



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 6th day of December 2021, 7:00 P.M. at its regular meeting place,
4000 N. Olcott Avenue, Norridge, IL 60706

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 Christopher O'Leary, Member Christian Giacalone, Member Michael Straughn, Member Frank DiPiero, Member
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Absent:

Allan Budnik, Secretary
Richard Thompson, Member

Also attending:

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

MOTION - By Mr. O'Leary, seconded by Mr. Giacalone that Mr. Straughn act as
Secretary for this meeting. A voice vote was taken with no objections.

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

MOTION CARRIED

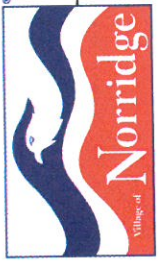
Approval of Minutes - MOTION

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

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

MOTION CARRIED

Incorporated 1948



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Update on Future Cases

Mr. Gaseor stated there will be no cases for the January meeting. He also stated that the Dunkin Donuts project on Cumberland was started.

Hearing(s)

Chairperson Magnuson reminded everyone present 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 #653 – 4701 N Cumberland Avenue Unit #30

Acting Secretary Straughn read the letter from the Petitioner.

Danijela Milovanovic presented the case. She stated she is very happy with her business in Norridge and just wants to move the same business to a larger space in the same building. Nothing else will change including the service she offered stating that she would never offer tattoos and she will continue to only offer permanent make-up.

Visitor Comments:

Maria Cataldo wanted to confirm that the shop will only work on faces and they will never offer tattoos. Ms. Milovanovic confirmed that was correct.

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 finding



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Board Discussion:

Mr. Straughn commented that this was just a formality due to the special use permit and did not see any issues.

Motion

To recommend to the Village Board to APPROVE the special use permit to move Esthetic World Beauty from unit 18B to unit 30 at 4701 North Cumberland, Norridge, IL 60706 by Mr. Giacalone, seconded by Mr. O'Leary. A roll call was taken.

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

MOTION PASSED

Case #654 – 7807 W. Winona

Acting Secretary Straughn read the letter from the Petitioner.

Wei Tan, the architect on the project, presented the case. The house design will require a rear setback variance from the required 27 ½ feet to 6 ¼" feet.

Board Questions:

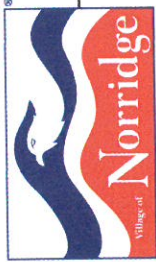
Mr. Straughn asked to confirm that the only variance they were seeking was the rear setback that was along the attached garage. They confirmed the plans for the house were redrawn and they only needed to request that single variance.

Visitor Comments:

Aristea Geroulis asked how the new design would change the front of the house compared to the rest of the neighborhood. It was confirmed that the front of the house was not moving much and it still matched the other houses.

Maria Cataldo asked how much the front of the house was moving. It was answered that it was moving forward by 3 1/2' feet, but was still within the requirement.

Maria Cataldo asked what they were doing with the 4 old beautiful trees on the lot. The owner stated that one tree was dead and would have to come down, one tree would be taken down to make room and the other two would stay.



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Findings

- (a) Will not impair an adequate supply of light and air to the 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 finding

Board Discussion:

Mr. Straughn commented that there was a house one block away (SW) that had a similar set up with the rear setback behind the garage.

Motion

To recommend to the Village Board to APPROVE the variance to the rear yard setback from 27 ½ feet to 6 ¼ feet at 7807 West Winona, Norridge, IL, 60706 by Mr. O’Leary, seconded by Mr. Giacalone. A roll call was taken.

Yes – Magnuson, O’Leary, Giacalone, Straughn, DiPiero

No – None

Abstain – None

MOTION PASSED

Case Closed – The court reporter was released at this point.

Discussion: CMAP Recommendations

The Board continued the final review of the new proposed Zoning Ordinance. There were lengthy conversations concerning the following topics:

Agreed permanent makeup should be added to B1/2/3 and be only special use.

Agreed the new detached garage height should be limited to 16’ and that if a roof deck was added to a detached garage, it also should be limited to 16’.

Joan will need to renumber everything before our review and will have to get someone to redo the chart as she cannot manipulate it.



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Joan would like to list everyone that worked on the project on the acknowledgement page.

We agreed to wait for the next meeting to schedule the next workshop.

Public Comment – None

MOTION - By Mr. O’Leary, seconded by Mr. Giacalone that the meeting be adjourned.

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

MOTION CARRIED

MEETING ENDED at 8:48 P.M. Next meeting scheduled for January 10, 2022, 7:00 P.M.

Respectfully submitted,

Michael Straughn
Acting Secretary

Janice Magnuson
Chairperson

