

VILLAGE OF NORRIDGE

4000 North Olcott Avenue • Norridge, Illinois 60706-1199
708/ 453-0800 FAX 708/ 453-9335
www.villageofnorridge.com

PRESIDENT
Daniel Tannhauser

CHAIRPERSON
Janice J. Magnuson

SECRETARY
Allan J. Budnik

MEMBERS

Richard Thompson
Christopher O'Leary
Christian Giacalone
Michael Straughn
Frank DiPiero

Zoning Board of Appeals

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 13rd day of September 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 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
Frank DiPiero, Member

Absent: None

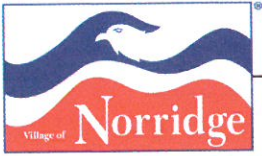
Also attending: Brian Gaseor, Village Engineer
Joan Cherry, Board Attorney
Diane Sofiak, Court Reporter
Jack Bielak, Village Trustee
Dominic Falagario, Village Employee

Approval of Minutes - MOTION

To approve the Board Minutes with a date of August 23, 2021 was made by Mr.
Giacalone, seconded by Mr. Straughn. A voice vote was taken:

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

MOTION PASSED



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Chairperson Magnuson updated attendees of the Open Meetings Act changes and the Rules of Conduct.

Update on Future Cases

Mr. Gaseor stated there will be one case for October regarding a change of zoning at Cumberland and Agatite. He also gave a short update on other businesses in the Village.

Hearing(s)

Chairperson Magnuson read the rules of the hearing and swore in all present. She also announced the presence of the Court Reporter Diane Sofiak who will document the words of the hearings.

Case # 648 – GW Properties – 4400 Harlem Avenue

Secretary Budnik read the letter from the Petitioner.

Mitch Golz presented the case. Mr. Golz stated that construction started last year. He stated that they retained the proposed tenants and Lot 3 was sold to Caputo's. Aspen Dental, Starbucks and Tropical Smoothies have signed 10-20 year leases. Ricky Rockets will be a restaurant, convenience store and gas station. He displayed reeditions of the proposed businesses both from inside and out along with day and night settings. He stated the businesses will bring in one million in revenue to the Village.

Questions from the Board:

Q: What are the business' hours of operation?

A: Ricky Rockets open 24 hours.

Caputo's 6A – 9:30P

Starbucks closes about 9p.

Smoothies – 9A – 8 or (P).

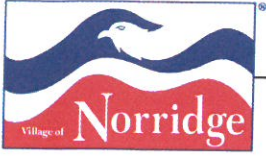
Q: Why do you need liquor consumption at a grocery store?

A: Not anything new, some Mariano's stores and others already have it.

Attorney Cherry explained the process of liquor licenses and that it is a Village Board item to issue one or not. The Zoning Board just recommends the change to allow the potential license.

Q: Does the liquor license have limited hours?

A: The Village Board limits the hours if they issue the license.



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Visitors Comments:

There were dozens in attendance but no one wanted to speak.

Board Discussion:

A comment was made that a grocery store may need the license.

Chairperson Magnuson stated the initial zoning of the Planned Unit Development (PUD) starting in 2002 with a revision in 2015. The Board moved to 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 the 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 the 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 time the property in question has been vacant or unutilized as currently zoned.

There were no absolutes against the Findings.

MOTION

To Approve recommending the amendment for Lots 1 and 3 to re-zone for the ability to apply for a liquor license by Mr. Thompson, seconded by Mr. O'Leary. A roll call was taken:

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

MOTION PASSED

Case closed



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Case # 649 – 5105 N. Mission Drive

Secretary Budnik read the letter from the Petitioner.

Marco Marhoum (Owner) presented the case. Mr. Marhoum stated that he is here with his family and brought his architect. He stated he has two daughters and a son. The two daughters share a room and his son has his own room. He wishes to add another bedroom so that each of his children can have their own room. He stated building up would be costly and all the furniture would have to be removed and could get damaged in the move. He wishes to convert the attached garage to a bedroom and then build another garage attached to the house in front of where the previous garage was. The new setback would be 11'2" with about another 5 feet to the sidewalk.

Questions from the Board:

Q. Can you put the garage on the other side?

A: It would take away a lot of the backyard.

Q: Why do you need to attach the garage?

A: Thought it would be a solution.

Mr. Thompson stated that other rules would come into play if he detaches the garage.

Q: Did you consider building a garage for ten feet in front of the other one and making the room a little smaller from the old garage?

A: I'll call my architect up to explain what might be feasible. Mr. Bajorski of 705 Devon, Park Ridge came forward.

Q: Will the new garage have inside access to the house?

A: No

Q: Why can't you put it on the other side?

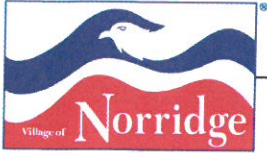
A: It would consume backyard space.

