



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 –3 AUGUST 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 # 643 – 4400 North Harlem Avenue**

NOTICE is hereby given that a public hearing will be held by the Zoning Board of Appeals on Monday, AUGUST 3, 2020, at 7:00 p.m. at the Village Hall, 4000 North Olcott Avenue, in the Village of Norridge, to consider a petition by the property owner MAKRAY MANUFACTURING and the contract purchaser, GW PROPERTY GROUP, LLC, for the purpose of adopting a planned unit development (Village of Norridge Zoning Ordinance - Article XI-A) and attendant special uses (Village of Norridge Zoning Ordinance - Article X-A-1 and Article XI-A), to wit: drive-through restaurants, motor fuel filling station, convenience store, restaurants, retail, grocery and dental retail office uses; and variations from the Village of Norridge Zoning Ordinance from the following sections of that ordinance, to wit: Article X1-A and Article X1 relating to size and number of signs, parkway trees, buffering, landscaping, foundation plantings, green space, depth of top soil, perimeter screening, parking lot screening, planting islands, curb installation, parking stall size, lighting and set back regulations; and a plat of subdivision (Revised Municipal Code of the Village of Norridge – 2002 Chapter 86 – Subdivisions and any variations therefrom, for the property at 4400 North Harlem Avenue located in the “M” Restricted Light Manufacturing District (Article XI), consisting of approximately 4.5 Acres, on the following described property:

Posted: July 27, 2020

Allan J. Budnik - Zoning Board - Secretary



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PARCEL 1:

THE PORTION OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT THE SOUTH EAST CORNER OF SAID NORTH EAST QUARTER OF SECTION 13; THENCE NORTH EASTERLY A DISTANCE OF 430.37 FEET ALONG THE EAST LINE OF SAID NORTH EAST QUARTER OF SECTION 13; THENCE WESTERLY A DISTANCE OF 358.74 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTH EAST QUARTER OF SECTION; THENCE SOUTH AT A 90 DEGREE RIGHT ANGLE A DISTANCE OF 430 FEET TO THE SOUTH LINE OF SAID NORTH EAST QUARTER OF SECTION 13; THENCE EASTERLY A DISTANCE OF 340.96 FEET ALONG THE SOUTH LINE OF SAID NORTH EAST QUARTER OF SECTION 13 TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR ROAD PURPOSES IN DOCUMENT NUMBER [11648694](#) AND EXCEPT THAT PART CONVEYED IN DOCUMENT NUMBERS [92639976](#) AND [99715194](#)).

PARCEL 2:

THAT PART OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF THE NORTH EAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH ALONG THE EAST LINE OF SAID NORTH EAST QUARTER 430.37 FEET THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID NORTH EAST QUARTER, 357.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST PARALLEL TO SAID SOUTH LINE OF NORTH EAST QUARTER 210.0 FEET; THENCE SOUTH 430.00 FEET TO A POINT ON THE SOUTH LINE OF NORTH EAST QUARTER 210.0 FEET TO A POINT 340.96 FEET WEST OF THE SOUTH EAST CORNER OF THE NORTH EAST QUARTER; THENCE NORTH 430.00 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE SOUTH 50.0 FEET THEREOF DEDICATED FOR PUBLIC STREET IN NORRIDGE) COOK COUNTY, ILLINOIS.

The property is commonly known as 4400 NORTH HARLEM 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.

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 by noon on Friday July 31, 2020 of their intent to testify or observe. ZOOM information will be e-mailed to you.

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All witnesses shall arrive at Village Hall no later than 7:00 P.M. on August 3, 2020. 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