



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

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Allan J. Budnik

MEMBERS

Andrew Cichon

Wayne Jarosz

Christopher Miroslaw

Andrew Ronstadt

Richard Thompson

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 5th day of December, 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
Dianne M. Sofiak, Court Reporter

Approval of Minutes - Motion

To approve the Board Minutes of November 14, 2016 was made by Mr. Ronstadt, seconded by Mr. Thompson. A voice vote was taken with no objections. **MOTION CARRIED** (Cichon and Miroslaw abstained)

Update on Future Cases

Mr. Gaseor advised the Board that there are no cases scheduled at this time.

Discussion: CMAP Recommendations

The Board tabled this item.

Hearings

The letter from the petitioner was read by Mr. Budnik.

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

CASE # 619 – 4363 N. Harlem Avenue

To consider a petition for a zoning map amendment pursuant to Article XV entitled “Administration” of the Village of Norridge Zoning Ordinance: to rezone the property at 4363 N. Harlem Avenue, in

Incorporated 1948



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Norridge, Illinois which is currently zoned “M” Restricted Light Manufacturing District to “B-3” General Business District and legally described as:

“THE SOUTH 80 FEET OF THE NORTH 260 FEET OF THE WEST 158 FEET OF THE NORTH 727.3 FEET OF THE WEST 1548.8 FEET OF THE SOUTH ½ NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 18. TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

The case was presented by Daniel Dowd (Attorney for Wintrust). Mr. Dowd introduced his team consisting of the branch manager for the proposed site and architect.

The branch manager spoke of current operations at the 7040 Forest Preserve Drive location which will be moved to the new proposed site. He spoke of new services at the proposed site which would include drive-thru operations. He also spoke of bank hours and employee staffing.

Charles Grund is the architect of the project. He spoke of the design of the building and lot. He stated that the building will have a community meeting room which could be open past normal bank hours.

The Board asked questions regarding the traffic study and community room occupancy. A discussion was held regarding entrance and exit from the parking lot. The ATM location was also discussed.

Comments from attendees: None

Findings:

- (a) That the existing uses of property within the general area of the property in question and their relationship to one another are compatible with the proposed map amendment to this district.
 - (b) That the zoning classification of existing properties within the general area of this district and their relationship to one another are fully accommodated by the proposed map amendment to this district.
 - (c) That existing properties are well suited in this district for the uses permitted under the planned unit development overlay in the existing zoning classification and for the uses in the zoning district set forth in the proposed map amendment.
 - (d) That the trend of development in this district, including changes, if any, which may have taken place since the day the existing properties in the district were placed in their present zoning classification is consistent with the change in zoning districts in the proposed map amendment.
 - (e) The proposed map amendment is designed to encourage redevelopment of property.
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(f) That the proposed map amendment is reasonably necessary to the promotion of the public health, safety or general welfare of the Village.

Motion: A motion was made by Mr. Ronstadt, seconded by Mr. Jarosz to recommend to the Village Board to grant the zoning map amendment for 4363 Harlem from “M” to “B-3”.

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

Case Closed

MOTION - By Mr. Jarosz, seconded by Mr. Thompson that, there being no further business, the meeting be adjourned. A voice vote was taken with no objections. **MOTION CARRIED.**
MEETING ENDED at 8:16 P.M. Next meeting January 9, 2017, 7:00 P.M.

Respectfully submitted,

Allan J. Budnik
Secretary

Janice Magnuson
Chairperson