

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

PRESIDENT

Daniel Tannhauser

CHAIRPERSON

Janice J. Magnuson

SECRETARY

Allan J. Budnik

MEMBERS

Christian Giacalone
Christopher Miroslaw
Christopher O'Leary
Michael Straughn
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 7TH day of December 2020, 7:00 P.M. at its regular meeting place,
4000 N. Olcott Avenue, Norridge, IL 60706

Per Executive Order 2020-07 issued by Governor JB Pritzker on March 16, 2020,
Section 6: During the duration of the Gubernatorial Disaster Proclamation, the
provisions of the Open Meetings Act, 5 ILCS 120, requiring or relating to in-person
attendance by members of a public body are suspended. Specifically, (1) the
requirement in 5 ILCS 120/2.01 that "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), some Board Members did meet in person at
the Village of Norridge. Others were allowed to connect via ZOOM. The meeting was called
to order by Chairperson Magnuson asked for a motion to name a Secretary Pro-Tempore:

MOTION - By Mr. Thompson, seconded by Mr. O'Leary that Mr. Miroslaw act as
secretary. A roll call was taken:

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

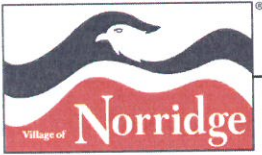
MOTION CARRIED

The Chairperson asked for a roll call to determine a quorum, the following named members
answered present:

Roll Call: Present: Janice Magnuson, Chairperson (via ZOOM)
Richard Thompson, Member (in person)
Christopher Miroslaw, Member (via ZOOM)
Christopher O'Leary, Member (via ZOOM)
Christian Giacalone, Member (via ZOOM)
Michael Straughn, Member (via ZOOM)

Absent: Allan Budnik, Secretary

Also attending: Brian Gaseor, Village Engineer (in person)
Joan Cherry, Board Attorney (via ZOOM)
Diane Sofiak, Court reporter (in person)
Joanna Skupien, Village Administrator (in person)
Jack Bielak, Village Trustee (via ZOOM)



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Others in the meeting via Zoom was:

Peter Parashis, 14607 Oak Park Ave., Oak Forest, IL 60452 (Architect)
Patel Haresh, 415 Central Ave., Northfield, IL 60093 (Applicant/Owner)

Approval of Minutes - MOTION

To approve the Board Minutes with a date of November 9, 2020 was made by Mr. Giacalone, seconded by Mr. Straughn. A roll call was taken:

Yes – Thompson, O’Leary, Miroslaw, Giacalone, Straughn, Magnuson
No – None
Abstain – None

MOTION CARRIED

Update on Future Cases

Mr. Gaseor stated there are no cases scheduled at this time.

Hearing – Case # 646 – 4750 N. Ozanam & 7801 W. Lawrence Avenue

Mr. Miroslaw read the letter from the Petitioner.

Chairperson Magnuson read the rules of the hearing and swore in all present.

Peter Parashis, Architect presented the case. He provided an overview of the site. He spoke of circulation of the site and provided slides and discussed site plan and dimensions. He noted that they are required to have 12 parking spaces and have 22 proposed. He presented prospective elevations.

Questions from the Board:

Q: Chairperson Magnuson questioned traffic flow and signage.

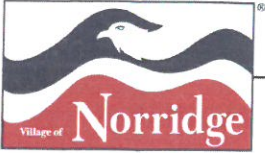
A: Architect responded that there will be directional signs.

Q: Chairperson Magnuson questioned what their intent will be for snow removal.

A: Architect responded that the majority will be placed in the middle detention area.

Q: Mr. Thompson questioned if the amount of car stack up from speaker to window was necessary.

A: Architect responded that the order length from placement to receipt is approximately 1- 2 minutes and that they like to have the capability to stack five cars from speaker to window.



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Q: Mr. Thompson asked if the 18' detention area and the 12' bypass lane is necessary.

A: Architect responded that the bypass lane provides an option of egress.

Q: Mr. Thompson. recommended the removal of the bypass lane and moving the detention over to get the cars further away from the neighbor's property.

A: Architect responded that they need 30' radius to have the cars turn.

Mr. Thompson asked if they would object to an 8' high fence, questioned the 1993 variance and clarified that its use was always residential.

Q: Mr. Straughn Asked what hours they would be operating

A: Haresh Patel responded 5am – 10pm.

Q: Mr. Straughn asked how well the PVC fence is for sound dampening.

A: Architect responded that he provided a brochure, and we can reference that.

Q: Mr. Straughn stated he also has concerns regarding congestion.

A: Haresh Patel stated that they have a 93 second turn-around time from the time an order is placed.

Chairperson Magnuson asked if there were any other questions from the board.

Mr. Bielak stated he questioned the sound dampening of the proposed PVC fence vs. a cement block wall and was wondering which had a better rating for sound dampening and if there are better products other than PVC. He also raised his concerns regarding the durability of the fence.

Q: Mr. Bielak questioned the greenspace requirements.

A: Chairperson Magnuson responded with there are none.

Mr. Thompson read specs on fence.

Mr. Gaseor read ordinance 1993.20 regarding fences.

