



# 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 9<sup>th</sup> day of January 2023, 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 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  
Frank DiPiero, Member

Absent:

Mike Straughn, Member

Also attending:

Joan Cherry, Board Attorney  
Simon Wajda, Interim Building Commissioner  
Jack Bielak, Village Trustee  
Dominic Falagario, Village Employee

#### **Approval of Minutes - MOTION**

To approve the Board Minutes with a date of November 7, 2022 as written was made by Mr. O'Leary, seconded by Mr. DiPiero. A voice vote was taken:

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

No – None

Abstained – Thompson

#### **MOTION CARRIED**

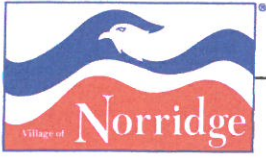
#### **Update on Future Cases**

Mr. Wajda briefed the Board about business events taking place in the Village. There will be no cases for February or March.

Mr. Straughn entered the meeting at 6:53 P.M.

#### **Hearing - None**

Incorporated 1948



# 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

**Discussion** – Attorney Cherry updated the Board on items to address tonight which include parking spaces and accessory building heights. She stated that there has been an inquiry to various Village personnel about what should be counted as a parking space. She also stated to the Board that any inquiries on past, present or future zoning items should be directed to Village staff. She presented some examples of such.

Mr. Thompson expressed his opinion of garage heights that our Board discussed at the November meeting in which he was absent at. He displayed some hand drawn elevations of garages with different height elevations so the Board could see the potential appearances of different garages. Mr. Thompson assumed the Zoning Board had finalized their limits at our November meeting. Mr. Thompson also accused Board members of making decisions on hearing cases due to their acquaintances with a petitioner and said a Board member should recuse themselves from voting if they simply know the petitioner.

Mr. Straughn stated that Mr. Thompson is making assumptions of Board members and because he was not at the meeting, should inquire where the Board stood in the decision process instead of making accusations. He stated that we were still in discussions on many items pertaining to accessory buildings. Furthermore, that because someone knows a petitioner is not a reason to recuse yourself from hearing the case and voting.

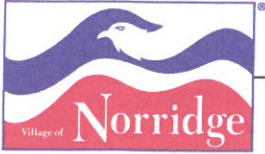
Attorney Cherry stated that you do not need to recuse yourself just because you know the petitioner, rather only if you have a special interest in the matter.

Mr. Giacalone stated in his opinion that the larger (taller) garages are welcomed to store the many belongings of the homeowner. He also stated that at times, the higher roof pitches present a better appearance.

A lengthy discussion ensued about garage heights and roof pitches. The Board reviewed what other suburban towns have in place. There were many items that the entire Board could agree upon including:

- There should be no living spaces allowed in the garage or garage attic.
- The accessory building height should not exceed the height of the principal structure.
- The shed size should be increased to 120 square feet in size.
- The attic area of the garage should not be considered a story.
- No permanent interior staircase allowed to upper level.
- Garage door height limited to 10 feet tall.
- A maximum wall height of 11 feet which includes the parapet wall.
- Maximum height of the garage is 18 feet from floor to peak.

Mr. Budnik stated that the Village Board is the authority on all the items in the proposed new zoning ordinance and will review them.



# 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**

Mr. Thompson stated that he thought only two or three Village Trustees would take the time to review the proposed new ordinance and that the others won't even know what they are looking at.

Mr. Budnik disagreed with Mr. Thompson.

The Board moved to the discussion of parking regulations and parking areas. Attorney Cherry will draft terminology regarding areas that will not be able to be counted as a parking spot. These areas that will be specifically documented in the proposed ordinance were never counted in the past but will be clearly excluded in the new document.

**Public Comment - None**

## **MOTION**

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

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

## **MOTION CARRIED**

MEETING ENDED at 8:57 P.M.

Next meeting scheduled for February 6, 2023, 6:30 P.M.

Respectfully submitted,

Allan Budnik  
Secretary

Janice Magnuson  
Chairperson