



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 1st day of April 2024, 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: 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
Joan Cherry, Board Attorney
Diane Sofiak, Court Reporter

Approval of Minutes - MOTION

To approve the Board Minutes with a date of March 4, 2024 as written was made by Mr. O'Leary, seconded by Mr. Straughn. A roll call vote was taken:

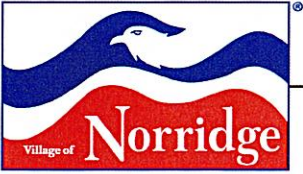
Yes – Magnuson, Budnik, O'Leary, Giacalone, Straughn, DiPiero, Berardi
No – None
Abstained – None

MOTION CARRIED

Update on Future Cases

Mr. Gorski stated that there are two zoning cases coming our way. One is at 4915 Cressent with a side yard setback variation and the other is 5201 Moreland with a rear yard setback.

He also elaborated on electric vehicle charging stations and if they should be labeled an accessory use. He stated that tobacco shops might be considered special uses if fifty percent of sales is paraphernalia.



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Hearing

Chairperson Magnuson read the process and rules of the hearing 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, continued to March 4, 2024 and then continued to this date, April 1, 2024.

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.

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.



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April 1, 2024

The Zoning Board re-opened the case and the architect Peter Paraskis stated that due to the amount of information request from the Village, he forwarded the information request to his sources to get answers for the board. He had not received all the information back; therefore, he was asking for a continuance to next month's meeting to try and complete it.

The Zoning Board then utilized the rest of the meeting to review the initial potential list of conditions that might be placed on this case. The list would then be finalized and sent to the petitioner so that the exact information needed can be presented to the Zoning Board at next month's meeting.

All in attendance was informed of the continuance and location. The hearing was unable to be completed on this date. The petitioner's continuance was granted. It was continued to May 6, 2024 at 7 P.M. in our normal meeting space, the Village Hall Board Room.

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

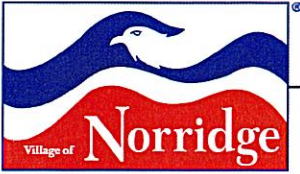
MOTION

Motion to Continue the hearing Case # 664 to May 6, 2024 at 7 P.M. at the Village Hall in the Board Room was made by Mr. Giacalone and seconded by Mr. Straughn. A voice vote was taken:

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

MOTION CARRIED

The court reporter was released at this time.



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Public Comment - None

MOTION

Motion to Adjourn the meeting was made by Mr. O'Leary 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

MEETING ENDED at 10:16 P.M.

Allan Budnik
Secretary

Janice Magnuson
Chairperson