



# VILLAGE OF NORRIDGE

4000 North Olcott Avenue • Norridge, Illinois 60706-1199  
708/ 453-0800 FAX 708/ 453-9335  
www.villageofnorridge.com

## **PRESIDENT**

Daniel Tannhauser

## **CHAIRPERSON**

Janice J. Magnuson

## **SECRETARY**

Allan J. Budnik

## **MEMBERS**

Richard Thompson

Christopher O'Leary

Christian Giacalone

Michael Straughn

Frank DiPiero

## **Zoning Board of Appeals**

### AGENDA

## **ZONING BOARD OF APPEALS**

NORRIDGE VILLAGE HALL

MONDAY – 3 OCTOBER 2022

7:00 P.M.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
- IV. CASE UPDATES AND PLANNING
- V. HEARINGS (see Attachment "A" for full legal notice)
  - CASE #658 – Village of Norridge - Short Term Rentals Comprehensive Text Amendment to Village Zoning Ordinance
  - CASE #659 – Village of Norridge - Cannabis Overlay District Comprehensive Text and Map Amendment to Village Zoning Ordinance
- 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



Posted: September 29, 2022

Allan J. Budnik – Zoning Board Secretary



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## Attachment "A"

### Case # 658 - Legal Notice

NOTICE is hereby given that a public hearing will be held by the Zoning Board of Appeals on Monday, October 3, 2022, at 7:00 p.m. at the Village Hall, 4000 North Olcott Avenue, in the Village of Norridge, to consider a petition by the Village of Norridge, 4000 North Olcott Avenue, Norridge, Illinois, 60706, for text amendments to the following sections of the Village of Norridge Zoning Ordinance - 1962, related to the issue of short term rentals. Among the potential changes being considered are new or revised definitions and changes to various articles of the Zoning Ordinance related to the prohibition of short term rentals in certain Village Zoning Districts, repealing of certain definitions regarding multi-tenant short term rentals, and amending certain definitions to exclude the possibility of short term rentals. These changes are being considered to maintain the relevance of the Zoning Ordinance with respect to current land use and development patterns and trends, to encourage harmonious and integrated development in the Village, and protect property values.

Case No. 658

Petitioner: Village of Norridge

The topics to be addressed at the public hearing on the proposed text amendments regarding the prohibition of short term rentals in various zoning districts in the Village of Norridge, include, but may not be limited, to changes or amendments to the following Articles of the Village of Norridge Zoning Ordinance:

- (1) ARTICLE II Definitions, Repeal Subsection 1.9 - Boarding House, Amend Subsection 1.37 - Home Occupation, Amend Subsection 1.38 – Hotel, Motel, Repeal Subsection 1.40 Lodging House, and enact Subsection 1.56.1 defining Short Term Residential Rental;
- (2) ARTICLE IV "R-" Single-Family Residence District, Amend by enacting Section 1A – Prohibited Uses Subsection 1A.1 Short Term Rentals;
- (3) ARTICLE IV-A "R-1A" Single-Family Residence District, Amend by enacting Section 1A – Prohibited Uses Subsection 1A.1 Short Term Rentals;
- (4) ARTICLE V "R-2" Two-Family Residence District, Amend by enacting Section 1A – Prohibited Uses Subsection 1A.1 Short Term Rentals;
- (5) ARTICLE V-A "R-2A" Three-Family Residence District", Amend by enacting Section 1A – Prohibited Uses Subsection 1A.1 Short Term Rentals;
- (6) ARTICLE VI "R-3" Multiple-Family Residence District, Repeal Permitted Uses Subsection 1.3 - Boarding or Lodging House, Amend by enacting: Section 1A – Prohibited Uses Subsection 1A.1 Short Term Rentals;
- (7) ARTICLE VI-A "R-4" Multiple-Family Residential District Special Condominium Use Amend by enacting Section 2A – Prohibited Uses Subsection 2A.1 Short Term Rentals;



