

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

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 2nd day of October 2023, 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
Frank DiPiero, Member

Absent: Michael Straughn, Member

Also attending: Patrick Gorski, Village Building Commissioner
Joan Cherry, Board Attorney
Dominic Falagario, Village Employee
Diane Sofiak, Court Reporter

Approval of Minutes - MOTION

To approve the Board Minutes with a date of September 11, 2023 as written was made by Mr. O'Leary, seconded by Mr. DiPiero. A roll call vote was taken:

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

No – None

Abstained - None

MOTION CARRIED

Update on Future Cases

Mr. Gorski briefed the Board about a potential hearing in the future for the property at 7801 Lawrence regarding a drive thru on the adjacent property at 4750 Ozanam. He also stated that there has been a cannabis application applied for on Harlem. Additionally, a process is underway for an unsafe structure at 4102 Oriole. Lastly, the former Putting Edge to be demolished and remodeled.



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Hearing

Chairperson Magnuson read the process and rules of the hearings and swore in all present. She also announced the presence of Village Attorney Joan Cherry and Diane Sofiak the Court Reporter to document the hearing.

Case #663 – 4500 N. Redwood Drive

Secretary Budnik reads the petitioner's letter

Andy Kacprzyński (Architect for the owner and petitioner Włodzimierz Biszczuk) located at 4500 Redwood Drive will present the case. They are requesting a two-story addition with a two-car attached garage. The garage will encroach 1.35 feet and the front of the garage exceeds the front of the house by five feet.

Questions from the Board

Mr. O'Leary asked what is the reason for exceeding the side setback for the garage.

Mr. Biszczuk stated there are 18 additional houses on Redwood Drive that exceed the setbacks.

Mr. Budnik asked if he had the addresses of the 18 additional houses that exceed the setbacks.

Mr. Biszczuk stated he did not.

Mr. Giacalone asked is the current garage is attached.

Mr. Kacprzyński stated yes. In addition, the current driveway will be removed and grass placed.

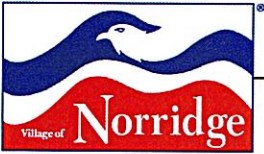
Public Comment

Chairperson Magnuson asked if the public had any questions at this time.

Beverly Gondela (4504 N. Redwood Drive) asked the architect about the proposal and the actual encroachment into the side yard setback.

Mr. Gorski stated the distance from the property line would be 7.45 feet.

Frank A. Librandi (4501 N. Oak) stated his only concern is drainage as he is at the low end of his block and sometimes it has standing water.



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Mr. Biszczuk stated that the southwest corner easement does collect water on his property also.

Mr. Gorski explained that downspouts must be directed to the front and rear of the structure.

Board discussion concluded and Chairperson Magnuson then moved to the Findings.

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.

There were no issues against the findings.

MOTION

To recommend to the Village Board to APPROVE the request for a side yard encroachment variance of 1 foot - 4.25 inches and for the garage to exceed the front of the house by a variance of 9 additional inches for the property at 4500 N. Redwood Drive was made by Mr. O'Leary, seconded by Mr. Budnik. A roll call vote was taken:

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

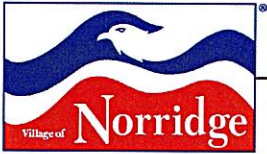
No – None

Abstained - None

MOTION CARRIED

The case was closed and all were thanked for their testimony.

The court reporter was released at this time.



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Discussion – Continued work on the new proposed zoning ordinance on the following areas:

- Finalized town house definition
- Final review of the table of residential permitted and special uses
- Business district that includes residential units above.

Public Comment - None

MOTION

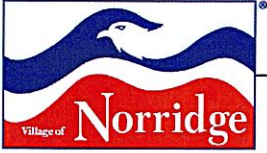
Motion to continue the meeting to October 23, 2023 at 6:30P.M. was made by Mr. O'Leary and seconded by Mr. Giacalone. A voice vote was taken:

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

MOTION CARRIED

MEETING ENDED at 9:00 P.M.

Next meeting continued to October 23, 2023, 6:30 P.M.



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Zoning Board of Appeals

The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois
Re-Convened on the 23rd day of October, 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
Christopher O’Leary, Member
Christian Giacalone, Member
Frank DiPiero, Member

Absent: Michael Straughn, Member

Also attending: Patrick Gorski, Village Building Commissioner
Joan Cherry, Board Attorney

Update on Future Cases

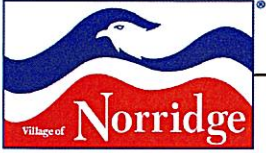
Mr. Gorski advised the Board that 7501 Lawrence continues to inquire about a hearing. Furthermore, 4113 Harlem is pursuing a cannabis permit.

Discussion: CMAP Recommendations

- Continued the final review of the proposed zoning ordinance in the following areas:
- Cannabis Overlay District Boundaries
- Dwellings above ground floor (Business District) (parking and unit sizes)
- Parking requirements and agreements to parking in adjacent lots

Mr. Giacalone exited the meeting at 8:14 P.M.

- Sight triangles definition
- Permitted encroachments
- Signs



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Public Comment – None

MOTION - By Mr. DiPiero, seconded by Mr. O’Leary that the meeting be adjourned. A voice vote was taken:

Yes – Magnuson, Budnik, O’Leary, DiPiero

No – None

MOTION CARRIED.

MEETING ENDED at 8:52 P.M.

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

Respectfully submitted,

Allan Budnik
Secretary

Janice Magnuson
Chairperson