

# 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 4<sup>th</sup> day of December 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:

<b>Roll Call:</b>	Present:	Janice Magnuson, Chairperson Christopher O'Leary, Member Christian Giacalone, Member Michael Straughn, Member Frank DiPiero, Member Renzo Berardi, Member
	Absent:	Allan Budnik, Secretary
	Also attending:	Patrick Gorski, Building Commissioner Joan Cherry, Board Attorney

### **Election, Secretary Pro-tem – MOTION**

To elect Michael Straughn as secretary pro-tem was made by Mr. O'Leary, seconded  
by Mr. Giacalone. A voice vote was taken:

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

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

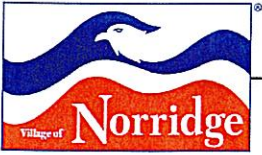
To approve the Board Minutes with a date of November 6, 2023 as written was made  
by Mr. Giacalone, seconded by Mr. DiPiero. A roll call vote was taken:

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

### **MOTION CARRIED**

### **Update on Future Cases**

Mr. Gorski passed out the future dates for the 2024 meetings. It was determined that  
February 26, 2024, was a date that was pushed forward due to the elections but



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conflicted with the Ridgewood Board Meeting. After much discussion it was determined that we should move the date back to the original March 3, 2024, date and relocate the meeting to the conference room or the Sieb center depending on the agenda. Mr. Gorski agreed that this would be the recommendation.

Mr. Gorski then briefed the Board about three potential hearings for January:

1. Caputo's may have to come in for a setback variance as they put asphalt in an area they should not have.
2. The map amendment for the cannabis overlay is set for January.
3. There is a request for a hearing regarding the Dunkin Donuts on Lawrence Ave. There was a long discussion which included the sharing of the draft packet submitted. The board made it clear that they did not want to hear a case unless all the proper documentation was submitted and available at the hearing. Mr. Gorski and Ms. Cherry agreed.

Mr. Gorski ended his presentation by wishing Happy Birthday to Norridge as the 75<sup>th</sup> anniversary was December 4, 2023.

**Hearing(s) - None**

## **Discussion**

Continued work on the proposed new Zoning ordinance. Discussions took place regarding:

- B-3 was modified so all permitted uses from the old "C" were included.
- Norridge Gardens was made a special use by purpose (not owner).
- Above ground floor dwelling chart was approved with the footnote altered to remove the sizes as they are in the chart.
- Added 5.7 to ensure that above ground floor spaces are either all business or all dwellings (not mixed use)
- Approved requiring 2 spaces for all above ground floor dwellings regardless of size.
- Eliminated all "catch-all" language (except in B-4) and will rely on the charts.
- Recommended to remove the "Business District Design Guidelines" from the appendix.
- Drafter's notes are started, but not complete. The goal is to finish them, clean up the draft and submit it in February.



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**Public Comment** - None

## **MOTION**

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

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

No – None

## **MOTION CARRIED**

MEETING ENDED at 8:51 P.M.

Next meeting scheduled for January 8, 2024, 7:00 P.M.

Respectfully submitted,

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Michael Straughn  
Secretary Pro-tem

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Janice Magnuson  
Chairperson