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- (8) ARTICLE VI-B “R-5” Multiple Family Residence District (Housing for the Elderly) Amend by enacting: Section 1A – Prohibited Uses Subsection 1A.1 Short Term Rentals;
- (9) ARTICLE VII Business Districts, Amend by enacting: Section 1A Subsection 1.1 – Prohibited Uses Subsection 1A.1 Short Term Rentals;
- (10) ARTICLE VIII “B-1” Restricted Neighborhood Business District, Amend Required Conditions Subsection 2.1 by repealing the term “and lodging”, Amend by enacting Section 4A – Prohibited Uses Subsection 4A.1 Short Term Rentals;
- (11) ARTICLE IX “B-2” Restricted (Shopping Center) Business District, Amend Required Conditions Subsection 2.1 by repealing the term “and lodging”, Amend by enacting Section 5A – Prohibited Uses Subsection 5A.1 Short Term Rentals;
- (12) ARTICLE X “B-3” General Business District, Amend Required Conditions Subsection 2.1 by repealing the term “and lodging rooms”, Amend by enacting Section 5A – Prohibited Uses Subsection 5A.1 Short Term Rentals;
- (13) ARTICLE X-A “B-4” Public Accommodations Business District, Amend by enacting Section 2A – Prohibited Uses Subsection 2A.1 Short Term Rentals;
- (14) ARTICLE X-B “C” Commercial District, Amend Required Conditions Subsection 2.1 by repealing the term “and lodging rooms”, Amend by enacting Section 3A – Prohibited Uses Subsection 3A.1 Short Term Rentals;
- (15) ARTICLE XI “M” Restricted Light Manufacturing District Amend Required Conditions Subsection 3.6 – Residential uses of any type, by repealing the terms “dwelling rooms, lodging rooms and the like”, Amend Section 6 Prohibited Uses by enacting Subsection 6.1 Short Term Rentals;
- (16) ARTICLE XI-A Planned Unit Developments, Amend by enacting Section 5A – Prohibited Uses Subsection 5A.1 Short Term Rentals.

Such other Zoning Amendments as may be determined to be appropriate as identified in the course of the public hearing.

The proposed text amendments are available for inspection at the office of the Village Engineer, at Village Hall 4000 N. Olcott, Norridge Illinois 60706. The proposed text amendments may be added to or otherwise revised as a result of the public hearing. All interested persons should attend and will be given an opportunity to be heard. During the public hearing the Zoning Board of Appeals will hear testimony from and consider any evidence presented by persons interested to speak on these matters. Persons wishing to appear at this hearing may do so in person or by attorney or other representative and may speak for or against the proposed text amendments. Communications in writing in relation thereto may be filed at such hearing or with the Zoning Board of Appeals in advance by submission to the Village Engineer at Village Hall 4000 N. Olcott, Norridge Illinois 60706 prior to 4:00 p.m. on the day of the public hearing. If you have any questions please contact Brian Gaseor - Village Engineer at 708-453-0800 ext. 5757. The public hearing may be continued to a further date, time and place without additional notice.



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## Case # 659 - Legal Notice

NOTICE is hereby given that a public hearing will be held by the Zoning Board of Appeals on Monday, October 3, 2022, at 7:00 p.m. at the Village Hall, 4000 North Olcott Avenue, in the Village of Norridge, to consider a petition by the Village of Norridge, 4000 North Olcott Avenue, Norridge, Illinois, 60706, for a text amendment to the Village of Norridge Zoning Ordinance and an amendment to the Village of Norridge Zoning Map pursuant to Article XV of the Village of Norridge Zoning Ordinance – 1962 proposing an enactment of a new article to be included in the Zoning Ordinance to wit: Article XI-B “CO” Cannabis Overlay District in which District retail cannabis dispensary business would be a permitted use, and amendments to various other Village Zoning Districts in which District retail cannabis dispensary business would not be permitted. These text amendments to the Zoning Ordinance and the map amendments have been proposed so as to maintain the relevance of the Zoning Ordinance and the Zoning Map to current land use and development patterns and trends, to encourage harmonious and integrated development in the Village, encourage new retail uses, protect property values, and to reflect recent changes in state law regarding the retail sale of cannabis products. The proposed amendment to the Village of Norridge Zoning Map reflects the boundaries of the new CO Cannabis Overlay District and depicts the properties contained within the CO Overlay District as set forth in proposed ARTICLE XI-B “CO” Cannabis Overlay District as proposed Article XI-B Section 4 entitled “Location of CO Districts; Area and Boundaries”.

