

# 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 2nd day of May 2022, 7:00 P.M. at its regular meeting place,  
4000 N. Olcott Avenue, Norridge, IL 60706

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  
Christopher O'Leary, Member  
Christian Giacalone, Member  
Richard Thompson, Member  
Mike Straughn, Member  
Frank DiPiero, Member

Absent: None

Also attending: Brian Gaseor, Village Engineer  
Jack Bielak, Village Trustee  
Dominic Falagario, Village Employee

### Approval of Minutes - MOTION

To approve the Board Minutes with a date of April 4, 2022 was made by Mr. Giacalone, seconded by Mr. Thompson. A voice vote was taken:

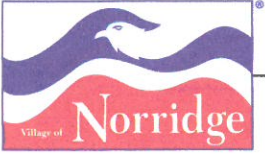
Yes – Magnuson, O'Leary, Giacalone, Thompson, DiPiero  
No – None  
Abstained – Budnik, Straughn

### MOTION CARRIED

### Update on Future Cases

Mr. Gaseor had nothing new to report. The next possibility for a hearing will be July. Then Mr. Gaseor provided a brief update of business openings and construction in town.





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## **Hearing**

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 Zoning Board Attorney Joan Cherry and Court Reporter Diane Sofiak who will document the words of the hearings.

### **Case # 656 - 8109 West Courtland**

Secretary Budnik read the petitioner's letter.

The petitioner was not present but his sister and contractor were.

Mr. Gaseor displayed the map.

Mr. Thompson made a motion to continue this case to the June meeting.

A moderate discussion involving the Board attorney as to if the petitioner can give testimony via phone. Attorney Cherry stated that he needs to be present for his testimony. The petitioner was contacted by his sister to make sure he was available to attend on June 6, 2022. He stated he will be here. The visitors in attendance were asked if any of them were here for this case. No one replied.

**MOTION** – made by Mr. Thompson, seconded by Mr. Budnik to continue Case # 656 to June 6, 2022 at 7:00 P.M.

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

No – None

**MOTION CARRIED**

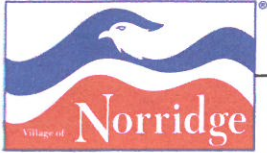
### **Case # 657 – 5001 Pittsburgh**

Secretary Budnik read the petitioner's letter.

Mr. Thompson inquired with the Zoning Board Attorney that with the change of green space calculations that now only allows for 150 sq./ft. of pavers to be counted as green space.

Mr. Gaseor stated if they were not able to count all of their pavers beyond the now allowed 150 sq./ft., they would not have enough green space.

Attorney Cherry – If they modified their pavers then they would a variance.



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Marianna Yeshchenko presented the case. She is seeking a rear yard setback variance from the required 20 feet to 10 feet. She stated that they are simply adding a balcony only on the four columns on the side of their house. Dean Maggos – architect – spoke further on the petitioner’s behalf. He stated they would like to construct a ten foot by thirty-seven feet, fourteen feet high balcony on the West side of the house to sit under for shade. The back of the house is too small and the balcony would look consistent with the rest of the house.

## Questions from the Board

Q: Is it a covered patio rather than an open balcony?

A: Mattos answered yes. He further explained that it is a roofed area with pavers on the ground.

Q: How will you handle window wells?

A: We will go around them.

Q: Will covers be added to the window wells?

A: Yes

Q: Will you be moving the electric line in?

A: Yes

Q: Will you bury the electric line?

A: No, just moving it.

Q: The Balcony has no door?

A: No. There will be no access from the second story. It is a roof.

Q: Ground level will be only for the ground level patio. No stairs up?

A: Yes – only ground level, no stairs.

Mr. Gaseor presented a letter that was sent to him from the neighbor to be read at this hearing from Iwona and Tomasz Petryszak – 8260 W. Argyle St. This letter will be attached at the end of these minutes as Attachment “A”.

Mr. Gaseor stated that there is 6 to 12 inches drop off property grade from the petitioner’s property to the Petryszak property. He stated that the petitioner is adding a retaining wall along the new fence being installed.

Q: Are there any gutters on the proposed new addition?

A: No

Q: Is the fence yours or the neighbors.

A: Mr. Gaseor stated the neighbors to the West gave consent to the petitioner to take their fence down and put up a new one.

