



# 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**

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Richard Thompson

## AGENDA

### **ZONING BOARD OF APPEALS HEARING**

NORRIDGE VILLAGE HALL  
MONDAY – 2 MAY 2016  
7:30 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. CASE # 605 – Theater Parcel Entitlement Application – 4510-4520 North Harlem Avenue  
(see Attachment # 1 for legal notice)
- IV. CASE # 606 – Cookie Factory Parcel Entitlement Application – 4474 North Harlem Avenue  
(see Attachment # 2 for legal notice)
- V. ADJOURN

Posted 27 APRIL 2016

ALLAN J. BUDNIK

ZONING BOARD OF APPEALS - SECRETARY





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## ATTACHMENT # 1

### LEGAL NOTICE

NOTICE is hereby given that a public hearing will be held by the Zoning Board of Appeals on Monday, 2 May 2016, at 7:30 p.m. at the Village Hall, 4000 North Olcott Avenue, in the Village of Norridge, to consider a petition by the property owner LSREF2 CLOVER PROPERTY 16, LLC, and contract purchasers HP NORRIDGE LLC and HAMHIC LLC managed by affiliates owned by The Harlem Irving Companies and Hamilton Partners, for the purpose of adopting a planned unit development and attendant special uses and variations, including such development allowances and criteria, exceptions to development allowances and criteria, and other relief as may be necessary from the following sections of the Village of Norridge Zoning Ordinance to allow the development of the subject property (legally described herein below) for theater and restaurant (including Alcoholic Beverages) and amusements, and retail use (including outdoor storage and display of goods):

Special Uses Requested: Pursuant to Article XI-A, Section 2 Purpose and Intent, Planned Unit Development Uses, Article XI-A, Section 3 Location in the Village's B-5 Retail Business District (Article XI), Article XI-A, Section 5 Permitted Uses, and Article XI-A, Section 6 Design Standards and Criteria, the creation of the following special uses and approval of special use permits therefore is sought for the property legally described herein below:

Article XI-A, Section 2 Purpose and Intent, Planned Unit Development Uses;

Article XI-A, Section 3 and 5, a Planned Unit Development Special Use for a use which is greater than .40 acres in size and located in the B-5 District;

Article XI-A Section 5, Planned Unit Development Uses, retail sale of goods, combined theater, amusements and restaurant including alcoholic beverages.

Article X-A-1, Section 3.1 Any use in excess of 10,000 square feet of net floor area;

Article X-A-1, Section 3.2 Amusement Establishment;

Article X-A-1, Section 3.3 Restaurant, Including Alcoholic Beverages;

Article X-A-1, Section 3.4 Theater;

Article X-A-1, Section 3.5 Planned unit developments - any use on a lot four tenths (0.4) acres in area or larger;

Article X-A-1, Section 3.8 More than one Principal Structure on a Zoning Lot;

Article X-A-1, Section 3.9 Any accessory use to a principal use involving the outdoor storage and display of goods or merchandise or outdoor service of food and beverages; and



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Variations Requested: Pursuant to Article XI-A, Section 2 Purpose and Intent, Planned Unit Development Uses and Article XI-A, Section 6 Design Standards and Criteria the following variations are sought for the property legally described herein below:

Article XI-A,6.3(a) Parkway Trees.

Article XI-A,6.3(c)(1) Minimum Landscape Requirements - Off Street Parking Lots:

- Section 6.3(c)(1)(a) Perimeter screening;
- Section 6.3(c)(1)(b) Continuous screening;
- Section 6.3(c)(1)(c) Masonry walls;
- Section 6.3(c)(1)(d) Perimeter setback surface area;
- Section 6.3(c)(1)(e) Concrete barrier curb;
- Section 6.3(c)(1)(f) Alternative perimeter screening;
- Section 6.3(c)(1)(g – i) Planting island specifications, existing conditions;
- Section 6.3 (c)(1)(j – k) Parking lot edge and island areas, existing conditions.

