



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 – 7 DECEMBER 2020

7:00 P.M.

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 # 646 – 4750 OZANAM & 7801 W. LAWRENCE AVE.

To consider a petition to rezone the property from the existing R-1 Single-Family District to B-2 Restricted (Shopping Center) Business District on the following property:

Lot 2 in Subdivision by Portrait Home Builders Oak Park of the Northwest ¼ of the Northwest ¼ of Section 13, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

The property is commonly known as 4750 N. Ozanam Avenue in Norridge, Illinois. If rezoning is recommended, the petitioner is seeking a special use from Article IX, B-2 Restricted (Shopping Center) Business District, Section 5 – Special Use for a drive-thru and a variance from Article XII, Parking Area, Parking Lots and Loading, Section 1.13 Parking Area from the required 30 feet to 8 feet from the requirements of the

Posted: November 30, 2020

Allan J. Budnik – Zoning Board Secretary



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Zoning Ordinance of the Village of Norridge for the purpose of constructing a drive-thru at the existing building on the following described property:

Lot 1 and Lot 2 in Subdivision by Portrait Home Builders Oak Park of the Northwest ¼ of the Northwest ¼ of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

The properties are commonly known as 7801 W. Lawrence Avenue and 4750 N. Ozanam 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, December 4th 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 December 7th. 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 WHICH MAY INCLUDE CANNABIS DISPENSARY ACCEPTANCE OR DENIAL
- VII. PUBLIC COMMENT
- VIII. ADJOURN