

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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CHAIRPERSON
Janice J. Magnuson

SECRETARY
Allan J. Budnik

MEMBERS
Christian Giacalone
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 1st day of July 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
Christopher O'Leary, Member
Christian Giacalone, Member

Absent: None

Also attending: Brian Gaseor, Village Engineer
Joan Cherry, Board Attorney
Diane Sofiak, Court Reporter

Approval of Minutes - Motion

To approve the Board Minutes of June 3, 2019 was made by Mr. Ronstadt, seconded by Mr. Thompson. A voice vote was taken with no objections. **MOTION CARRIED**

Update on Future Cases

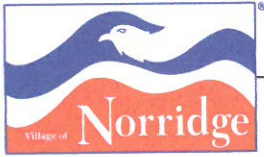
Nothing reported

Hearing – Case # 635 - 5235 North Cumberland Avenue

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

To consider a petition to rezone from R-1: Single Family Residence District to R-3 Multiple Family Residence District and variations from Article VI "R-3 – Multiple Family Residence District, Section 2 – Height Regulation from the required 26 ft. to 27.5 ft., and Section 3 – Area Regulations, Subsection 3.1 Intensity of Use of Lot (B) Land Use from the required 50% to 60.5% and reduce the green space from the required 50% to 39.5% from the requirements of the Zoning Ordinance of the Village of Norridge for the purpose of constructing a four (4) unit multi-family building on the following property:

THE NORTH 109.92 FEET OF THE WEST 269.43 FEET (EXCEPT THE EAST 100 FEET AND EXCEPT THAT PART TAKEN FOR CUMBERLAND AVENUE) OF LOT 5 IN SUPERIOR COURT COMMISSIONERS PARTITION OF THE ESTATE OF JAMES WILLIAMSON OF PART OF THE NORTHEAST ¼ OF SECTION 11, AND PART OF THE



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NORTHWEST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The case was presented by Kana Sharawi (son of Munther Sharawi). He stated that they currently live at 8337 Coral Drive and have been in Norridge for years. They had thought about townhomes where he, his 2 brothers, and mom and dad could live closely on the same property. The presentation was continued by the design group from Orland Park. They showed on the projector and overhead view of the proposed property showing 4 attached units each with one attached garage plus 6 additional parking spots on the driveways. He reviewed the dimensions of the structures which are all brick and stone material. They have some covered outside areas near the front of the structures. They have a 20 ft. backyard area.

The Board discussed addressing the map amendment first and then no matter what the Board recommendation was for this, would continue to address the remaining two variances.

MAP AMENDMENT

Board Discussion

Q: Is this structure going to be rental units and not townhomes?

A: Correct

Q: What if a family member unit becomes available?

A: The building will remain the sole owner and will be under the control of the owner.

Q: We all have to leave at some point.... What happens if the building has to go up for sale?

A: Norridge is the safest area to provide for the family now and in the future.

Q: Are you aware you will not be able to sell off one unit?

A: Yes

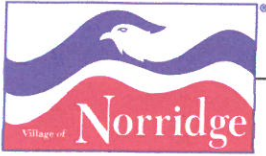
Q: The property can only be sold as one building?

A: I understand – there is no intent to ever divide it.

Visitors Comments:

Kurt Ortuis – 8324 Farragut – stated this property has been contested four times. I built a house on the block and this property is R-1 and would hope it would stay this way. Multiple cars would be congested and Chicago people park their cars on these streets. The environmental impact should also be considered as flooding is already a problem and would get worse.

George Lacote and Rosa Perricone – 8344 Farragut – Characterization of the property is a four unit apartment building and reality is changes are going to last a very long time. Best plans do change. The entire block is R-1 and for 37 years we have been there. The property before was a single family home. The petitioner bought the property as an R-1, paid only the R-1 price and now wants to change it. There is no hardship here. Concern is this precedence of changing 90' wide lots to R-3 could cause others on the block to do the same.



