



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
Oronzo (Renzo) Berardi

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 8th day of January 2024, 7:00 P.M. at its regular meeting place, 4000 N. Olcott Avenue, Norridge, IL 60706

The meeting was called to order by Secretary Budnik and upon roll call, the following named members answered present:

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

Election, Chairperson Pro-tempore – MOTION

To elect Allan Budnik as Chairperson pro-tempore was made by Mr. Giacalone, seconded by Mr. DiPiero. A voice vote was taken:

Yes – Budnik, Giacalone, DiPiero, Berardi
No – None
Abstained - None

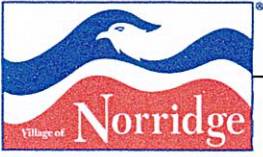
MOTION CARRIED

Approval of Minutes - MOTION

To approve the Board Minutes with a date of December 4, 2023 as written was made by Mr. Giacalone, seconded by Mr. Berardi. A roll call vote was taken:

Yes – Budnik, Giacalone, DiPiero, Berardi
No – None
Abstained – None

MOTION CARRIED



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Update on Future Cases

Mr. Gorski passed out packets that contained the future dates for the 2024 meetings reflecting two changes for the year pertaining to meeting places during early voting periods. Also in the packet was additional items regarding case # 664 and # 665

Mr. Gorski then briefed the Board about several items:

1. GIS items for 2024 regarding the Zoning Map with corrections.
2. 4401 Cumberland Red Lobster B-3 Classification.
3. EV parking (changes/review)
4. 4500 Redwood variation set for next Village Board Meeting.
5. Possible case regarding converting a garage to a habitable space.
6. Possible subdivision of a lot on 4900 block of Chester. (conditions currently do not allow it)

Hearing(s)

Chairperson Budnik stated that with the Zoning Board at its minimum in attendance; that both petitioners in the two hearings set for today have asked for a continuance so that the full Board can hear the cases and vote. He also announced the presence of Diane Sofiak the Court Reporter to document the hearing. To follow, we will open both hearings and read the letters from the petitioners and then ask for a vote from the Zoning Board to continue the hearing on February 5, 2024 at 7:00 P.M. at this location, 4000 Olcott in the board room. All in attendance were encourage to attend in February but in the event, they could not make it, they were asked to fill out a public comment form or email Mr. Gorski with any statement they wanted to provide. Chairperson Budnik asked the attendees that when making statements in the hearings they should provide any evidence to support their statements.

Case #664 – 7801 West Lawrence Ave & 4750 North Ozanam Ave.

Chairperson Budnik read the petitioner's letter.

Mr. Gorski confirmed that the petitioner Haresh Patel was not in attendance and asked to continue the hearing until February 5, 2024.

The petitioner was seeking a map amendment from "R-1" Single-Family Residence District to "B-2" Restricted (Shopping Center) Business District for



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4750 Ozanam, requesting a special use for the Drive-thru and parking area setback variance relief from 30 feet to 9 feet for 7801 Lawrence.

MOTION

To continue case # 664 to February 5, 2024 at 7:00 P.M. was made by Mr. Giacalone, seconded by Mr. DiPiero. A roll call vote was taken:

Yes – Budnik, Giacalone, DiPiero, Berardi

No – None

Abstained – None

MOTION CARRIED

Case # 665 – Village of Norridge

Chairperson Budnik summarized the case as amending Article XI – B section 4 of the Cannabis Overlay District. It was an item previously heard by the Zoning Board and passed by the Village Board. There are a few items that need to be amended as PIN numbers were previously used and included areas not intended.

Mr. Gorski, as a representative of the Village, stated that he requests a continuance of this case to February 5, 2024 at 7:00 P.M. so the entire Zoning Board may hear the case.

MOTION

To continue case # 665 to February 5, 2024 at 7:00 P.M. was made by Mr. Berardi, seconded by Mr. Giacalone. A roll call vote was taken:

Yes – Budnik, Giacalone, DiPiero, Berardi

No – None

Abstained – None

MOTION CARRIED

The Court Reporter was released at this time.



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Discussion - Items were tabled at this time.

Public Comment

Visitors had asked if anything has been done with the property formerly known as Divine Savior Church. Mr. Gorski stated that the property was purchased by the Village of Norridge but no decision has been made as to the re-development of it.

Visitors had an inquiry as to if the items in the Zoning cases were available for the public to review. Attorney Cherry stated that items can be obtained by a FOI request. A short discussion took place as to the methods of placing a FOI request and what items might be redacted.

MOTION

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

Yes – Budnik, Giacalone, DiPiero, Berardi

No – None

MOTION CARRIED

MEETING ENDED at 7:51 P.M.

Next meeting scheduled for February 5, 2024, 7:00 P.M.

Respectfully submitted,

Allan Budnik
Secretary

Allan Budnik
Chairperson Pro-Tempore