Case No. 659

Petitioner: Village of Norridge

The topics to be addressed at the public hearing on the proposed text amendments to the Zoning Ordinance Article XI-B “CO” Cannabis Overlay District and the amendment to the Village of Norridge Zoning Map, and various other Articles of the Zoning Ordinance include, but may not be limited to the following:

- (1) Table of Contents. Amend by adding reference to Article XI-B Cannabis Overlay District;
- (2) ARTICLE II Definitions, enact 1.15.1 – Cannabis;
- (3) ARTICLE III Section 1 - Classification of Districts, Zoning Maps, Boundaries of Districts, Prohibitions and Exceptions Amend by enacting PUD Planned Unit Development District; CO Cannabis Overlay District;
- (4) ARTICLE IV “R-I” Single-Family Residence District Amend by enacting Section 1A – Prohibited Uses; Subsection 1A.2 – Cannabis Uses;
- (5) ARTICLE IV-A “R-1A” Single-Family Residence District Amend by enacting Section 1A – Prohibited Uses, Subsection 1A.2 Cannabis Uses;



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- (6) ARTICLE V “R-2” Two-Family Residence District Amend by enacting Section 1A – Prohibited Uses, Subsection 1A.2 Cannabis Uses;
- (7) ARTICLE V-A “R-2A” Three-Family Residence District Amend by enacting Section 1A – Prohibited Uses, Subsection 1A.2 Cannabis Uses;
- (8) ARTICLE VI “R-3” Multiple-Family Residence District by repealing Permitted Uses Subsection 1.3 Boarding or lodging house, Amend by enacting Section 1A – Prohibited Uses, Subsection 1A.2 Cannabis Uses;
- (9) ARTICLE VI-A “R-4” Multiple-Family Residential District (Special Condominium Use) Amend by enacting Section 2A – Prohibited Uses, Subsection 2A.2 Cannabis Uses;
- (10) ARTICLE VI-B “R-5” Multiple Family Residence District (Housing for the Elderly) Amend by enacting Section 1A – Prohibited Uses, Subsection 1A.2 Cannabis Uses;
- (11) ARTICLE VII Business Districts Amend by enacting Section 1A – Prohibited Uses, Subsection 1A.2 Cannabis Uses;
- (12) ARTICLE VIII “B-1” Restricted Neighborhood Business District Amend by repealing the term “and lodging” in Subsection 2.1, and enacting Section 4A – Prohibited Uses, Subsection 4A.2 Cannabis Uses;
- (13) ARTICLE IX “B-2” Restricted (Shopping Center) Business District Amend by repealing the term “and lodgings” in Subsection 2.1, and enacting Section 5A – Prohibited Uses, Subsection 5A.2 Cannabis Uses;
- (14) ARTICLE X “B-3” General Business District Amend by repealing the term “and lodging rooms” in Subsection 2.1, and enacting Section 5A – Prohibited Uses, Subsection 5A.2 Cannabis Uses;
- (15) ARTICLE X-A “B-4” Public Accommodations Business District Amend by enacting Section 2A – Prohibited Uses, Subsection 2A.2 Cannabis Uses;
- (16) ARTICLE X-A-1 “B-5” Retail Business District Amend Section 4 Prohibited Uses by enacting Subsection 4.1 Cannabis Uses;
- (17) ARTICLE X-B “C” Commercial District Amend by repealing the term “and lodging rooms” in Subsection 2.1, and enacting Section 3A – Prohibited Uses, Subsection 3A.2 Cannabis Uses;
- (18) ARTICLE XI “M” Restricted Light Manufacturing District Amend Section 6 Prohibited Uses by enacting Subsection 6.2 Cannabis Uses;
- (19) ARTICLE XI–A Planned Unit Developments Amend by enacting Section 5A – Prohibited Uses, Subsection 5A.2 Cannabis Uses;
- (20) ARTICLE XI-B “CO” Cannabis Overlay District enacting new Article XI CO Cannabis Overlay District consisting of the following: Section 1 – Intent and Purpose; Section 2 – Permitted Uses; Section 3 - Use Standards and Conditions; Section 4 - Location of CO Districts; Area and Boundaries; The Cannabis Overlay District is comprised of four areas which are depicted on the amendment to the Village of Norridge Zoning Map and which areas contain the following properties described as follows:

## 4.1 Area 1 Properties in the Village of Norridge



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PIN	STREET ADDRESS
12142000820000	4701 N CUMBERLAND AVE
12142000760000	4731 N CUMBERLAND AVE
12142000760000	4735 N CUMBERLAND AVE
12142000840000	8300 W LAWRENCE AVE
12142000830000	8301 W LAWRENCE AVE
12142000840000	8303 W LAWRENCE AVE
12142000840000	8305 W LAWRENCE AVE
12142000840000	8307 W LAWRENCE AVE
12142000840000	8311 W LAWRENCE AVE
12142000840000	8313 W LAWRENCE AVE
12142000840000	8319 W LAWRENCE AVE
12142000840000	8321 W LAWRENCE AVE
12142000840000	8323 W LAWRENCE AVE
12142000760000	8325 W LAWRENCE AVE
12142000760000	8337 W LAWRENCE AVE
12142000750000	8339 W LAWRENCE AVE
12142000760000	8343 W LAWRENCE AVE
12142000760000	8345 W LAWRENCE AVE
12142000760000	8349 W LAWRENCE AVE

## 4.2 Area 2 Properties in the Village of Norridge

PIN	STREET ADDRESS
13181001180000	4600 N HARLEM AVE
13181120600000	4453 N HARLEM AVE
13181001160000	4609 N HARLEM AVE
13181200020000	4605 N HARLEM AVE
13181200140000	4601 N HARLEM AVE
13181001190000	4609 N HARLEM AVE
13181200010000	4607 N HARLEM AVE
13181200150000	4515 N HARLEM AVE
13181140030000	4429 N HARLEM AVE
13183180340000	4125 N HARLEM AVE
13183180080000	7001 W CULLOM AVE
13183000060000	4351 N HARLEM AVE
13183000480000	4343 N HARLEM AVE
13183000440000	4343 N HARLEM AVE
13183000430000	4369 N HARLEM AVE
13183000470000	4353 N HARLEM AVE
13183180290000	4105 N HARLEM AVE
13183180110000	4223 N HARLEM AVE
13183180250000	4133 N HARLEM AVE
13183180100000	4223 N HARLEM AVE
13183180330000	7060 W FOREST PRESERVE DR
13183180310000	4209 N HARLEM AVE
13183000200000	4321 N HARLEM AVE
13183180180000	4211 N HARLEM AVE
13183180200000	7070 W FOREST PRESERVE DR
13183180090000	4223 N HARLEM AVE
13183180280000	7000 W FOREST PRESERVE DR
13183180140000	4101 N HARLEM AVE