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Gerald Scorza – 8333 Farragut – Lived in Norridge 48 years asked when the last time a R-1 was changed to R-3? Business was changed to R-3 or R-4. Way too much building for that property and parking is already difficult on this block. No R-3 properties all the way down the area. This owner is looking for a bargain as he paid R-1 price and now looking to increase the value by going R-3. I'm against it.

Dorothy Krzyzanowski - 8337 Farragut – Only concern is 15 years ago I wanted to split the lot into two homes and was denied because the sewer system could not handle it. Now they want to add four homes where only one was.

Joanne and Thaddeus Pedryc – 8345 Farragut – This is the third time I have come here in hopes of a single family home. One time they wanted a banquet next door. Somebody moves out of there building means renting to strangers. I've been here for 23 years and hopes it stays that way.

Karen Bellini – 8321 Farragut – For 23 years they have attempted to put other than a single family home there.

Nisvad Kaltak – 8327 Farragut – Moved here two years ago – like my neighborhood and only want single family homes here.

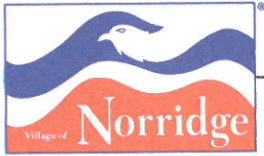
Christine Weber – 8330 Farragut – 39 years here – loves the block and has inconvenience and convenience of Chicago. All behind us is three flats – the easement and backyards are our only buffer. Have enough of Chicago. I do not feel the lot should be changed off single family into multi-family use. We have a great lot and don't want the multi-family in here. I see no hardship here to building.

Nick and Antonia Barone – 8340 Farragut – We built our house and don't want them to build this. At the time the Village had the standard house with the same look. Been living here since 1978.

Jim and Nancy May – 8323 Farragut – Asked can everyone stand up who is against this? (Most of the crowd stood up)

Joseph Baio – 8325 Farragut – 75 years here and more cars on the block as we have more seniors living on the block.

Uros Kigic – 8322 Farragut bought the house to raise his family here and there is already not enough parking here along with added traffic is hard on the neighbors.



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Board Discussion

The board commented to the public that change is tough. Cumberland Ave. is not a prime location for single family homes. Not sure why anyone would want to live on Cumberland. It is hard to put a single family home there. They have ten parking spaces allocated for their cars. The type of building looks like townhomes. Only commercial is likely to develop on Cumberland.

A resident shouted that they heard that story 25 years ago and questioned how many Board members live North of Lawrence.

George Lacote and Rosa Perricone – 8344 Farragut – stated there are all beautiful homes here – not multi-family. Lot not for sale for 15 years.

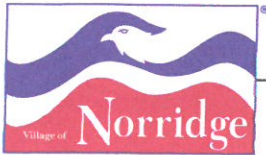
Chairperson Magnuson proceeded to review the findings.

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
- (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.

No absolutes against the findings to record.

Motion: A motion was made by Mr. Ronstadt to approve the map amendment from R-1 to R-3. There was no second. Motion dead.



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Motion: A motion was made by Mr. Thompson seconded by Mr. Budnik to recommend to the Village Board to DENY the map amendment from R-1 to R-3.

A roll call vote was taken:

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

MOTION CARRIED.

The Zoning Board proceeded to the additional variances.

Variance # 1

Board: to consider the height variance from 26 feet to 27.5 feet

Board Discussion

The Board asked the petitioner to clarify the plat as it shows land between the curb and sidewalk but the drawing shows no space from the curb to sidewalk.

Mr. Gaseor stated the site plan is correct. The property line is correct but doesn’t show the sidewalk correctly. He showed both and measurements are accurate.

Mr. Gaseor stated that if the property stayed an R-1, the petitioner would be well within the limits of roof height at 27.5 feet. Moving it to R-3 limits the roof height to 26 feet.

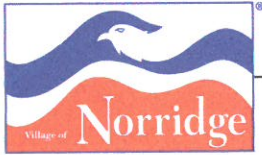
The petitioner stated that the height was intended for a better roof height design.

