



# 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

James Chmura

## VILLAGE TRUSTEE

Dominic S. Falagario

## CHAIRPERSON

Janice J. Magnuson

## SECRETARY

Allan J. Budnik

## MEMBERS

Andrew Cichon

Wayne Jarosz

Christopher Miroslaw

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 3<sup>rd</sup> day of October, 2016, 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  
Wayne Jarosz, Member  
Richard Thompson, Member  
Andy Ronstadt, Member  
Christopher Miroslaw, Member  
Andrew Cichon, Member

Absent: None

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

### **Approval of Minutes - Motion**

To approve the Committee Minutes of 12 September, 2016 was made by Mr. Ronstadt, seconded by Mr. Budnik. A voice vote was taken with no objections. (Jarosz, Thompson abstained) **MOTION CARRIED**

### **Approval of Minutes - Motion**

To approve the Hearing Minutes of 12 September, 2016 was made by Mr. Cichon, seconded by Mr. Miroslaw. A voice vote was taken with no objections. **MOTION CARRIED**

### **Update on Future Cases**

Mr. Gaseor advised the Board that there may be additional PUD cases in November.

### **Discussion: CMAP Recommendations**

The board tabled this item for the continuance meeting.

**Motion** By Mr. Ronstadt, seconded by Mr. Jarosz to recess until 7:30pm at which time public hearings will start. A voice vote was taken with no objections. **MOTION CARRIED**  
MEETING RECESSED at 7:15 pm.





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The meeting was re-convened at 7:30pm.

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

## **CASE # 610 – Harlem Irving Companies - 4050 to 4230 North Harlem Avenue**

To consider a zoning map amendment pursuant to Article XV entitled “Administration” of the Village of Norridge Zoning Ordinance to rezone those properties within the above stated addresses, which are currently zoned “B-2” Restricted (Shopping Center) Business District to “B-3” General Business District, and legally described as:

### Tract A:

The South 1/2 of the East 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

### Tract B:

That part of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 40 North, Range 12 East of the Third Principal Meridian lying North of the Indian Boundary line excepting therefrom a strip of land 66 feet wide across the Southeasterly part of the East 1/2 of the South 1/4 of Section 13, aforesaid, said strip being parallel with and adjacent Northwesterly to the Indian boundary line, conveyed to the Forest Preserve District of Cook County, Illinois by Warranty Deed recorded March 5, 1918 as document number 6281705, in Cook County Illinois.

Brian Gaseor presented the case. He displayed the zoning map to show the area. He stated that this change would allow for new opportunities to attract new businesses.

**Comments from attendees:** None

## **Findings**

The Findings were read and no issues were reported.

**Motion:** A motion was made by Mr. Ronstadt, seconded by Mr. Jarosz to recommend to the Village Board to grant the zoning map amendment change from B-2 to B-3.

A roll call was taken: (7) Yea, (0) No, **MOTION CARRIED**

## **Case Closed**

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## **CASE # 611 – Harlem Irving Companies - 4474 North Harlem Avenue**

To consider a zoning map amendment pursuant to Article XV entitled “Administration” of the Village of Norridge Zoning Ordinance to rezone the property stated above from the current zoning “M” Restricted Light Manufacturing District (with PUD overlay) to “B-5” Retail Business District (with PUD overlay).



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Brian Gaseor presented the case. Brian stated that this would be the area of the prior Maurice Lennell Cookie Factory which will be the new Miller's Ale House. Brian was asked by the Board if this area would remain in the P.U.D. and he stated yes it would.

**Comments from attendees:** None

## **Findings**

The Findings were read and no issues were reported.

**Motion:** A motion was made by Mr. Jarosz, seconded by Mr. Miroslaw to recommend to the Village Board to grant the zoning map amendment change from "M" to B-5.

A roll call was taken: (7) Yea, (0) No, **MOTION CARRIED**

**Case Closed**

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## **CASE # 612 – Harlem Irving Companies – 4510 to 4520 Harlem Avenue**

To consider a text amendment to Article X-A-1 "B-5" Retail Business District pursuant to Article XV entitled "Administration" of the Village of Norridge Zoning Ordinance, so as to maintain its relevance to current land use and development patterns and trends, to encourage harmonious and integrated development in the Village, protect property values and ensure that "B-5" Retail Business District uses are those which derive at least 75% of their gross income from retail sales tax generating uses, excepting certain theater, government, and amusement establishment uses.

