

# 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

### 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 Meeting Minutes **Village of Norridge**

The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois Convened on the 6<sup>th</sup> day of February 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  
Richard Thompson, Member  
Christopher O'Leary, Member  
Mike Straughn, Member  
Christian Giacalone, Member  
Frank DiPiero, Member

Absent: Allan Budnik, Secretary

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

### **Nominate Secretary Pro tempore - Motion**

To nominate Mike Straughn as Secretary Pro Tempore was made by Mr. O'Leary and seconded by Mr. Giacalone. A voice vote was taken:

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

No – None

Abstained – None

### **MOTION CARRIED**

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

To approve the Board Minutes with a date of January 9, 2023 as written was made by Mr. Giacalone, seconded by Mr. O'Leary. A voice vote was taken:

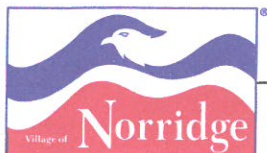
Yes – Magnuson, Thompson, O'Leary, Straughn, Giacalone, DiPiero

No – None

Abstained - None

### **MOTION CARRIED**





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## **Update on Future Cases**

Mr. Wajda briefed the Board about business events taking place in the Village. Caputo's is scheduled to be opened early April if all goes well. There were 2 residential inquiries, but nothing was submitted yet. There will be no cases for March.

## **Hearing - None**

**Discussion** – The Board received the updated current zoning ordinance. Trustee Bielak then asked how the new ordinance would be presented to the Board. He felt that all major changes should be listed to make it easier for the Board to review. Attorney Cherry showed him the table that was done to track the changes. Trustee Bielak stated that he thinks the best way to present this would be to call a committee of the whole and to review the document page by page.

Attorney then started the workshop and the following was discussed:

We corrected the garage height to the 12' on the flat roof and 14' on the roof deck.

Added Motorhome and Camper to section XII, 1.2, G

It was confirmed that section VI-A was the same as previously discussed but reformatted.

Reviewed Section IV – Residential Districts and confirmed that the changes made earlier to the green space requirements were correct.

In Article V it was agreed that permanent makeup should be permitted as long as the definition stayed as is. The rules that apply to both permanent makeup and tattoos should be in the same footnote (combing 4 and 8). The draft was changed to allow motor vehicle services as permitted in B2 and B3 (the current draft had them crossed out).

Article VI – We confirmed that we are calling it B4 and that this allows a cannabis dispensary.

Article VIII – Per Attorney Cherry, the letters and numbers were incorrect and she fixed them. After discussion it was agreed that we should change the light bleed over to residential properly line to zero foot candles from one foot candles. This will be done by adding section E. It was also agreed to change the buffer on the business / nonresidential to 15' and leave manufacturing at 30'. Trustee Bielak agreed to update the chart.



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Article XV – It was agreed to be moved to the Technical Code Section.

It was also agreed that the Appendices on the Review Commission should be removed.

Attorney Cherry said she will add blank pages to the end of each section to make it easier to add text. She also suggested that we codify the new ordinance like most villages currently do.

Trustee Bielak suggested that once the new ordinance is complete, we need to move into a new comprehensive plan.

Attorney Cherry will provide an updated draft ordinance after it is formatted by Trustee Bielak and reviewed by Chairperson Magnuson. There was discussion if this could be done by the next scheduled meeting and there were doubts about the quick timeline. It was discussed if we should cancel the meeting, but decided it should be held even if we only receive updated.

It was discussed if all meetings should be moved to 6 or 6:30pm. It was determined that hearings should still be at 7pm and workshops can start at 6:30pm.

**Public Comment - None**

## **MOTION**

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

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

## **MOTION CARRIED**

MEETING ENDED at 8:09 P.M.

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

Respectfully submitted,

Michael Straughn  
Secretary Pro Tempore

Janice Magnuson  
Chairperson