



# 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  
AGENDA

## PRESIDENT

Daniel Tannhauser

## CHAIRPERSON

Janice J. Magnuson

## SECRETARY

Allan J. Budnik

## MEMBERS

Christian Giacalone

Christopher Miroslaw

Christopher O'Leary

Richard Thompson

## ZONING BOARD OF APPEALS

NORRIDGE VILLAGE HALL

MONDAY –13 JULY 2020

**7:00 PM**

**CURRENT ILLINOIS PHASE OF RE-OPENING RULES FROM COVID-19 WILL BE MAINTAINED FOR ALL MEETINGS INCLUDING WEARING A FACE COVERING. FOR IN PERSON MEETING ATTENDEES THE REQUIRED SOCIAL DISTANCING WILL BE OBSERVED. ONLY A LIMITED NUMBER OF PERSONS MAY BE IN ATTENDANCE AT ANY GIVEN TIME. IN THE EVENT THAT REMOTE TECHNOLOGY, SUCH AS ZOOM, IS UTILIZED IN WHOLE OR IN PART, TO CONDUCT AND RECORD THIS MEETING AND HEARING, ACCESS TO SUCH TECHNOLOGY WILL BE MADE AVAILABLE TO ANY INTERESTED PARTY OR PERSON FOR THIS MEETING.**

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
- IV. CASE UPDATES AND PLANNING
- V. HEARING - **Case # 642 - 5235 N. Cumberland Avenue**

Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals on Monday, July 13, 2020 at 7:00 P.M. at the Village Hall, 4000 N. Olcott Avenue in the Village of Norridge, to consider a petition to subdivide the existing lot (119.31 x 109.90) into two 59.68 ft. x 109.90 ft. lots with variations from Article IV, Section 3, Area Regulations, 3.1 Intensity of Use (A), Minimum Lot Size of 7500 sq. ft. to 6559.38 sq. ft. and Minimum Lot Width of 60 ft. to 59.68 ft. and Section 3.4.5 Corner Lot Set Back from required 20% (11.9 ft.) to 13% (7.67 ft.) from the requirements of the Zoning Ordinance of the Village of Norridge for the purpose of constructing two (2) single family homes on the following property:

THE NORTH 109.92 FEET OF THE WEST 269.43 FEET (EXCEPT THE EAST 100 FEET AND EXCEPT THAT PART TAKEN FOR CUMBERLAND AVENUE) OF LOT 5 IN SUPERIOR COURT COMMISSIONERS PARTITION OF THE ESTATE OF JAMES WILLIAMSON OF PART OF THE NORTHEAST ¼ OF SECTION 11, AND PART OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The property is commonly known as 5235 N. Cumberland Avenue in Norridge, Illinois.

All interested persons should attend, or use the video conference tool ZOOM, and will be given an opportunity to be heard.

Posted: July 6, 2020

Allan J. Budnik - Zoning Board - Secretary



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The Village will continue to observe strict requirements for maximizing social distancing, face coverings and limitations on congregating for this zoning hearing. Attendance is limited to applicants and their representatives, Board members, required Village personnel, and members of the public who wish to testify on a matter that is on the agenda for the meeting. Members of the public who wish to testify and participate at this meeting via ZOOM must notify the Village Administrator at [jskupien@villageofnorridge.com](mailto:jskupien@villageofnorridge.com) by noon on Friday July 10th of their intent to testify or observe. ZOOM information will be e-mailed to you.

All witnesses shall arrive at Village Hall no later than 7:00 P.M. on July 13th. When the case is called you will be escorted into the hearing room and seated. Only a limited number of persons will be permitted in the Village Board room at any given time and this number will be dictated by social distancing and congregating requirements. Face masks are required for everyone in attendance. The chairperson of the Zoning Board will enforce these regulations assisted by Village police officers.

- 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. PUBLIC COMMENT
  
- VIII. ADJOURN