Article XI-A,6.3(c)(2) Minimum Landscape Requirements - Foundation Planting Requirements:

- Section 6.3(c)(2)(a) Area;
- Section 6.3(c)(2)(b) Impervious surface;
- Section 6.3(c)(2)(c) Barrier curbs;
- Section 6.3(c)(2)(d) Types.

Article XI-A,6.3(c)(3) Minimum Landscape Requirements - Landscape Buffer and Screening Requirements:

- Section 6.3(c)(3)(a) Height;
- Section 6.3(c)(3)(b) Continuous screening;
- Section 6.3(c)(3)(c) Berms;
- Section 6.3(c)(3)(d) Screening types;
- Section 6.3(c)(3)(e) Setback surface coverage;
- Section 6.3(c)(3)(f) Masonry alternative.

Article XI-A,6.3(f) Landscaping, Screening, and Tree Preservation;

- Section 6.3 (c)(3)(f)(1) Plant material;
- Section 6.3(c)(3)(f)(2) Plant sizes.

Article XI-A,6.4 Lighting:

- Section 6.4(a) Parking lot lighting intensity;
- Section 6.4(b) Parking lot lighting time;
- Section 6.4(d) Pole height.

Article XI-A,6.5 Driveway, Driveway Apron, and Parking Lot Construction:



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Section 6.5(a) Concrete driveway, Existing Conditions, Replacement specifications;  
Section 6.5(b) Asphalt, Existing Conditions, Repair specifications;  
Section 6.5(c) Barrier Curbs, Existing Conditions, Repair specifications.

Article XI-A, Public Improvements:

Section 6.6(b) Timing of improvements.

Article XI-A, 6.10 Construction Materials:

Section 6.10 (a) Exterior masonry, Existing conditions;  
Section 6.10 (b) Exterior Insulation Finishing Systems, Existing conditions.

Article XI-A Section 6.11. Utility Services - Undergrounding, Existing conditions.

In addition to the specific relief stated herein, the applicant seeks such other zoning relief and development allowances that may be necessary to permit the construction and operation of the proposed improvements on the property legally described herein below.

The relief requested from the specified regulations set forth in the Village of Norridge Zoning Ordinance is for the property at located at 4510 to 4520 North Harlem Avenue located in the "B-5" Retail Business District (Article X-I-A), and Planned Unit Development Overlay District (Article XI-A), consisting of approximately 9.619 Acres, and legally described as follows:

**PARCEL 1:**

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 33 FEET THEREOF TAKEN FOR OKETO AVENUE, AND EXCEPT THAT PART CONDEMNED IN PROCEEDINGS IN THE CIRCUIT COURT OF COOK COUNTY, IN CASE NUMBER 99L50494), LYING EAST AND SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 503 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 162.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 47.0 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 168.44 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THAT IS 550.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 33 FEET THEREOF TAKEN FOR OKETO AVENUE, AND EXCEPT THAT PART CONDEMNED IN PROCEEDINGS IN THE CIRCUIT COURT OF COOK COUNTY, IN CASE NUMBER 99L50494), EXCEPT THE FOLLOWING:



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THAT PART LYING EAST AND SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 503 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 162.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 47.0 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 168.44 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THAT IS 550.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, ALL IN COOK COUNTY, ILLINOIS;

TOGETHER WITH THE BENEFITS AND EASEMENTS AS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS BY NORRIDGE REALTY CORPORATION RECORDED OCTOBER 23, 1986 AS DOCUMENT NUMBER 86495642.

The property is commonly known as 4510 - 4520 North Harlem Avenue, in Norridge, Illinois.

All interested persons should attend and will be given an opportunity to be heard. The public hearing may be continued to a further date, time and place without additional notice.



