



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

Zoning Board of Appeals Meeting Minutes Village of Norridge

PRESIDENT
Daniel Tannhauser

CHAIRPERSON The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois
Janice J. Magnuson Convened on the 14TH day of September 2020, 7:00 P.M. at its regular meeting place,

SECRETARY 4000 N. Olcott Avenue, Norridge, IL 60706
Allan J. Budnik

MEMBERS Per Executive Order 2020-07 issued by Governor JB Pritzker on March 16, 2020, Section 6:
Christian Giacalone During the duration of the Gubernatorial Disaster Proclamation, the provisions of the Open
Christopher Miroslaw Meetings Act, 5 ILCS 120, requiring or relating to in-person attendance by members of a
Christopher O'Leary public body are suspended. Specifically, (1) the requirement in 5 ILCS 120/2.01 that
Richard Thompson "members of a public body must be physically present" is suspended.

Due to Governor Pritzker's Executive Order 2020-10, Executive Order in response to COVID-19 (COVID-19 Executive Order No.8), Board Members did meet in person at the Village of Norridge. Others were allowed to connect via video (Zoom) at 7:00 P.M. The meeting was called to order by Member Thompson and upon roll call the following named members answered present:

- Roll Call:**
- Present in person: Allan Budnik, Secretary
Richard Thompson, Member
Christopher Miroslaw, Member
Christopher O'Leary, Member
Christian Giacalone, Member
Michael Straughn, Member
 - Absent: Janice Magnuson, Chairperson
 - Also attending: Brian Gaseor, Village Engineer (in person)
Joan Cherry, Board Attorney (via Zoom)
Joanna Skupien, Village Administrator (in person)
 - Also present: Jack Bielak, Village Trustee (in person)
Dominic Falagario (in person)

MOTION to have Mr. Thompson preside as Acting Chairperson was made by Mr. O'Leary, seconded by Mr. Giacalone. A roll call was taken:

- Yes – Thompson, Miroslaw, O'Leary, Giacalone, Straughn, Budnik
- No – None
- Abstain – None

MOTION CARRIED



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Approval of Minutes - MOTION

To approve the Board Minutes with a date of August 3, 2020 was made by Mr. Miroslaw, seconded by Mr. Budnik. A roll call was taken:

Yes – Thompson, Miroslaw, O’Leary, Giacalone, Budnik

No – None

Abstain – Straughn

MOTION CARRIED

Update on Future Cases

There are no new hearings scheduled at this time.

Hearing – Case # 644 – 8260 W. Argyle

A short discussion took place regarding the absence of a court reporter. It was determined that the meeting was being recorded and would serve as adequate documentation of the testimony.

Mr. Thompson opened the hearings reading the rules of the hearing and swearing in all present.

The Secretary read the letter from the Petitioner.

Iwona Petryszak presented the case for her family. She was surrounded by her husband and three children. She stated that this is a backyard project in which they will be extending their outdoor patio and placing a roof over it. She stated that her children have a skin condition (provided a letter from their doctor stating such) and they would like to provide a larger space for their family to hang out without being exposed to the sun. The project would eliminate the current balcony on the second floor rear door and the roof would be in its place. They live in a cul-de-sac and the yard has a unique shape. The neighbor has also built into their backyard setback. They would place evergreens on the three sides of the rear yard for privacy.

Questions from the Board:

Q. Your letter requests a reduction of the rear yard setback to eleven feet, but the drawings reflect thirteen feet eleven inches of setback. Which one is correct?

A: The thirteen feet eleven inches is the correct setback.

Q: Is the fireplace all wood burning or will there natural gas?

A: All wood burning.

Q: Any windows or doors that need to be moved?

A: Yes, the upstairs sliding door where the balcony is being removed will become a window.

The Board asked Mr. Gaseor if the door change would affect light and vent or means of egress requirements. Mr. Gaseor stated no.



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Q: The Board inquired if the backyard catch basin was the owners or one of the Villages?

A: They installed it and it is tied into the Village storm sewers system.

Q: When you eliminate the balcony, where will the roof height be?

A: Patio roof height will be the same height of the prior balcony.

Visitors Comments:

Mirianna Yeshchenko from 5001 Pittsburgh stated that she has no issues with her neighbor putting a roof over the patio and if it makes them happy, then she is happy.

Board Discussion

The Board had nothing further to discuss. The Board moved to 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 Village.
- (f) The purpose of the variation is not based exclusively upon a desire to make more money out of the property.

There were no absolutes against.

MOTION - to recommend to the Village Board to reduce the rear yard setback from 31 feet to 13 feet 11 inches made by Mr. O'Leary, seconded by Mr. Giacalone. A roll call vote was taken.

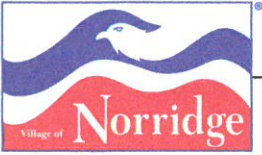
Yes – Thompson, Mirosław, O'Leary, Giacalone, Straughn, Budnik

No – None

Abstain – None

MOTION CARRIED

Case was closed.



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Discussion: CMAP Recommendations

The Board discussed where we are with the ordinance and that we should resume this item at our October 5th meeting since there were no hearings on the agenda. Discussion of cannabis dispensaries should be addressed in the near future. The Board also discussed that there may be a need to add additional days next month if we are not able to address an adequate amount of items at our first meeting.

Public Comment

Barbara Ruccio from 8324 Argyle inquired where she could view ordinances of the Village. She was told that they are viewable online at the Village's website. She was also told that there is a couple of month lag of the most recent ordinances as they are approved by the Village Board until they are update on the website. She then inquired about the hearing that she just sat through as to whether the patio wall were open or enclosed. She was told it they are open.

MOTION - By Mr. Giacalone, seconded by Mr. O'Leary that the meeting be adjourned. A roll call vote was taken:

Yes – Thompson, Mirosław, O'Leary, Giacalone, Straughn, Budnik
No – None
Abstain – None

MOTION CARRIED.

MEETING ENDED at 7:46 P.M. Next meeting scheduled for October 5, 2020, 6:30 P.M.

Respectfully submitted,

Allan J. Budnik
Secretary

Richard Thompson
Acting Chairperson