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13183180060000	7001 W CULLOM AVE
13183180260000	4105 N HARLEM AVE
13183180170000	7050 W FOREST PRESERVE DR
13183180300000	7100 W FOREST PRESERVE DR
13183130050000	4301 N HARLEM AVE
13183180050000	7001 W CULLOM AVE
13183180130000	4101 N HARLEM AVE
13183000190000	4321 N HARLEM AVE
13183180070000	7001 W CULLOM AVE
13183180320000	7100 W FOREST PRESERVE DR
13183180160000	7000 W FOREST PRESERVE DR
12134020360000	4350 N HARLEM AVE
12134040340000	4330 N HARLEM AVE
12134040350000	4330 N HARLEM AVE
12134050100000	4200 N HARLEM AVE
12134050060000	4220 N HARLEM AVE
12134040310000	4330 N HARLEM AVE
12134040320000	4330 N HARLEM AVE
12134050080000	4104 N HARLEM AVE
12132220140000	7220 W AGATITE AVE
12132220230000	7300 W AGATITE AVE
12134050070000	4242 N HARLEM AVE
12132220180000	4474 N HARLEM AVE
12132220300000	4410 N HARLEM AVE
12132220330000	4460 N HARLEM AVE
12132220130000	7230 W MONTROSE AVE
12132220320000	4400 N HARLEM AVE
12134020340000	4350 N HARLEM AVE
12134020330000	4350 N HARLEM AVE
12134020350000	4350 N HARLEM AVE
12134020460000	4350 N HARLEM AVE
12134020450000	4350 N HARLEM AVE
12134020370000	4350 N HARLEM AVE
12134040370000	4300 N HARLEM AVE
12134050110000	4242 N HARLEM AVE
12134050050000	4272 N HARLEM AVE
12134040380000	4300 N HARLEM AVE
12134040330000	4330 N HARLEM AVE
12134040360000	4330 N HARLEM AVE
12134160090000	4104 N HARLEM AVE
12134040390000	4300 N HARLEM AVE
12134160080000	7217 W FOREST PRESERVE DR
12134160070000	7227 W FOREST PRESERVE DR
12134160060000	7213 W FOREST PRESERVE DR
13181140040000	4427 N HARLEM AVE
13181120090000	4437 N HARLEM AVE
13181120100000	4433 N HARLEM AVE
13181140050000	4427 N HARLEM AVE
13183000490000	4341 N HARLEM AVE
13181140020000	4429 N HARLEM AVE
13181140010000	4431 N HARLEM AVE



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12134160140000	4104 N HARLEM AVE
13183180190000	4265 N HARLEM AVE
13181140590000	4401 N HARLEM AVE
12134160110000	4050 N HARLEM AVE
12134160150000	4150 N HARLEM AVE
12132220350000	4520 N HARLEM AVE
12132220390000	4504 N HARLEM AVE
12132220430000	4512 N HARLEM AVE

## 4.3 Area 3 Properties in the Village of Norridge

PIN	STREET ADDRESS
12142060350000	4411 N CUMBERLAND AVE
12142060330000	4411 N CUMBERLAND AVE
12142060340000	4411 N CUMBERLAND AVE
12142060360000	4401 N CUMBERLAND AVE
12142060370000	8268.5 W AGATITE AVE
12142060360000	4409 N CUMBERLAND AVE

## 4.4 Area 4 Properties in the Village of Norridge

PIN	STREET ADDRESS
12113010130000	5050 N CUMBERLAND AVE
12113010140000	5050 N CUMBERLAND AVE

Section 5 – Area, Size and Yard Regulations

Section 6 – General Standards of Applicability

Such other zoning amendments and map amendments as may be determined to be appropriate as identified in the course of the public hearing.

The proposed text amendments and map amendments are available for inspection at the office of the Village Engineer, at Village Hall 4000 N. Olcott, Norridge Illinois 60706. The proposed text amendments and map amendments may be added to or otherwise revised as a result of the public hearing. All interested persons should attend and will be given an opportunity to be heard. During the public hearing the Zoning Board of Appeals will hear testimony from and consider any evidence presented by persons interested to speak on these matters. Persons wishing to appear at this hearing may do so in person or by attorney or other representative and may speak for or against the proposed text amendments and map amendments. Communications in writing in relation thereto may be filed at such hearing or with the Zoning Board of Appeals in advance by submission to the Village Engineer at Village Hall 4000 N. Olcott, Norridge Illinois 60706 prior to 4:00 p.m. on the day of the public hearing. If you have any questions please contact Brian Gaseor - Village Engineer at 708-453-0800 ext. 5757. The public hearing may be continued to a further date, time and place without additional notice.