



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

The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois
Convened on the 6th day of June 2022, 7:00 P.M. at its regular meeting place,
4000 N. Olcott Avenue, Norridge, IL 60706

PRESIDENT

Daniel Tannhauser

CHAIRPERSON

Janice J. Magnuson

SECRETARY

Allan J. Budnik

MEMBERS

Richard Thompson

Christopher O'Leary

Christian Giacalone

Michael Straughn

Frank DiPiero

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
Joan Cherry, Board Attorney

Approval of Minutes - MOTION

To approve the Board Minutes with a date of May 2, 2022 was made by Mr. Giacalone, seconded by Mr. DiPiero. A voice vote was taken:

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

MOTION CARRIED

Update on Future Cases

Mr. Gaseor had nothing new to report. The next possibility for a hearing will be September. 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

This case was re-opened as it was continued from the May 2, 2022 date.

Secretary Budnik read the petitioner's letter.

The petitioner, Anthony Santucci presented the case. He stated that they bought the property and the six-foot height of the garage door is not adequate and would like to build bigger. The property was previously approved for a larger garage but was never built.

Questions from the Board

Q: Are there any overhead height obstructions?

A: No

Q: What is the reason for the overall garage height?

A: Storage space.

Q: You are asking for a huge garage with a two-story house with a basement. What is the hardship?

A: I couldn't really say there is a hardship but the basement storage items are different than garage storage items.

Board statement: A 5/12 pitched roof would still be within code.

Q: At eighteen feet high, the garage would be the largest freestanding garage in the Village. Sixteen feet height is proposed for the new Zoning Ordinance and would sixteen feet be acceptable?

A: Cars are bigger, Jumpy house, Halloween stuff, carts, etc. are all items that I need to store as I decorated for each holiday. Goal would be to put a pull-down ladder in and ask for a bigger garage.

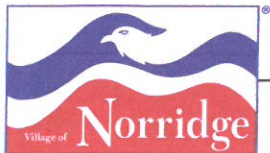
Q: What is your home roof pitch? Thompson said garage is 9/12 but your drawings say otherwise.?

A: Not as big as what I'm asking for the garage.

Mr. Thompson stated that we should vote separately for the size of the garage and a second vote for the height.

Q: Where is the "party door" placement?

A: Rear to the yard.



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The petitioner asked what happens if there is a 50/50 split.

Chairperson Magnuson explained that the Zoning Board vote was merely an advisory vote that will be sent to the Village Board for the final vote in which they can agree, disagree or agree with modifications on the decision.

Visitor Comments:

Mary Walsh - 8917 Courtland (next door) What is happening to the fence?
Stated she had flowers and other growth in the area.

A: I've discussed it with a fence guy.

A new visitor stated she wanted to say something; therefore, she was sworn in by Chairperson Magnuson.

Rose Rossi – 8105 Maple – Are you going to store any construction material in your garage since your company does that type of work?

A: I store all my work items at 6430 Gunnison.

Rossi later stated that on Osage they came in with a welding type business and was working on cars in there. They all want to fix stuff in their garage. People are doing stuff every day in their garage.

Mr. Gaseor stated she should discuss the above location with him after the meeting.

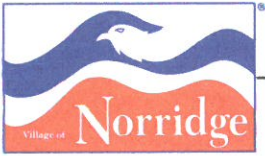
Dana Tamas – 8100 Maple – From my patio I can see the garage, what will the Village do to stop someone else from making it a shop.

A: I have a ping pong table and toys to store in the garage.

Mr. Gaseor stated that hopefully the neighbors report suspicious activity and then we would have to verify what the activity is (whether it is a hobby or business).

Mr. Thompson asked the petitioner if he was putting in an eight-foot-high garage door.

Mr. Santucci stated – Yes.



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Board Discussion

Mr. Thompson stated he didn't think there was any issue with the footprint of the garage, just the height. He stated the new proposed Zoning Ordinance would allow a sixteen-foot height without a hearing.

There was a lengthy discussion with the petitioner about the height request with the end decision of the petitioner amending his request to a sixteen-foot height instead of the original eighteen-foot height.

Mr. Santucci asked why there was a limit on the height.

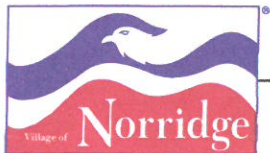
Many members voiced their reasons on the height limitations and that the current Zoning Ordinance only allowed a fourteen-foot height limit but this Board sounding willing to grant the petitioner a sixteen-foot height but not the eighteen-foot height request.

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 8109 W. Courtland for the garage square footage on 1,176 resulting in a 516 square foot variance and a two-foot height variance to a total height of sixteen-feet.

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.

Discussion – Tabled at this time

Public Comment - None

MOTION

Motion to continue the meeting until June 13, 2022 at 6:30 P.M. made by Mr. Budnik and seconded by Mr. Thompson.

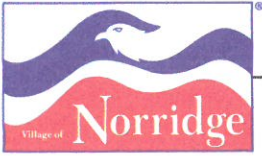
A voice vote was taken:

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

No – None

MOTION CARRIED

MEETING ENDED at 7:57 P.M. Next meeting scheduled for June 13, 2022, 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 13th day of June 2022, 6:30 P.M. at its regular meeting place,
4000 N. Olcott Avenue, Norridge, IL 60706

The Village was under a Tornado Warning at the proposed start time of 6:30P.M.
therefore the meeting was delayed until the warning expired.

The meeting was called to order by Chairperson Magnuson at 7:18P.M. 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
Richard Thompson, Member
Mike Straughn, Member
Frank DiPiero, Member.

Absent: Christian Giacalone, Member

Also attending: Joan Cherry, Board Attorney

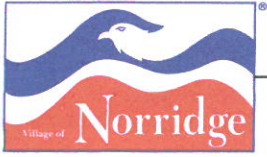
Mr. Giacalone entered the meeting at 7:19P.M.

Discussion

Short term rentals were discussed for the proposed new zoning ordinance. A potential legal notice format was evaluated for the possibility of the Village Board asking the Zoning Board to present the proposed New Zoning Ordinance.

Multiple other text amendment drafts were reviewed and the Zoning Board will take time over the next couple of weeks and comment on these items in July. Items included Short term rentals and cannabis items.

Public Comment - None



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MOTION

Motion to adjourn the meeting was made by Mr. Giacalone and seconded by Mr. Straughn. A voice vote was taken:

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

MOTION CARRIED

MEETING ENDED at 8:31 P.M. Next meeting scheduled for July 11, 2022, 6:30 P.M.

Respectfully submitted,

Allan Budnik
Secretary

Janice Magnuson
Chairperson

