



# 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 –3 OCTOBER 2016  
7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
- IV. CASE UPDATES AND PLANNING
- V. CONTINUATION of REVIEW AND DISCUSSION OF THE RECOMMENDATIONS FROM THE CHICAGO METROPOLITAN AGENCY FOR PLANNING (CMAP) FOR CHANGES TO THE NORRIDGE ZONING ORDINANCES
- VI. RECESS (if necessary to 7:30pm when hearings are scheduled)
- VII. HEARING(S)

### **CASE # 610 – Harlem Irving Companies - 4050 to 4230 North Harlem Avenue**

To consider a zoning map amendment pursuant to Article XV entitled “Administration” of the Village of Norridge Zoning Ordinance to rezone those properties within the above stated addresses, which are currently zoned “B-2” Restricted (Shopping Center) Business District to “B-3” General Business District, and legally described as:





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## Tract A:

The South 1/2 of the East 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

## Tract B:

That part of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 40 North, Range 12 East of the Third Principal Meridian lying North of the Indian Boundary line excepting therefrom a strip of land 66 feet wide across the Southeasterly part of the East 1/2 of the South 1/4 of Section 13, aforesaid, said strip being parallel with and adjacent Northwesterly to the Indian boundary line, conveyed to the Forest Preserve District of Cook County, Illinois by Warranty Deed recorded March 5, 1918 as document number 6281705, in Cook County Illinois.

### **CASE # 611 – Harlem Irving Companies - 4474 North Harlem Avenue**

To consider a zoning map amendment pursuant to Article XV entitled “Administration” of the Village of Norridge Zoning Ordinance to rezone the property stated above from the current zoning “M” Restricted Light Manufacturing District (with PUD overlay) to “B-5” Retail Business District (with PUD overlay).

### **CASE # 612 – Harlem Irving Companies – 4510 to 4520 Harlem Avenue**

To consider a text amendment to Article X-A-1 “B-5” Retail Business District pursuant to Article XV entitled “Administration” of the Village of Norridge Zoning Ordinance, so as to maintain its relevance to current land use and development patterns and trends, to encourage harmonious and integrated development in the Village, protect property values and ensure that “B-5” Retail Business District uses are those which derive at least 75% of their gross income from retail sales tax generating uses, excepting certain theater, government, and amusement establishment uses.

The topics to be addressed at the public hearing on the proposed text amendments to Article X-A-1 include, but may not be limited to the following:

(1) Article X-A-1 - Section 2 - Permitted Uses - to include the following proposed additional retail uses as permitted uses in the “B-5” Retail Business District: variety store; stationery store; art and school supply stores; retail bakery; specialty food stores; appliance and electronic equipment stores; drug stores and pharmacies



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(including ancillary general merchandise); specialty home improvement retail stores (including for example plumbing supplies, tile, and other similar uses); specialty retail store (including hardware, china, hobby and other similar uses); specialty clothing stores; auto accessory store (not including automobile repair or fueling); pet supply stores (not including animal hospitals and kennels).

(2) Article X-A-1 - Section 3 - Special Uses - to include the following proposed additional uses as special uses in the "B-5" Retail Business District: all restaurants; pet supply stores (with animal hospitals and kennels as ancillary uses only); first run movie theater; live performance theater; and, an enhanced definition of amusement establishment.

(3) Article X-A-1 - Section 4- Prohibited Uses - to include the following proposed prohibited uses in addition to those uses already prohibited in the "B-5" Retail Business District: general office; banks; manufacturing; warehousing; uses emitting outdoors obnoxious odors or noises; mobile home park; junkyard; garbage; sale of or exhibiting X rated or pornographic or "obscene" material or partially clothed dancers or wait staff; sales of drug-related paraphernalia; flea market; gambling facility (unless government licensed); house of worship; sales, leasing or display of used automobiles, truck, trailers, or recreational vehicles; body shop repair operations; bowling alley or skating rink; living quarters, hotel rooms or other residential uses; health spa, fitness center or workout facility; gasoline stations and car washes; pool, billiard halls; non-first run movie theaters; veterinary hospital, animal raising or boarding facility (not ancillary to pet supply stores); cemetery, mortuary or funeral home; businesses with reasonably projected annual gross revenues from the sale of alcoholic beverages for on-premises or off-premises consumption exceeding forty percent (40%) of gross revenues; second hand store, consignment shop, surplus store, head shop, or pawn shop; fire sale, bankruptcy sale or auction house operation; laundry, dry cleaning plant or laundromat; training or educational facility, including beauty schools barber colleges, reading rooms, places of instruction; any other use which is inconsistent with the operation of a first-class retail shopping operation or prohibited by any act, statutes or ordinance.

(4) Article X-A-1 - Section 5 - Required Conditions; Proposed Section 8 - Landscaping, Buffering and Lighting - to include additional conditions for buffering



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and landscaping; and, a proposal to amend the current text to include a new section 8 regarding buffering, landscaping and lighting requirements.

(5) Such other zoning amendments as may be determined to be appropriate as identified in the course of the public hearing.

## **CASE # 613 – Tom Brown - 4019 N. Oketo Avenue**

To consider a petition requesting variances under the requirements of Article IV, R-1 Single Family Residence District, Section 2 – Height Regulations, Subsection 2.1 Second-Story Addition and Section 3 – Area Regulations, Subsection 3.4 – Side Yard of the of the Zoning Ordinance of the Village of Norridge – 1962, to add a second story by reducing the side yard from the required 3 feet to 1.89 ft. and increasing the height from the required 26 ft. to 28.68 ft. on the above stated property.

## VIII. ADJOURN

Posted: 26 SEPTEMBER 2016  
Allan J. Budnik  
Zoning Board - Secretary