

# 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**

Janice J. Magnuson

#### **SECRETARY**

Allan J. Budnik

#### **MEMBERS**

Richard Thompson

Christopher O'Leary

Christian Giacalone

Michael Straughn

Frank DiPiero

The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois  
Convened on the 1<sup>st</sup> day of November 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**

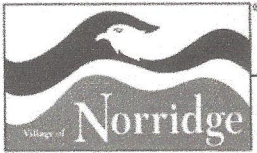
To approve the Board Minutes with a date of October 4, 2021 was made by Mr.  
Giacalone, seconded by Mr. Thompson. A voice vote was taken:

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

No – None

Abstain – Straughn

**MOTION PASSED**



# 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 there will be two cases for December. One will be the permanent makeup moving suites and required a special use approval. The other will be for someone building a large home on Winona and Ozanam and requires multiple variances.

## **Hearing**

Chairperson Magnuson reminded all of the rules of conduct, 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 # 652 - 5116 N. MONTEREY AVENUE**

Secretary Budnik read the letter from the Petitioner.

Mr. Thompson asked if the detached garage needs a variance as it exceeds the 660 sq. /ft. size.

Mr. Gaseor stated yes that it needs a variance approval.

Mr. Osiecki stated yes to acknowledge he would like it to be included in his variance request.

The request will be amended to include a variance from the required 660 sq. /ft. garage size to the requested 1092 sq. /ft. garage size resulting in a 432 sq. /ft. variance.

Cezany Osiecki presented the case and presented a letter from his friend and architect Paul Tebbon that he thought would best present his request for variances on his property. The letter will be included at the end of these minutes.

Mr. Gaseor showed on the display board the front elevation, floor plans and photos of the proposed house.

Chairperson Magnuson stated that the house had a very interesting design.

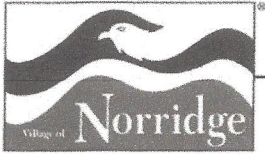
## **Questions from the Board:**

Q. Does the architect's letter explain the rational for building this way?

A: Yes.

Mr. Gaseor stated that the appearance committee approved this current design.





# 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

Q: Does your California House design take into account for rain and snow?

A: Yes.

Q: Why do you need the garage that size?

A: I am a contractor and have a lot of tools and a workbench.

Q: Being a contractor, what height is the size of your truck?

A: (he did not answer the height question) He stated that the doors may open horizontally or vertically.

Mr. Budnik stated that the petitioner's letter stated that he wanted the house to fit into the neighborhood yet had an architect design something entirely different than any house in Norridge.

## **Visitors Comments:**

Maria Cataldo stated she feels uncomfortable with construction in Norridge. She admires the low-rise concept here, but most houses do not blend into the neighborhoods. There are very large houses that do not fit into the neighborhoods and wonders in the future, who is going to buy these houses? She stated there are some large vacant houses already in Norridge. She stated there is a huge house on Mission that is vacant. She also stated that with these new large homes that the neighborhood houses' taxes are going to go up. She stated she chose Norridge because of the one story homes so that her and her mom do not have to go up and down stairs. She stated trees are being cut down and not replaced so the greenery of the neighborhood is going away.

Mr. Straughn asked if her issues were against this request for variance or just general statements. She stated that she did not have any issues with today's requested variances.

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.



# 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

## **Board Discussion:**

Mr. Thompson stated that it appeared at least six other houses on the block exceeded the rear setback limit. He stated that if the owner built the house to the front setback, then he won't need a rear setback variance except the front line of other houses on the block will not allow him to build it that way.

The Board discussed if there was a need to vote on each item separately but came to the conclusion that no one on the board would vote differently for each item.

## **MOTION**

To recommend to the Village Board to APPROVE the rear setback variance to 17' 4 3/8" and the garage variance of 432 sq. /ft. 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**

Chairperson Magnuson stated that the Village Board may take up the vote at the December 8, 2021 Board meeting. She thanked all present.

Case closed

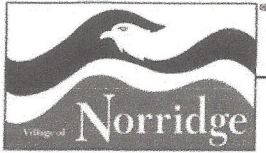
---

The court reporter was released at this point.

## **Discussion: CMAP Recommendations**

The Zoning Board continued final review of the proposed new Zoning Ordinance including the discussion of Article VIII and items in regards to permanent makeup establishments.

**Public Comment – None**



# 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

**MOTION** - By Mr. O'Leary, seconded by Mr. DiPiero that the meeting be adjourned.  
A voice vote was taken.

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

**MOTION PASSED**

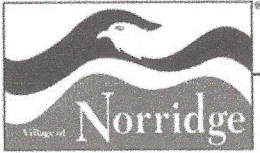
MEETING ENDED at 8:45 P.M. Next meeting scheduled for December 6, 2021,  
7:00 P.M.

Respectfully submitted,

Allan Budnik  
Secretary

Janice Magnuson  
Chairperson





# 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

312 898 1493 | 312 898 1493 | WWW.ELLIPSISARCH.COM

## PROJECT MEMORANDUM

Project Name: 5116 Monterey  
Project No: 1911

Memo #: 1911-01

01 November 2021

At the Village of Norridge Zoning Board of Appeals  
1911 Project (see Zoning memo)

Dear esteemed members of the Zoning Board of Appeals:

My name is Paul Kubien. I have had the privilege of knowing Cezary and Kinga Osiecki for many years as a friend, a colleague and most recently as their Architect. They are good, honest, hard working people and are a great asset to any community in which they reside. They are pure of intention, humble and are in pursuit of a quality life.

Since migrating from Poland many years ago, they have been seeking a place to plant roots. After exploring other towns over the years, they chose Norridge several years ago as their "forever" community, bringing with them an abundance of positive human capital. They love the Village, their local community and their neighborhood. They want to stay. This is their American Dream.

They have chosen to make an investment in Norridge. This project represents an emphatic commitment to live out the remainder of their lives in Norridge peacefully and productively. As such, they are heading with a keen eye toward "aging in place" and have collaborated with us to design their home to accommodate their life now as well as what they perceive their lives to be twenty and thirty years from now. I honestly wish more people had this foresight. They also admire the original low rise fabric of the neighborhood and, from the start have been intent on maintaining it with their new build.

For the reasons listed above, a standard two story home was not an option. They have seen others built and felt that many lacked a sensitivity to their surroundings. They instead wanted a more modestly-scaled home tailored to their lives. They needed only a few bedrooms and modest living space but also required storage and utility functions. As such, they required a partial basement. Due to egress concerns from the basement, there were limits to how low the basement could be so they elevated a small portion of the home the minimum amount (three steps) to allow for head clearance and safe egress. What resulted was essentially a single story home with a partial basement.

To pack in the modest list of program functions, Cezary and Kinga are requesting minor relief [7'-7 5/8" encroachment] from the rear setback requirement. All other setbacks and zoning requirements have been strictly met. As their friend, their architect and someone who believes soundly in the positive impact the Osieckis will undoubtedly make in the Village of Norridge, I ask that you please consider granting them this small relief in the service of allowing them to realize their dream.

Sincerely,

Paul Kubien

Principal

5116 MONTEREY • NORRIDGE, ILLINOIS