

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 12th day of April 2021, 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.

All present wore masks, had their temperatures checked and maintained social distancing. The meeting was called to order by Chairperson Magnuson and upon roll call the following named members answered present:

Roll Call: Present in person: Janice Magnuson, Chairperson
Allan Budnik, Secretary
Richard Thompson, Member
Christopher O'Leary, Member
Christian Giacalone, Member
Michael Straughn, Member

Absent: Christopher Miroslaw, Member

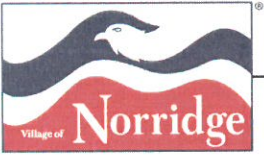
Also attending: Brian Gaseor, Village Engineer
Joan Cherry, Board Attorney
Diane Sofiak, Court Reporter

Approval of Minutes - MOTION

To approve the Board Minutes with a date of March 1, 2021 was made by Mr. O'Leary, seconded by Mr. Giacalone. A roll call was taken:

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

MOTION CARRIED



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

Update on Future Cases

Mr. Gaseor stated that there is no case for May. He briefed the Board of existing construction around the Village.

Hearing – Case # 647 – 8022 W. Leland Avenue – John and Diane Kesseg

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

Secretary Budnik read the letter from the Petitioner.

John Kesseg described his growing family and items in need of space for storage. He is building a second floor on the existing house and adding garage space for storage. He presented a letter from his neighbor: Eugene and Wanda Zubik – 8016 Leland, stating that they have no objections to the second floor addition.

Questions from the Board:

Q: Are the neighbors (Zubik) aware of the side yard encroachment and are they ok with that item? Their letter only states no objection to the second floor addition.

A: Yes, they are aware and do not have a problem with it.

Q: What is the depth of the side yard encroachment proposed?

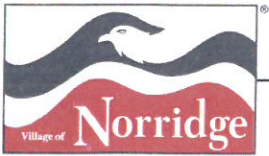
A: It runs about five to six feet going North. He then explained the layout of the home.

Mr. Thompson stated that it appeared to be more than six feet from the property line to the neighbor's house.

Visitors Comments: None present

Board Discussion:

The Board moved to the Findings.



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

Chairperson Magnuson read the Findings for the variation.

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.

MOTION

To Approve recommending the variation of a side yard setback from 6'8" to 3' by Mr. O'Leary, seconded by Mr. Straughn.

A roll call was taken:

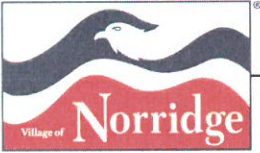
Yes – Thompson, O'Leary, Giacalone, Straughn, Budnik, Magnuson
No – None
Abstain – None

MOTION CARRIED

The Zoning Board would recommend to the Village Board the passing of this item at a future Village Board meeting.

CASE CLOSED

The court reporter was released at this time.



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

Discussion: CMAP Recommendations

The Board discussed the three items that were for referendum on the past election and their results.

The voters stated “No” to allow the sales on cannabis in the Village.

The voters stated “Yes” to limit the number of gas stations in the Village.

The voters stated “Yes” to limit the number of gaming locations in the Village.

Attorney Cherry explained each of these items are a non-binding vote but how it might affect the zoning ordinances and what needs to be done in the future if the Village Board wants to take action on these items.

Public Comment – None

MOTION - By Mr. Thompson, seconded by Mr. Giacalone that the meeting be adjourned. Next regular meeting scheduled for May 3, 2021 at 6:30 P.M. A voice vote was taken:

Yes – Thompson, O’Leary, Giacalone, Straughn, Budnik, Magnuson

No – None

Abstain – None

MOTION CARRIED

MEETING ENDED at 7:30 P.M. Next scheduled meeting is May 3, 2021, 6:30 P.M.

Respectfully submitted,

Allan J. Budnik
Secretary

Janice Magnuson
Chairperson