

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 1st day of May 2023, 7:00 P.M. at its regular meeting place,
4000 N. Olcott Avenue, Norridge, IL 60706

Motion to nominate Christopher O’Leary as Secretary Pro-tempore made by Christian Giacalone, Seconded by 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
Richard Thompson, Member
Christian Giacalone, Member
Christopher O’Leary, Member
Frank DiPiero, Member

Absent: Allan Budnik, Secretary
Mike Straughn, Member

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

Approval of Minutes - MOTION

To approve the Board Minutes with a date of April 10, 2023 as written was made by Mr. Thompson, seconded by Mr. DiPiero. A voice vote was taken:

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

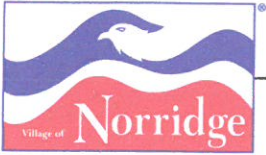
No – None

Abstained

MOTION CARRIED

Update on Future Cases

Mr. Wajda stated that the only update is Caputo’s is looking at opening late June/early July.



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Hearings

Chairperson Magnuson read the rules of the hearings and swore in all present. She also announced the presence of Diane Sofiak the Court Reporter.

Case #660 – 8226 W. Gunnison Avenue (Dote Family)–

This project is to construct a 22' x 26' 1st floor bedroom suite. Presenting is Ed Larson, Architect (4919 Oakwood Avenue, Downers Grove, IL). The family would like to construct this addition due to Wendy's (homeowner) health concerns. This addition will consist of a 1st floor bedroom/bathroom suite with laundry and closets. This will require them to obtain a variance for the rear yard set-back to 17.5' opposed to the 31.11'

Mr. Thompson questioned why they could not build on the side of the house opposed to the rear. This was answered by Mr. Dote as this is one of the main entrances and would prefer not to enter the house through the bedroom. Also, electrical is located on that side.

No questions by audience.

Findings- Read by Chairperson Magnuson

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

No absolutes against any of the Findings.

Motion - Mr. Thompson made the motion to recommend to the Village Board to approve the variance of 13'6" to allow a 17'6" rear yard set-back, Seconded by Mr. Giacalone.

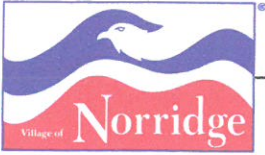
Yes – Magnuson, Thompson, O'Leary, DiPiero, Giacalone

No – None

Abstained - None

MOTION CARRIED

Case closed at 7:21



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Case #661 – 4943 N. Canfield Avenue (John & Fannie Theodore)

This project is to demo and a build a new attached garage and move the driveway from Canfield to Strong Street. This will require a rear-yard setback variance to 20'

Presenting is John Theodore. Due to the heavy traffic on Canfield, it is rough to pull in and out of the driveway so they would like to move the driveway to Strong. This will be a safer exit for them.

The Theodore's were supposedly told that they already had a non-conforming lot, Mr. Thompson made it clear that it was not. There is an accessory building behind the garage that was added on without a permit at some point.

To move the garage, which will now be "Attached" to the home carries different rules per Mr. Thompson and has concerns about the Theodores adding a second floor to the home. Mr. Bielak stated that the foundations required for a single-story garage are different than what is needed for a 2-story building. This will be reviewed during the permitting process.

Mr. Bielak also discussed that if in the future the Theodore's wanted to add a second floor to the garage that it would have to go through the permitting and review process.

Question by Chairperson Magnuson asking who approves curb cuts as this will be needed to make a new driveway on Strong. Mr. Wajda replied that Public Works is responsible for this approval.

No questions from audience.

Findings - Read by Chairperson Magnuson

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

No absolutes against any of the Findings.



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Motion - Mr. Giacalone made the motion to recommend to the Village Board to approve the variance of 20'2" to allow a 5'2" rear yard set-back with the condition of Public Works approving the new curb cut, Seconded by Mr. DiPiero.

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

MOTION CARRIED

Case closed at 7:48

Discussion – The Board reviewed/discussed (again) at length the Residential article in which some items were modified in the table to simplify the properties. We also discussed the housing for the elderly item and decided to leave this type as a stand-alone type.

Public Comment - None

MOTION

Motion to continue the meeting to May 8, 2023 at 6:30P.M. was made by Mr. Giacalone and seconded by Mr. Thompson. A voice vote was taken:

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

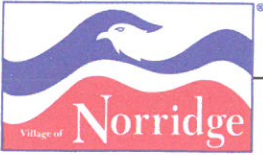
MOTION CARRIED

MEETING ENDED at 8:50

Next meeting scheduled for May 8, 2023, 6:30 P.M.

Respectfully submitted,

Christopher O’Leary
Secretary Pro-tempore



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The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois
Re-Convened on the 8th of May, 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: Janice Magnuson, Chairperson
Allan Budnik, Secretary
Richard Thompson, Member
Christian Giacalone, Member
Christopher O'Leary, Member
Michael Straughn, Member
Frank DiPiero, Member

Absent: None

Also attending: Joan Cherry, Board Attorney
Dominic Falagario, Village Employee

Update on Future Cases

It was announced that Mr. Wajda has left employment with the Village of Norridge.

Discussion: CMAP Recommendations

The majority of the meeting was continuing final review Article 4 of the new proposed Zoning Ordinance. A lengthy discussion about how to address the nursing home that is currently in a commercial district.

Mr. O'Leary departed the meeting at 7:48 P.M.

Additional time included review of Article 10 and Article 13.

Public Comment – None

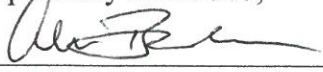
MOTION - By Mr. Thompson, seconded by Mr. Giacalone that the meeting be adjourned. A voice vote was taken with no objections.

MOTION CARRIED.

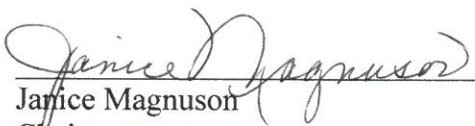
MEETING ENDED at 8:30 P.M.

Next meeting scheduled for June 5, 2023, 6:30 P.M.

Respectfully submitted,



Allan Budnik
Secretary



Janice Magnuson
Chairperson