Q: If you had to choose between a garage or backyard space, which would you choose?

A: No comment

Q: Why can't you put a bedroom on the other side.?

A: Mr. Gaseor stated that you can't put bedroom next to each other without its own entrance to a common hall or room.



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Q: Why can't you build up as it looks like they have room?

A: he stated that the walls are not at the same height.

A short discussion took place as to the construction of walls and that they are generally all the same height, you will have to just raise the roofline.

Visitors Comments:

No one wanted to speak.

Board Discussion:

A short discussion came about that a detached garage would need a smaller setback variance as the owner weighed multiple options presented to him by the Zoning Board. The Board that Mr. Marhoum was asking for such a large variance that he may want to consider some of the other options posed to him by the Board.

Mr. Marhoum agreed to table this hearing so as to consider his options.

MOTION

To continue this hearing to the next regular meeting on October 4, 2021 at 7 P.M. by Mr. Thompson, seconded by Mr. Giacalone. A voice vote was taken:

Yes – Thompson, O'Leary, Giacalone, Straughn, DiPiero, Budnik, Magnuson

No – None,

Abstain – None

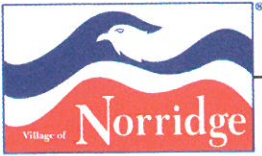
MOTION PASSED

Case will be continued

Case # 650 – 4925 N. Crescent Avenue

Secretary Budnik read the letter from the Petitioner.

Ewelina Olbrycht (Owner) presented the case. She stated that her and her husband would like to extend the garage forward by constructing a new part in front of the other one and making them one. It would be in an area that is already concrete. They would cover the rear porch. They need this to store her vehicle in a garage in which currently they store a vintage car. (Ferrari)



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Questions from the Board:

Q: What types of vehicles do you have and how long are they?

A: Ferrari and a BMW

Mt. Thompson calculated that the vehicles are not unusually long making the point that they didn't need such a large addition.

Q: Are you tearing down the front wall of the existing garage when you attach the new one?

A: Yes

Q: What will happen to the fence in that area?

A: There is no fence now but on the drawings are a new fence and gate near the back porch area to meet the pool requirements.

Q: Will the new garage obstruct the neighbors view?

A: Currently the driveways are side by side but I talked to her and she had no objections.

Q: Is the cover porch going to touch the garage?

A: No.

Visitors Comments:

No one wanted to speak.

Board Discussion:

Mr. Thompson expressed the point that the accessory building would be larger than the house. He expressed this several other times as the discussion continued and stated it would be hard for him to approve it as such.

Mr. Straughn stated that it would only be 42 sq. ft. larger.

Mr. O'Leary asked the owners what is the smallest they would accept? They stated they are investing the money and the current proposal is the smallest.

Attorney Cherry stated that there does not seem to be any rules or conflicts with the accessory building being bigger than the house.



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Chairperson Magnuson 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 the Findings.

MOTION

To Approve recommending variances in case # 650 (unspoken; which are Article II, Definitions, Subsection 1.32, Garage, Private of the Zoning Ordinance of the Village of Norridge, to enlarge the existing two car garage from 587 sq. ft. to 1,113 sq. ft.) by Mr. DiPieri, seconded by Mr. Straughn. A roll call was taken:

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

MOTION PASSED

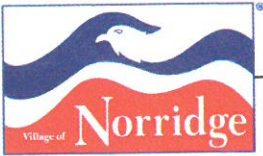
Case closed

The court reporter was released at this point.

Discussion: CMAP Recommendations

Tabled at this time.

Public Comment – None



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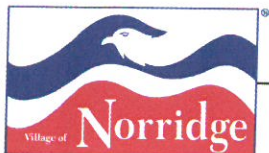
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MOTION - By Mr. Budnik, seconded by Mr. Giacalone that the meeting be continued to September 27, 2021 at 6:30 P.M. at Village Hall to continue review of the proposed new zoning Ordinance. A voice vote was taken.

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

MOTION PASSED

MEETING ENDED at 8:24 P.M. Next meeting scheduled for September 27, 2021,
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 27th day of September, 2021, 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; all wore face coverings and remained socially distant. Upon roll call the following named members answered present:

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

Absent: None

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

Update on Future Cases

One new case is scheduled for October and the continued case from Last meeting.

One case is also scheduled for November regarding a rear yard setback.

Discussion: CMAP Recommendations

The majority of the meeting was continuing the final review of the proposed new Zoning Ordinance.

Public Comment – None

MOTION - By Mr. Straughn, seconded by Mr. Thompson that the meeting be adjourned. A voice vote was taken with no objections. **MOTION CARRIED.**
MEETING ENDED at 9:07 P.M. Next meeting scheduled for October 4, 2021, 7:00 P.M.

Respectfully submitted,

Allan Budnik
Secretary

Janice Magnuson
Chairperson

