discussion: CMAP Recommendations**

No action taken

**MOTION** - By Mr. Ronstadt, seconded by Mr. Thompson that the meeting be continued to April 15, 2018 at 6:30 P.M.. A voice vote was taken with no objections. **MOTION CARRIED.**

MEETING ENDED at 8:26 P.M. Next meeting scheduled for April 15, 2018 at 6:30 P.M.





# VILLAGE OF NORRIDGE

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## Zoning Board of Appeals

The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois  
Re-Convened on the 15<sup>th</sup> day of April, 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  
Richard Thompson, Member  
Andy Ronstadt, Member  
Christopher Miroslaw, Member

Absent: Allan Budnik, Secretary  
Jack Bielak, Member  
Christopher O'Leary

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

**MOTION** - By Mr. Ronstadt, seconded by Mr. Thompson that Mr. Miroslaw be appointed Secretary Pro-Tem. A voice vote was taken with no objections. **MOTION CARRIED**

### Update on Future Cases

None scheduled at this time.

Discussion of changing the distance required for Hearing notices to include the rest of a block if the 300 feet ends in the middle of one.

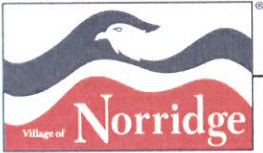
Discussion of the last case regarding traffic flow, impact to residents and privacy wall.

### 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 April 22, 2018 at 6:30 P.M... A voice vote was taken with no objections. **MOTION CARRIED.**

MEETING ENDED at 8:50 P.M. Next meeting scheduled for April 22, 2018 at 6:30 P.M.



# VILLAGE OF NORRIDGE

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708/ 453-0800 FAX 708/ 453-9335  
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**Zoning Board of Appeals**

The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois  
Re-Convened on the 22<sup>nd</sup> day of April, 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  
Richard Thompson, Member  
Andy Ronstadt, Member  
Christopher O'Leary, Member

Absent: Christopher Miroslaw, Member  
Jack Bielak, Member

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

## **Update on Future Cases**

Nothing scheduled for May or June. In the future, one possible case regarding a 4 unit townhome.

## **Discussion: CMAP Recommendations**

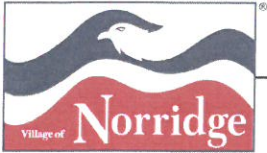
The board continued review of the CMAP recommendation and documented recommendations to the ordinance regarding pools, energy systems, towers and dumpsters. Completed work on Article 12.

Member Bielak joined the meeting at 7:53 P.M.

**MOTION** - By Mr. Thompson, seconded by Mr. Ronstadt that the meeting be continued to April 29, 2018 at 6:30 P.M.. A voice vote was taken with no objections. **MOTION CARRIED.**

MEETING ENDED at 8:35 P.M. Next meeting scheduled for April 29, 2018 at 6:30 P.M.





# VILLAGE OF NORRIDGE

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708/ 453-0800 FAX 708/ 453-9335  
www.villageofnorridge.com  
**Zoning Board of Appeals**

The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois  
Re-Convened on the 29<sup>th</sup> day of April, 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  
Richard Thompson, Member  
Andy Ronstadt, Member  
Christopher Miroslaw, Member

Absent: Allan Budnik, Secretary  
Jack Bielak, Member  
Christopher O'Leary, Member

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

## **Update on Future Cases**

One hearing will be scheduled for July.

## **Discussion: CMAP Recommendations**

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

Member Bielak joined the meeting at 6:53 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 8:40 P.M. Next meeting scheduled for May 6, 2018, 7:00 P.M.

Respectfully submitted,

Allan J. Budnik  
Secretary

  
Janice Magnuson  
Chairperson

