



# 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

### PRESIDENT

Daniel Tannhauser

### CHAIRPERSON

Janice J. Magnuson

### SECRETARY

Allan J. Budnik

### MEMBERS

Richard Thompson

Christopher O'Leary

Christian Giacalone

Michael Straughn

Frank DiPiero

## AGENDA

### ZONING BOARD OF APPEALS

NORRIDGE VILLAGE HALL

MONDAY – 13 SEPTEMBER 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.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
- IV. CASE UPDATES AND PLANNING
  - CASE # 648 – 4400 N. HARLEM – GW PROPERTIES, MITCH GOLTZ  
(SEE ATTACHEMENT A)
  - CASE # 649 – 5105 N. MISSION DRIVE – MARCO MARHOUM  
(SEE ATTACHMENT B)
  - CASE # 650 – 4925 N. CRESCENT AVENUE – EWELINA OLBRYCHT  
(SEE ATTACHMENT C)
- 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



Posted: September 7, 2021

Allan J. Budnik – Zoning Board Secretary



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## ATTACHMENT "A" (CASE # 648)

### **Legal Notice**

Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals on Monday, September 13, 2021, at 7:00 P.M. at the Village Hall, 4000 N. Olcott Avenue in the Village of Norridge, to consider a petition from GW Properties to make changes to the previously approved Norridge Corner planned unit development in Village Ordinance 2002-20 and amended in Village Ordinance 2016-20, by amending Section 3.C Additional Conditions Applicable to Permitted Uses, Variations, Special Uses, and the Plan Unit Development Subsection(12) Liquor, to provide For the Sale at Retail, All Alcoholic Liquors for Use or Consumption on the Premises and for Use and Consumption off the Premises for Lot 1 and Lot 3 (as shown on the Plat of Subdivision approved in Village Ordinance 2015-20), between the hours of 7:00 AM and 12:00 AM, and are subject to all required state and local license and regulations on the following described property:

#### 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 340.9 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



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OF NORTH EAST QUARTER 210.0 FEET; THENCE SOUTH 430.00 FEET TO A POINT OF 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 and will be given an opportunity to be heard.



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ATTACHMENT “B” (CASE # 649)

## Legal Notice

Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals on Monday, September 13, 2021, at 7:00 P.M. at the Village Hall, 4000 N. Olcott Avenue in the Village of Norridge, to consider a petition requesting variances under the requirements of Article IV, R-1 Single Family District, Section 3 – Area Regulations, Subsection 3.2 Front Yard, of the Zoning Ordinance of the Village of Norridge, to reduce the front yard from the required 25 feet to 11.12 feet, to build an attached two car garage on the following described property:

Lot 45 in William J. Moreland Monterey Villa First Addition Subdivision of the East ½ of the Northwest ¼ of the Southeast 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 5105 N. Mission Drive in Norridge, Illinois.

All interested persons should attend and will be given an opportunity to be heard.



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## ATTACHMENT "C" (CASE # 650)

### **Legal Notice**

Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals on Monday, September 13, 2021, at 7:00 P.M. at the Village Hall, 4000 N. Olcott Avenue in the Village of Norridge, to consider a petition requesting variances under the requirements of Article II, Definitions, Subsection 1.32, Garage, Private of the Zoning Ordinance of the Village of Norridge, to enlarge the existing two car garage from 587 sq. ft. to 1,113 sq. ft. on the following property:

Lot 12 in Fifth Addition to Charmaine Estates, a subdivision in the east ½ of the southeast ¼ of Section 11, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

The property is commonly known as 4925 N. Crescent Avenue in Norridge, Illinois.

All interested persons should attend and will be given an opportunity to be heard.