



# 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 5<sup>th</sup> day of February 2024, 7:05 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  
Renzo Berardi, Member

Absent: Michael Straughn, Member

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

## **Approval of Minutes - MOTION**

To approve the Board Minutes with a date of January 8, 2024 as written was made  
by Mr. Giacalone, seconded by Mr. O'Leary. A roll call vote was taken:

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

No – None

Abstained – Magnuson

## **MOTION CARRIED**

## **Update on Future Cases**

Mr. Gorski stated that the proposed new Zoning Ordinance is in final review. Mr. Bielak and Mr. Gorski will do a final review. Then it will go back to the attorney for a final draft that will go to the Zoning Board of Appeals, for a workshop in May and regular meeting in June. The Village Board should be able to act on it in August which will be a referral to the Zoning Board to have a public hearing on the matter in September. If the timeline holds firm, the Village Board will have the recommendation from the Zoning Board for their October meeting.



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Mr. Gorski also stated that 4915 Crescent might be seeking a variance from multiple setbacks for a large home.

## Hearing(s)

Chairperson Magnuson stated that she will call the cases out of order and will re-open Case # 665 first as it is an administrative case and should be a brief process to get thru the hearing. She then read the process and rules of the hearings and Norridge Civility Code. She then swore in all present. She also announced the presence of Village Attorney Joan Cherry and Diane Sofiak the Court Reporter to document the hearings.

## Case # 665 – Village of Norridge

Case # 665 was re-open from the initial start date of January 8, 2024.

Secretary Budnik summarized the case as amending Article XI – B section 4 of the Cannabis Overlay District. He then stated that Attorney Cherry will describe the reason for the map and text amendment to the Cannabis Overlay District. It was an item previously heard by the Zoning Board and passed by the Village Board in November of 2022 which allowed for only cannabis dispensaries to be located in four designated areas of the Village. These mapped areas were by property pin numbers and became difficult to figure out the exact borders on the overlay districts. These pin numbers will be removed and the boundaries will be in English. In addition, there was one residential property included in the original ordinance by accident and this property will be removed by this new text and map amendment.

## Questions from the Board

None

## Public Comment

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

No Comments

Mr. Gorski stated that it was the Building Department and staff that originated this request to correct the error in the information system.



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## Findings - Read by Chairperson Magnuson

- a.) Existing uses of property within the general area of the property in question and their relationship to one another.
- b.) The zoning classification of property within the general area of the property in question and their relationship to one another.
- c.) The suitability of the property in question for the uses permitted under the existing zoning classification.
- d.) The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification and that the trend is consistent with the proposed amendment.
- e.) Where applicable, the length of time the property in question has been vacant or unutilized as currently zoned.

And the Board of Appeals recommends and the Board of Trustees finds that the proposed amendment is reasonably necessary to the promotion of the public health, safety or general welfare of the Village.

There were no absolutes against the Findings.

## MOTION

To recommend to the Village Board to APPROVE the request for a text and map amendment to Article XI B, Section 4 of the Zoning Ordinance was made by Mr. Giacalone, seconded by Mr. Budnik. A roll call vote was taken:

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

## MOTION CARRIED

This case was closed.





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

Case # 664 was re-open from the initial start date of January 8, 2024.

Secretary Budnik read the petitioner's letter.

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

This hearing consumed the remainder of the meeting. The motion that took place near the end of the meeting is recorded below. Due to the fact the case was continued, all of its content will be documented at the same time when the case is closed.

## **MOTION**

To continue case # 664 to March 4, 2024 at 7:00 P.M. which will be held at the Estelle Sieb Center 7774 W. Irving Park Road (due to early voting will be in the Village Board room) was made by Mr. Giacalone, seconded by Mr. DiPiero. A roll call vote was taken:

Yes – Magnuson, Budnik, O'Leary, 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

None

## MOTION

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

Yes – Magnuson, Budnik, O’Leary, Giacalone, DiPiero, Berardi

No – None

Abstained - None

## MOTION CARRIED

MEETING ENDED at 10:34 P.M.

Next meeting scheduled for March 4, 2024, 7:00 P.M. at the Estelle Sieb Center  
7774 W. Irving Park Road.

Respectfully submitted,

Allan Budnik  
Secretary

Janice Magnuson  
Chairperson