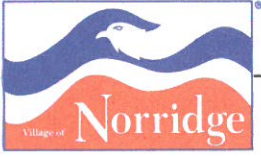
Q: Is the roof sloped to the west?

A: Yes.

Q: Can you add a gutter along the top and redirect the water to the front?

A: Yes

Q: Can you bury the downspouts and place a pop-up in the front yard?



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A: All the other downspouts are to an underground pipe and they might go directly to the Village storm sewer system.

Mr. Gaseor stated it either goes to a bubbler or to the Village storm system.

Q: Does adding the new downspout to that system sound acceptable?

A: Yes.

The Board inquired that the petitioner was adding all these items to just have a covered patio.

Q: There were no future plans to make the second level of this addition accessible from the second floor?

A: No. Mrs. Yeshchenko stated all they wanted was an area that was covered and will send all the rain water out to the street. They are putting up an expensive fence to make everything look nice and they try to accommodate the neighbor.

Mr. Thompson inquired further about the retaining wall.

Mr. Gaseor explained it would be probably landscape blocks along the new fence to stop any water run off into the neighbor's yard.

**Visitor Comments:** None

## **Board Discussion**

Mr. Thompson stated he would move forward with stipulations such as the retaining wall, gutter, paver removal consequences, and gutter re-route.

The rest of the sounded like they were in agreement.

The Board moved to the findings.

## **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



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## **Motion**

Made by Mr. Thompson to recommend to the Village Board to APPROVE the variance for 5001 Pittsburgh for the rear setback from 20 feet to 10 feet with the following conditions:

1. Adding a retaining wall along the new fence on the West side of the property.
2. New work to have gutter and downspout to drainage system at least twenty feet from the property line exiting in the front yard or to existing system if routed to Village storm system.
3. Allow the addition of the small number of pavers to be added under the new covered patio bringing a total of 850 Sq./Ft. of pavers over the green space needed.
4. Pavers will not be further altered other than being replaced with like material.

The motion was seconded by Mr. Straughn. A roll call was taken.

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

No – None

Abstain – None

## **MOTION PASSED**

**Case Closed** – The court reporter was released at this time.

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**Discussion** – Tabled at this time

**Public Comment** - None

## **MOTION**

Motion to adjourn made by Mr. Giacalone and seconded by Mr. Thompson.

A voice vote was taken:

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

No – None

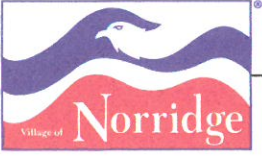
## **MOTION CARRIED**

MEETING ENDED at 8:26 P.M. Next meeting scheduled for June 6, 2022, 7:00 P.M.

Respectfully submitted,

Allan Budnik  
Secretary

Janice Magnuson  
Chairperson



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## Attachment "A"

April 30, 2022

Iwona and Tomasz Petryszak  
8260 W. Argyle St  
Norridge, IL 60706

Dear Honorable President and Board of Trustees:

We have received a legal notice concerning our neighbor's property commonly known as 5001 North Pittsburgh Ave. We are not able to attend this meeting, being out of the country. Our neighbor's side yard (west side of their house) where they have requested a special zoning and proposed a balcony is directly facing our kitchen. Due to their yard elevation, being significantly higher than ours I am very concerned about flooding. We have lived at our current address over 17 years and never had any flooding issues. I am not sure as to what the neighbor has exactly proposed as far as ground if they will be replacing the current paving or expanding it. To prevent any flooding issues, please consider requesting proper drains to prevent possible issues. It has been very difficult to resolve any kind of problems with my neighbors. Since they moved in, I have seen several police incidents involving this neighbor and other neighbors around them. We faced few problems as well. They drained their illegal pool overnight causing flooding on our side of the yard. When I approached them in the morning, I was told that the water was clean. In addition, when they began working on a fence last year, they approached us with their plans. We were completely fine with this project as long as it was all on their property. When I questioned them after they dug holes to pour concrete, I was told not to worry about the part of the concrete that will be in our yard, and that it wouldn't be visible. In the night, they destroyed the markings the Survey Company left for us. I please ask you to carefully review this project so we can all continue to enjoy our living spaces. I thank you for your time and consideration.