

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 4th day of March 2024, 7:00 P.M. at its changed meeting place,
7774 W. Irving Park Road, 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
Michael Straughn, Member
Frank DiPiero, Member
Renzo Berardi, Member

Absent: None

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

Approval of Minutes - MOTION

To approve the Board Minutes with a date of February 5, 2024 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, Berardi

No – None

Abstained – Straughn

MOTION CARRIED

Update on Future Cases

Mr. Gorski stated that there are no future cases at this time.



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Chairperson Magnuson elected to address the agenda out of order. There were a few people present that were not related to the ongoing hearing. The chair did not want them to wait through the entire meeting to speak to the Zoning Board. Therefore, she called for public comments at this time.

Public Comment

Igor Kuzma (Contractor) and Dmytro Akubyak (resident of 4832 N, Overhill) Mr. Kuzma stated that the resident does not speak very good English but was looking to add a freestanding structure in her backyard that contained a steam room. Mr. Kuzma had previously talked to Mr. Gorski about this in which Mr. Gorski explained that the freestanding accessory building is not allowed under our current Zoning Ordinance. Mr. Gorski told him it would probably end up in front of the Zoning Board, therefore Mr. Kuzma wanted to speak to us at this time. Mr. Kuzma explained why the resident needed the steam room and asked our opinion of the structure.

In summarizing the exchange, the option of attaching the structure to the current home seemed to be the best option. He was told that there are many variables in going through a hearing for a variance. He was told the process and who would be able to voice their opinion on the matter. Mr. Kuzma was told to reach out to Mr. Gorski for further information on the matter and requirements for such a structure or room addition. There was not much more that the Zoning Board could do at this time.

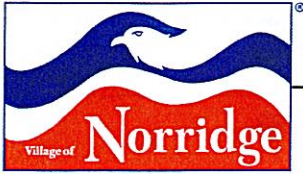
Hearing

Chairperson Magnuson 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 hearing.

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

Case # 664 was re-opened from the initial start date of January 8, 2024, continued to February 5, 2024. then continued to this date, March 4, 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.

January 8, 2024

The case was opened and then subsequently continued so that the full Zoning Board would be able to hear the case and vote. The public attendees were all advised of the continuance date and advised to come to the next meeting or submit a statement that could be read at it.

February 5, 2024

The Zoning Board re-opened the case and heard testimony from the petitioner and owner along with several residents. The hearing was unable to be completed on this date. It was continued to March 4, 2024 at 7 P.M. at the Estelle Sieb Center 7774 Irving Park Road due to the early voting process in the Village Hall.

March 4, 2024

The Zoning Board re-opened the case and heard additional testimony from the petitioner and owner along with several residents. The petitioner provided additional documentation that the Zoning Board requested at the previous meeting. Still more documentation was need for this case. The hearing consumed the remainder of the meeting. All in attendance was informed of the continuance and location. The hearing was unable to be completed on this date. It was continued to April 1, 2024 at 7 P.M. back in our normal meeting space, the Village Hall Board Room.

Full Minutes from Case #664 will be produced once the hearing is closed.

The Board discussed other days before our April meeting to continue the hearing, but there was not a day that the current Board members would be able to attend.

MOTION

Motion to Continue the hearing Case # 664 to April 1, 2024 at 7 P.M. at the Village Hall in the Board Room was made by Mr. Giacalone and seconded by Mr. Berardi. A voice vote was taken:

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

MOTION CARRIED



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MOTION

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

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

No – None

Abstained - None

MOTION CARRIED

MEETING ENDED at 9:57 P.M.

Allan Budnik
Secretary

Jannice Magnuson
Chairperson