Q: The Board asked the petitioner if he would consider withdrawing the variance request for additional roof height.

A: No

Visitors Comments:

Dorothy Krzyzanowski - 8337 Farragut – stated that she requested extra height when she was building and the Village denied it.



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Chairperson Magnuson proceeded to review 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. Budnik to recommend to the Village Board to approve the height variance from 26 feet to 27.5 feet.

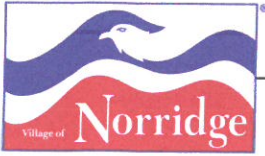
A roll call vote was taken:

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

MOTION CARRIED.

Variance # 2

Board: to consider the intensity of lot coverage and green space variances. Petitioner requests intensity of lot coverage from allowed 50% to proposed 60.5%. Green space required 50% to proposed 39.5%.



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Board Discussion

The Board asked the petitioner:

Q: Any plans for water retention other than ground absorption?

A: We did not do into details about retention.

C: Mr. Gaseor stated that they can swail the property or they can put restrictors to limit the amount of water coming off the property.

Q: Are the areas between the garages open roof or closed?

A: Open roof.

Visitors Comments:

Dorothy Krzyzanowski - 8337 Farragut –Has the storm system been upgraded?

Mr. Gaseor stated that the storm system is not changed by the structure.

Kurt Ortuis – 8324 Farragut – an environmental impact should be evaluated.

Nick Barone – 8340 Farragut – Setbacks are not shown. Will all decisions made be case by case.

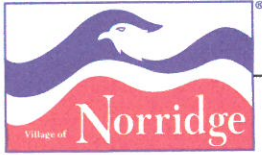
Rosa Perricone – 8344 Farragut – Storm sewers are a concern. We get water that comes up through the sewers.

Chairperson Magnuson proceeded to review 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 approve the intensity of lot coverage from allowed 50% to proposed 60.5% and green space required 50% to proposed 39.5%.

A roll call vote was taken:

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

MOTION CARRIED.

Case was closed at 8:38 P.M. and the court reporter was released.

The Board moved on to the next items on the agenda.

Zoning Board Rules and Procedures review and changes

Tabled at this time

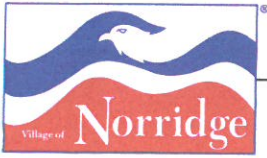
Discussion: CMAP Recommendations

Tabled at this time

Public Comment

A few residents brought up issues that were not under the authority of the Zoning Board. Mr. Gaseor will take their names and direct them to the appropriate department to get their matters addressed.

MOTION - By Mr. Ronstadt, seconded by Mr. Giacalone that the meeting be continued to July 15, 2019 at 6:30 P.M. A voice vote was taken with no objections. **MOTION CARRIED.**
MEETING ENDED at 8:47 P.M. Next meeting scheduled July 15, 2019, 6:30 P.M.



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The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois
Re-Convened on the 15^h day of July, 2019, 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
Christian Giacalone, Member

Absent: Christopher Miroslaw, Member
Christopher O'Leary, Member

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

Update on Future Cases

No cases scheduled.

Zoning Board Rules and Procedures review and changes

Completed rules changes and then made the following motion.

MOTION - By Mr. Ronstadt, seconded by Mr. Thompson that the draft of Zoning Board Rules and Procedures be sent to the Village Board for their review and approval.

A voice vote was taken with no objections. **MOTION CARRIED.**

Discussion: CMAP Recommendations

The board continued review of the CMAP recommendation and documented recommendations to the ordinance. Areas covered were: Rules of Procedure, Administration.

MOTION - By Mr. Ronstadt, seconded by Mr. Giacalone that the meeting be adjourned. A voice vote was taken with no objections. **MOTION CARRIED.**

MEETING ENDED at 9:12 P.M. Next meeting scheduled for August 5, 2019, 7:00 P.M.

Respectfully submitted,

Allan J. Budnik
Secretary

Janice Magnuson
Chairperson