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## ATTACHMENT # 2

### LEGAL NOTICE

NOTICE is hereby given that a public hearing will be held by the Zoning Board of Appeals on Monday, 2 May 2016, at 7:30 p.m. at the Village Hall, 4000 North Olcott Avenue, in the Village of Norridge, to consider a petition by the property owner LSREF2 CLOVER PROPERTY 16, LLC, and contract purchaser HP NORRIDGE LLC and AGATITE PARTNERS LLC managed by affiliates owned by The Harlem Irving Companies and Hamilton Partners, for the purpose of adopting a planned unit development and attendant special uses and variations, including such development allowances and criteria, exceptions to development allowances and criteria, and other relief as may be necessary from the following sections of the Village of Norridge Zoning Ordinance to allow the development of the subject property (legally described herein below) for restaurant use (including alcoholic beverages, amusements, and outdoor storage and display of goods or outdoor service of food and beverages):

Special Uses Requested: Pursuant to Article XI-A, Section 2 Purpose and Intent, Planned Unit Development Uses, Article XI-A, Section 3 Location in the Village's Restricted Light Manufacturing District ("M" District") (Article XI), Article XI-A, Section 5 Permitted Uses, and Article XI-A, Section 6, Design Standards and Criteria, the creation of the following special uses and approval of special use permits therefore is sought for the property legally described herein below:

Article XI-A, Section 3 and 5, a Planned Unit Development Special Use for a use which is greater than .40 acres in size and located in the Village's "M" District.

Article X-A-1 Section 3.2 and Article XI-A, Section 2, 5 and 6, Amusement Establishment.

Article X-A-1 Section 3.3 and Article XI-A, Section 2, 5 and 6, Restaurant, Including Alcoholic Beverages.

Article X-A-1 Section 3.9 and Article XI-A, Section 2, 5 and 6, an accessory use to a restaurant use including the outdoor display of goods or merchandise and outdoor service of food and beverages.

Variations Requested: Pursuant to Article XI-A, Section 2 Purpose and Intent, Planned Unit Development Uses, Article XI-A, Section 6 Design Standards and Criteria the following variations are sought for the property legally described herein below:

Article XI-A,6.3(a) Parkway Trees on Agatite and Harlem Avenues.

Article XI-A,6.3(c)(3) Minimum Landscape Requirements - Landscape Buffer and Screening Requirements:

- Section 6.3(c)(3)(a) Height;
- Section 6.3(c)(3)(b) Continuous screening;
- Section 6.3(c)(3)(c) Berms;
- Section 6.3(c)(3)(d) Screening types;



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Section 6.3(c)(3)(e) Setback surface coverage;  
Section 6.3(c)(3)(f) Masonry alternative;  
Section 6.3(c)(3)(g) Fence.

Article XI-A,6.4 Lighting:

Section 6.4(b) Parking lot lighting time.

Article XI-A,6.5 Driveway, Driveway Apron, and Parking Lot Construction:

Section 6.5(a) Concrete driveway, Existing Conditions, Replacement specifications;

Article XI-A, Public Improvements:

Section 6.6(b) Timing of improvements.

Article XI-A,6.10 Construction Materials:

Section 6.10 (a) Exterior masonry;  
Section 6.10 (b) Exterior Insulation Finishing Systems.

In addition to the specific relief stated herein, the applicant seeks such other zoning relief and development allowances that may be necessary to permit the construction and operation of the proposed improvements on the property legally described herein below.

The relief requested from the specified regulations set forth in the Village of Norridge Zoning Ordinance is for the property at located at 4474 North Harlem Avenue located in the "M" District (Article XI) and Planned Unit Development Overlay District (Article XI-A), consisting of approximately 1.876 Acres, and legally described as follows:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT ON THE EAST LINE, 470.40 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION; THENCE WEST AND PARALLEL TO THE SOUTH LINE 465.35 FEET; THENCE NORTH 190.44 FEET TO A POINT ON THE NORTH LINE; THENCE EAST 473.22 FEET TO THE NORTHEAST CORNER OF PROPERTY; THENCE SOUTH ALONG THE EAST LINE 190.60 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART IN HARLEM AVENUE ALSO EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION IN CASE 99L50586), IN COOK COUNTY, ILLINOIS.

The property is commonly known as 4474 North Harlem Avenue, in Norridge, Illinois.

All interested persons should attend and will be given an opportunity to be heard. The public hearing may be continued to a further date, time and place without additional notice.