The topics to be addressed at the public hearing on the proposed text amendments to Article X-A-1 include, but may not be limited to the following:

(1) Article X-A-1 - Section 2 - Permitted Uses - to include the following proposed additional retail uses as permitted uses in the "B-5" Retail Business District: variety store; stationery store; art and school supply stores; retail bakery; specialty food stores; appliance and electronic equipment stores; drug stores and pharmacies (including ancillary general merchandise); specialty home improvement retail stores (including for example plumbing supplies, tile, and other similar uses); specialty retail store (including hardware, china, hobby and other similar uses; specialty clothing stores; auto accessory store (not including automobile repair or fueling); pet supply stores (not including animal hospitals and kennels).

(2) Article X-A-1 - Section 3 - Special Uses - to include the following proposed additional uses as special uses in the "B-5" Retail Business District: all restaurants; pet supply stores (with animal hospitals and kennels as ancillary uses only); first run movie theater; live performance theater; and, an enhanced definition of amusement establishment.



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(3) Article X-A-1 - Section 4- Prohibited Uses - to include the following proposed prohibited uses in addition to those uses already prohibited in the “B-5” Retail Business District: general office; banks; manufacturing; warehousing; uses emitting outdoors obnoxious odors or noises; mobile home park; junkyard; garbage; sale of or exhibiting X rated or pornographic or “obscene” material or partially clothed dancers or wait staff; sales of drug-related paraphernalia; flea market; gambling facility (unless government licensed); house of worship; sales, leasing or display of used automobiles, truck, trailers, or recreational vehicles; body shop repair operations; bowling alley or skating rink; living quarters, hotel rooms or other residential uses; health spa, fitness center or workout facility; gasoline stations and car washes; pool, billiard halls; non-first run movie theaters; veterinary hospital, animal raising or boarding facility (not ancillary to pet supply stores); cemetery, mortuary or funeral home; businesses with reasonably projected annual gross revenues from the sale of alcoholic beverages for on-premises or off-premises consumption exceeding forty percent (40%) of gross revenues; second hand store, consignment shop, surplus store, head shop, or pawn shop; fire sale, bankruptcy sale or auction house operation; laundry, dry cleaning plant or laundromat; training or educational facility, including beauty schools barber colleges, reading rooms, places of instruction; any other use which is inconsistent with the operation of a first-class retail shopping operation or prohibited by any act, statutes or ordinance.

(4) Article X-A-1 - Section 5 - Required Conditions; Proposed Section 8 - Landscaping, Buffering and Lighting - to include additional conditions for buffering and landscaping; and, a proposal to amend the current text to include a new section 8 regarding buffering, landscaping and lighting requirements.

(5) Such other zoning amendments as may be determined to be appropriate as identified in the course of the public hearing.

Mr. Gaseor representing the Village asked for a 2 week continuance to October 17, 2016.

**Comments from attendees:** None

**Motion:** A motion was made by Mr. Ronstadt, seconded by Mr. Thompson to continue this case to October 17, 2016 at 7:30 pm.

A roll call was taken: (7) Yea, (0) No, **MOTION CARRIED**

**Case Continued**

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## **CASE # 613 – Tom Brown - 4019 N. Oketo Avenue**

To consider a petition requesting variances under the requirements of Article IV, R-1 Single Family Residence District, Section 2 – Height Regulations, Subsection 2.1 Second-Story Addition and Section 3 – Area Regulations, Subsection 3.4 – Side Yard of the of the Zoning Ordinance of the Village of Norridge – 1962, to add a second story by reducing the side yard from the required 3 feet to 1.89 ft. and increasing the height from the required 26 ft. to 28.68 ft. on the above stated property.

Chris Jackson – Architect for the project presented the case. He stated that they were going to take this one story house and make place a second story on it. He displayed drawings to all those present. He stated that the current house already has a 1' 9 3/8" setback and is a one bedroom. He stated that the Advisory Board was able to reduce the height of the proposed structure to 27' 8 1/4".

The Board's statements(S) and questions (Q) are below (if the petitioner answered (A), they are listed below):

S: Property needs to be conforming and current foundation is not in compliance.

Q: Are you leaving the current house and block wall concrete/cinder block foundation and removing flooring and supports?

A: Reinforce with grout and bars with a structural engineer.

S: That would leave a 2" foundation sill from the curb.

