



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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AGENDA

ZONING BOARD OF APPEALS

NORRIDGE VILLAGE HALL

MONDAY –4 MARCH 2019

7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
- IV. CASE UPDATES AND PLANNING
- V. HEARING – CONTINUED FROM JANUARY 7 AND FEBRUARY 4, 2019

CASE # 633 Address: 7330 – 7350 West Irving Park Road

To consider a petition to rezone from “B-2” Restricted (Shopping Center) Business District to “R-4” Multiple Family Residential District (Special Condominium Use). If the rezoning is recommended, variations are requested from Article VI-A, Section 3 – Restrictions – from 2.5 acres to .52 acres, Section 4 Land Use from 60% to 94.48%, Section 5, Height Regulations from required 45 ft. to 46 ft., Section 6 Area Regulations – from the required 1500 square feet for two bedroom to six at 1074 square feet, three at 1081 square feet, six at 1025 square feet, six at 1006 square feet, three at 894 square feet and three at 819 square feet. Section 7 - Set Back Regulations, 7.1 – Front Yard from the required 25 ft. to zero ft, 7.2 Side Yard – from the required interior side yard of 12 ft to 10’-11’ and street side yard from the required 25 ft to 4 ft, Section 8 – Parking Regulation from the required 2.25 parking spaces for two bedroom units to two parking spaces, Subsection 8.3- No Parking in Side yard and Article II, Definitions – Subsection 1.53 parking spaces from the required 9’x20’ for unenclosed areas to 8.5’ x 19’ from the requirement of the Zoning Ordinance of the Village of Norridge for the

Posted: February 26, 2019
Allan J. Budnik





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purpose of constructing a 27 unit condominium on the following described property:

LOTS 118, 119, 120, 121, 122, 123, 124, 125 IN VOLK BROTHERS' SECOND ADDITION TO SHAW ESTATE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 1925 AS DOCUMENT NO. 8760260, IN COOK COUNTY, ILLINOIS.

The property is commonly known as 7330-7350 West Irving Park Road, in Norridge, Illinois.

- VI. CONTINUATION of REVIEW AND DISCUSSION OF THE RECOMMENDATIONS FROM THE CHICAGO METROPOLITAN AGENCY FOR PLANNING (CMAP) FOR CHANGES TO THE NORRIDGE ZONING ORDINANCES
- VII. ADJOURN

Posted: February 26, 2019
Allan J. Budnik - Zoning Board - Secretary