



# 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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Janice J. Magnuson

## SECRETARY

Allan J. Budnik

## MEMBERS

Andrew Cichon

Wayne Jarosz

Christopher Miroslaw

Andrew Ronstadt

Richard Thompson

## Zoning Board of Appeals Village of Norridge

The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois  
Convened on the 11<sup>th</sup> day of July, 2016, 7:30 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  
Wayne Jarosz, Member  
Richard Thompson, Member  
Andy Ronstadt, Member  
Christopher Miroslaw, Member  
Andrew Cichon, Member

Absent: Allan Budnik, Secretary

Also attending: Joan Cherry, Village Attorney  
Brian Gaseor, Village Engineer  
Dianne M. Sofiak, Court Reporter

Mr. Jarosz was appointed recording secretary for these hearings.

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

### **CASE # 607 – Renee Hanson – 4112 N. Ozark Avenue**

Requesting variances under the requirements of Article IV-A. R-1 Single Family Residence District, for the Zoning Ordinance of the Village of Norridge – 1962 to increase the height from the required 26 feet to 28 feet, to reduce the front yard from the required 15 feet to 12.50 feet and reduce the side yard from the required 3 feet to 1.90 feet to enlarge the home on the property at 4112 N. Ozark Ave.





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Anthony Monteleone presented the case for the higher roof variance. The drawings were approved by the appearance committee. The variance will help with the roof pitch and with the cost of insulation for homeowners.

Renee Hanson(Owner) presented the case for the front yard setback. She is asking for the front yard setback to accommodate a front porch. The porch would not exceed any further than the present landing of current house. She stated that the appearance committee recommended the front porch. She also stated that she and her family are involved with NYA and with the school where they volunteer. They need the room to expand to stay here in Norridge. They have looked at other houses in Norridge and they were too small or too expensive.

The board inquired (Q) and the following was answered (A):

Q: Why can't the roof stay at 26'3"?

A: Shingle suppliers will not warranty shingles with less than 4/12 pitch.

### **Comments from attendees:**

Neighbors had no objections to the plans.

**Board deliberations:** There was nothing to note on the Findings.

**Motion:** A motion was made by Mr. Thompson, seconded by Mr. Miroslaw to recommend to the Village Board to grant the variances of side yard from 3' to 1.9", front yard from 15' to 8.5', height from 26' to 28' at the above stated location.

A roll call was taken: (4) Yea, (1) No, Mr. Jarosz abstained - **MOTION CARRIED**

### **Case Closed**

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### **CASE # 608 – Patricia and Stefan Lenart – 8295 W. Argyle**

Requesting Variances under the requirements of Article II – Definitions, Section 1.32 Garage, Private, and Article IV-A, R-1A, Single Family Residence District Section 3 – Area Regulations, Sub-section 3.4 – Side Yard, of the Zoning Ordinance of the Village of Norridge 1962, to build a carport and a detached garage with attached covered patio on the property known as 8295 W. Argyle.

The father of the homeowners presented the case. They wanted a larger garage for trucks and a patio for outside area. The garage is 660 square feet and the patio is 450 square feet.

Mr. Chester recommended to consider the whole area as a garage as per our zoning book.



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Mr. Gaseor stated that the Village has allowed variances for a side yard setback for detached garages from 8' to 3' in the past.

The side yard setback for the carport was discussed and was decided that the homeowner can accept a 5'10" setback instead of the 3'10" initially requested. They stated that the father is ill and the daughters take care of them.

**Comments from attendees:**

A neighbor questioned about a wood pile in back. They were advised that it was not an issue for the zoning board.

**Board deliberations:** No items to note on the Findings.

**Motion:** A motion was made by Mr. Ronstadt, seconded by Mr. Jarosz to recommend to the Village Board to grant the variances with the revised setback of 5'10" at the above stated location.

A roll call was taken: (5) Yea, (0) No, Mr. Cichon abstained - **MOTION CARRIED**

**Case Closed**

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**MOTION** – By Mr. Jarosz, seconded by Mr. Thompson that, there being no further business, the meeting be adjourned: **MOTION CARRIED**. The hearing was adjourned at 10:36 PM.

Respectfully submitted,

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Allan J. Budnik  
Secretary

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Janice Magnuson  
Chairperson