



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

VILLAGE PRESIDENT

James Chmura

CHAIRPERSON

Janice J. Magnuson

SECRETARY

Allan J. Budnik

MEMBERS

Andrew Cichon
Wayne Jarosz
Christopher Miroslaw
Andrew Ronstadt
Richard Thompson

Zoning Board of Appeals

Village of Norridge

The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois
Convened on the 1st day of February, 2016, 7:30 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:

Roll Call: Present: Janice Magnuson, Chairperson
Allan Budnik, Secretary
Wayne Jarosz, Member
Richard Thompson, Member
Andy Ronstadt, Member
Christopher Miroslaw, Member
Andrew Cichon, Member

Absent: None

Also attending: Mark Chester, Village Attorney
Brian Gaseor, Village Engineer
Cynthia M. Stifter, Court Reporter

The Chairperson opened the hearings by reading the rules and having all attendees sworn in.

Case 603 – Albert Bruno, 4701 N. Cumberland Ave.

ALBERT BRUNO (owner) and LENNY SMID (property manager) - PRESENTED THE CASE FOR THE REQUEST FOR REZONING FOR THE ABOVE PROPERTY, FROM B-2 – RESTRICTED (SHOPPING CENTER) BUSINESS DISTRICT TO B-3 GENERAL BUSINESS DISTRICT PER THE ZONING ORDINANCE OF THE VILLAGE OF NORRIDGE – 1962; TO BROADEN THE AVAILABLE USES FOR FUTURE TENANTS AND EXPANSION OF THE EXISTING RESTAURANT.

Mr. Bruno stated that he has been the owner of the property for 42 years and has a future tenant that would like to open a permanent make-up store. He also stated that he would like to expand Basilico Restaurant and would need that rezoning to accomplish that. Mr. Bruno was questioned why the property was originally split into two zoning districts. He responded by stating that the village board at the time was concerned about a large banquet hall in the area that how it would greatly affect the





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residential area. He stated that he has ample parking for his future plans and would not change the impact on the residential areas adjacent to his property.

Comments from attendees:

None.

Board deliberations: The board was advised by Attorney Mark Chester that findings did not need to be reviewed in a zoning map amendment.

Motion: A motion was made by Mr. Ronstadt, seconded by Mr. Jarosz to recommend to the Village Board to grant the rezoning of the property to B-3.

A roll call was taken: (7) Yea, (0) No - **MOTION CARRIED**

Case Closed

Motion – By Mr. Cichon, seconded by Mr. Thompson that, there being no further business, the meeting be adjourned: **MOTION CARRIED**. The hearing was adjourned at 7:41 PM.

Respectfully submitted,

Allan J. Budnik
Secretary

Janice Magnuson
Chairperson