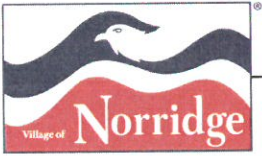
Q: Mr. Bielak questioned how much detention they would need.

A: Mr. Gaseor responded that they would have to apply with the Metropolitan Water Reclamation District.

Visitors Comments: NONE

Haresh Patel spoke about how long they have been in business there and all their other locations. He noted all they want to do is be competitive.

Chairperson Magnuson opened the discussion to the board.



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Mr. Thompson voiced concerns regarding neighbors' property in relation and location.

Mr. Straughn asked if anyone has spoken to the neighbors. No one has, but Mr. Gaseor noted that they were notified of the hearing.

Q: Mr. Miroslaw asked who actually owns the property as it is noted stated on the application.

A: Haresh Patel stated he does through a LLC.

Chairperson Magnuson read the Findings for the map amendment.

FINDINGS

(a) The proposed special use will be in harmony with the general and specific purposes for which this Zoning Ordinance was enacted and for which the regulations of the district in question were established.

(b) The proposed special use will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

(c) The proposed special use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.

(d) The proposed special use will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries and schools, or the applicant will provide adequately for such services.

(e) The proposed special use complies with all additional standards imposed on it by the particular provision of this Zoning Ordinance authorizing such use.

There were no absolutes against the Findings.

MOTION

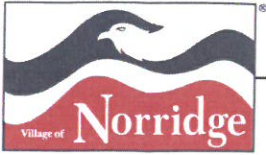
To Approve recommending the map amendment for the property located at 4750 N. Ozanam & 7801 W. Lawrence Avenue by Mr. Straughn there was no second, Motion Failed

MOTION

To Deny the map amendment for the property located at 4750 N. Ozanam & 7801 W. Lawrence Avenue by Mr. Thompson, seconded by Mr. Miroslaw. A roll call was taken:

Yes – Thompson, Miroslaw, O’Leary, Giacalone,
No – Straughn, Magnuson
Abstain – None

MOTION CARRIED



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Chairperson Magnuson questioned the Village Attorney asking if the board should continue the case and vote on the other requests in the event the Village Board would not accept our recommendations. The Village Attorney responded that it was up to us.

Mr. Straughn voiced concerns regarding the height of the proposed fence.

Mr. Thompson spoke of about potentially stepping the fence down as it gets closer to the east property line and shifting the landscape detention and creating a bigger buffer.

Mr. Gaseor read the business district setbacks.

Mr. Thompson. presented a hand drawn site plane with the amendment of eliminating the bypass lane and shifting the detention over to create a bigger buffer.

Chairperson Magnuson stated that it would be a bigger buffer area.

The architect stated that they need 30' minimum to turn cars.

Q: Mr. Thompson. asked if the architect can submit IDOT requirements.

A: Architect responded that Mr. Gaseor has them.

Chairperson Magnuson read the Findings for Special Use

FINDINGS

(a) The proposed special use will be in harmony with the general and specific purposes for which this Zoning Ordinance was enacted and for which the regulations of the district in question were established.

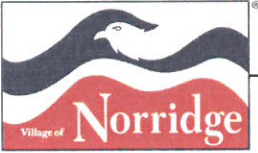
(b) The proposed special use will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

(c) The proposed special use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.

(d) The proposed special use will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries and schools, or the applicant will provide adequately for such services.

(e) The proposed special use complies with all additional standards imposed on it by the particular provision of this Zoning Ordinance authorizing such use.

There were no absolutes against the Findings.



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MOTION

To Approve recommending special use for the property located at 4750 N. Ozanam & 7801 W. Lawrence Avenue by Mr. Straughn, seconded by Mr. Giacalone. A roll call was taken:

Yes – O’Leary, Giacalone, Straughn, Magnuson

No – Miroslaw. Thompson

Abstain – None

MOTION CARRIED

Chairperson Magnuson started the discussion on the parking area variation request by stating the 5’ spaces presented on the east side are about 8’ away from the property line and they requirement is 30’. She also stated that without a variance they would lose 2-3 spaces.

Q: Mr. Miroslaw asked if this was not allowed, did they still meet the parking requirements?

A: Architect stated that if the variance was not granted than the area would be landscaped.

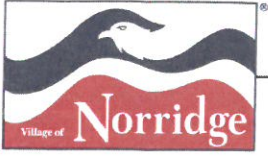
Haresh Patel stated that the max number of employees that drive up is 5.

Chairperson Magnuson read the Findings for Special Use

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 the Findings.



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MOTION

To Approve recommending reducing the 30 feet parking setback to 8 feet for the property located at 4750 N. Ozanam & 7801 W. Lawrence Avenue by Mr. O'Leary, seconded by Mr. Straughn. A roll call was taken:

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

MOTION CARRIED

CASE CLOSED

Discussion: CMAP Recommendations – Tabled at this time

Public Comment – None

The Board discussed having the January 4th, 2021 meeting at 6:30pm to continue CMAP items

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

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

MOTION CARRIED

MEETING ENDED at 9:00 P.M. Next meeting scheduled for January 4, 2020, 6:30 P.M.

Respectfully submitted,

Christopher Miroslaw
Acting Secretary

Janice Magnuson
Chairperson

ajb