Q: Assume you build all the way up and have 1' eaves, would that leave 9 1/2"-10" to the property line?

A: Yes and then the two houses will be about 2" apart at the eaves.

Q: Why build on the old foundation?

A: Both cost and we would lose an extra foot.

Q: Is it possible to dig further down?

A: There would be a concern of undermining the foundation.

Q: Is there a concern of taking the 2x6s out from the flooring and causing pressures?

A: Absolutely

Q: Is only leaving the foundation financial?

A: No, also about timing.

Q: Is taking the first floor from 9' to 8' possible to save height?

A: Reducing the ceiling would not make the house as appealing.

Q: Are you going to live there?

A: NO, going to re-sell.

Q: Where would the new house end compared to the house to the North?

A: It would be just shy of it deep wise but the new porch would extend farther past the neighbors.



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Q: Where does this height line up with the North house?

A: Comparable

## **Comments from attendees**

Patrick Kessel – 4021 Oketo – he asked is the wall going to stay the same? A: yes

He stated that he is OK with allowing the extra foot to make it safe. He asked what is to become of the fence between the properties. A: going to leave it.

Delores Plambeck – 4024 Oketo – She stated that the property had flooding in the past and what are going to do about it? A: Perimeter drain tile to a sump pump and waterproofing the exterior of the foundation.

Tom Brown – 220 Belleplaine, Park Ridge – He stated he is the applicant and that he comes from commercial development and completes four to five houses a year. He has a small group of investors and he is willing to make the foundation safe and has fixed houses with structural problems. This house has no structural problems. He stated that he will have a structural report on the foundation.

The Zoning Board had many concerns with this property with the greatest concern with the rebuilding of the structure on the existing cinder-block foundation. Additional concerns were with the additional height request and the excavating around the existing foundation to water-proof it would destabilize the foundation.

## **Findings**

The Findings were read and issues were reported from items 1(light & vent), 3(Fire danger), & 6(Money as main motivation).

**Motion:** A motion was made by Mr. Thompson, seconded by Mr. Miroslaw to recommend to the Village Board to deny both requests for side yard setback and additional height.

A roll call was taken: (7) Yea, (0) No, **MOTION CARRIED**

## **Case Closed**

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**MOTION** – By Mr. Jarosz, seconded by Mr. Cichon that, the meeting be continued to October 17, 2016 at 7:30pm: A voice vote was taken with no objections. **MOTION CARRIED.**  
The meeting ended at 8:38 PM.



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The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois  
Re-Convened on the 17<sup>th</sup> day of October, 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  
Allan Budnik, Secretary  
Wayne Jarosz, Member  
Richard Thompson, Member  
Andy Ronstadt, Member  
Christopher Miroslaw, Member  
Andrew Cichon, Member

Absent: None

Also attending: Brian Gaseor, Village Engineer  
Cynthia Stifter, Court Reporter

## **Update on Future Cases**

Mr. Gaseor advised the Board that there may be additional PUD cases in November.

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

## **CASE # 612 – Harlem Irving Companies – 4510 to 4520 Harlem Avenue**

To consider a text amendment to Article X-A-1 “B-5” Retail Business District pursuant to Article XV entitled “Administration” of the Village of Norridge Zoning Ordinance, so as to maintain its relevance to current land use and development patterns and trends, to encourage harmonious and integrated development in the Village, protect property values and ensure that “B-5” Retail Business District uses are those which derive at least 75% of their gross income from retail sales tax generating uses, excepting certain theater, government, and amusement establishment uses.

Mr. Gaseor representing the Village asked for a continuance until the November 14, 2016 meeting.

**Motion:** A motion was made by Mr. Ronstadt, seconded by Mr. Thompson to continue this case to November 14, 2016 at 7:30 pm.

A roll call was taken: (7) Yea, (0) No, **MOTION CARRIED**

**Case Continued**

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Mr. Jarosz was excused for the remainder of the meeting.

**Discussion: CMAP Recommendations**

The board continued review of the CMAP recommendation.

**Motion**

By Mr. Thompson, seconded by Mr. Ronstadt that, there being no further business, the meeting be adjourned. A voice vote was taken with no objections. **MOTION CARRIED.**

MEETING ENDED at 8:51pm. Next meeting 14<sup>th</sup> November, 2016, 7:30 P.M.

Respectfully submitted,

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Allan J. Budnik  
Secretary

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Janice Magnuson  
Chairperson