



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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Allan J. Budnik

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Christopher O'Leary
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AGENDA

ZONING BOARD OF APPEALS

NORRIDGE VILLAGE HALL

MONDAY – 1 MARCH 2021

7:00 P.M.

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, February 26th of their intent to testify or observe. ZOOM information will be e-mailed to you.

- 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.

This matter is returned to the Zoning Board of Appeals by the Village Board of Trustees for further hearing and consideration.

Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals on Monday, March 1, 2021, at 7:00 P.M. at the Village Hall, 4000 N. Olcott Avenue in the Village of Norridge, 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.

Posted: February 24, 2021

Allan J. Budnik – Zoning Board Secretary



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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 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 7800 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.

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All witnesses shall arrive at Village Hall no later than 7:00 P.M. on March 1st. 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