

ORDINANCE NO. 2087-22

AN ORDINANCE APPROVING AMENDMENTS TO THE 1962 ZONING
ORDINANCE OF THE VILLAGE OF NORRIDGE, COOK COUNTY, ILLINOIS

An Ordinance Enacting Article XI-B of the Zoning Ordinance
Establishing a "CO" Cannabis Overlay District, Cannabis
Overlay District Regulations, Amending Related Articles of
the Zoning Ordinance and Amending the Zoning Map

DANIEL TANNHAUSER, PRESIDENT

DONALD GELSOMINO, TRUSTEE
JACK BIELAK, TRUSTEE
DEBRA J. BUDNIK, TRUSTEE

BILL LARSON, TRUSTEE
ANDREW RONSTADT, TRUSTEE
FRANK AVINO, JR., TRUSTEE

GABRIELA KRASINSKI, VILLAGE CLERK

ORDINANCE NO. 2087- 22

AN ORDINANCE APPROVING AMENDMENTS TO THE 1962 ZONING
ORDINANCE OF THE VILLAGE OF NORRIDGE, COOK COUNTY, ILLINOIS

An Ordinance Enacting Article XI-B of the Zoning Ordinance
Establishing a "CO" Cannabis Overlay District, Cannabis
Overlay District Regulations, Amending Related Articles of
the Zoning Ordinance and Amending the Zoning Map

WHEREAS, the Village of Norridge ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the regulation of zoning of land located in the Village is a matter which pertains to the Village's government and affairs; and

WHEREAS, Public Act 101-0027, known as the Cannabis Regulation and Tax Act, (410 ILCS 705/1 *et seq.*) (the "Act"), allows the possession, use, cultivation, transportation and dispensing of adult-use cannabis in Illinois effective January 1, 2020; and

WHEREAS, the Act legalizes the possession and use of cannabis for recreational purposes by adults over the age of twenty-one, authorizes the sale of recreational cannabis at dispensaries, permits the expansion of cultivation centers previously only authorized to supply medical cannabis sales, and authorizes new types of cannabis businesses, such as craft growers, infusers and processors; and

WHEREAS, pursuant to the Act, local governments, including the Village, may enact reasonable zoning ordinances or resolutions and other ordinances not in conflict with the Act regulating adult-use cannabis business establishments, including regulations prohibiting or significantly limiting the location of such establishments, and/or governing the time, place, manner and number of adult-use cannabis business establishments, and minimum distance limitations between adult-use cannabis business establishments and locations the Village deems sensitive; and

WHEREAS, the Village studied the issue of whether to adopt a cannabis overlay zoning district and regulations pertaining to such a zoning district in which the retail sale of recreational cannabis, but not other cannabis uses, would be permitted in certain areas previously zoned as retail business uses in the Village but excluded in all other zoning districts in the Village; and

WHEREAS, the required Notice of Public Hearing ("Notice", attached hereto as **Exhibit A** and made a part hereof) was given by the Village Zoning Board of Appeals ("ZBA") with reference to creating a "CO" Cannabis Overlay District, adopting regulations governing the "CO" Cannabis Overlay District, amending various other sections of the Zoning Ordinance of the Village of Norridge – 1962 ("Zoning Ordinance") to be consistent with the adoption of a "CO" Cannabis Overlay District, and amending the Village Zoning Map, and was published in accordance with the requirements of the law; and

WHEREAS, on October 3, 2022, the ZBA, pursuant to the Notice, held a public hearing ("Public Hearing") pursuant to the procedures set forth in Article XV of the Zoning Ordinance regarding proposed amendments to the Zoning Ordinance that would establish Article XI-B of the Zoning Ordinance, to wit: the "CO" Cannabis Overlay District and related amendments to other articles of the Zoning Ordinance (collectively, the "Zoning Amendments"), and an amendment to the Village Zoning Map to include the proposed "CO" Cannabis Overlay District ("Map Amendment"); and

WHEREAS, at the Public Hearing witness testimony and documentary evidence were presented to the ZBA regarding amendments to Village zoning regulations should retail cannabis dispensaries be recommended by the ZBA and approved by the Village Board, and the evidence included a review of mandatory State regulations governing the operation of retail dispensaries, proposed additional Village operational regulations, community impact, fiscal and revenue benefits and projections, and any impact on local security; and

WHEREAS, after considering the testimony and evidence presented at the Public Hearing, the ZBA made certain findings and voted 6-0 to recommend approval of the proposed Zoning Amendments subject to certain conditions, and the proposed Map Amendment including the "CO" Cannabis Overlay District (Minutes of the October 3, 2022 ZBA Public Hearing include a summary of the evidence presented to the ZBA, ZBA findings ("Findings"), Memorandum of Law, Zoning Amendments and Map Amendment all included and attached hereto as **Exhibit B** and made a part hereof); and

WHEREAS, the Village Board of Trustees ("Village Board") has duly considered the Findings and recommendation of the ZBA, and all of the materials, facts and circumstances regarding the proposed Zoning Amendments and the proposed zoning Map Amendment (Zoning Map attached hereto as **Exhibit C** and made a part hereof); and

WHEREAS, pursuant to the authority granted under Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 *et seq.*), the Act, and the Village's home rule authority the Village Board wishes to adopt the Findings as set forth in the Minutes, approve the proposed Zoning Amendments subject to certain conditions, and also approve the proposed Map Amendment as set forth hereinbelow, and finds that the

adoption of the proposed Zoning Amendments and the proposed Map Amendment to be in the best interests of the Village.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORRIDGE, COOK COUNTY, ILLINOIS, as follows:

Section 1.

The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

Section 2.

The ZBA after giving notice and taking evidence gave due consideration to Article XV – *Variations and Amendments* of the Zoning Ordinance and found the amendment establishing the "CO" Cannabis Overlay District as Article XI-B of the Zoning Ordinance, the amendments to other sections and articles of the Zoning Ordinance related to the adoption of the "CO" Cannabis Overlay District and the Map Amendment to be appropriate. The ZBA recommendation is attached hereto as **Exhibit B**.

Section 3.

That Article II "Definitions" of the Zoning Ordinance be and hereby is amended as set forth herein:

ARTICLE II

Definitions

[. . .]

1.15.1 - Cannabis (Ord. _____-22)

The word "cannabis" when used in this ordinance refers to cannabis businesses as defined herein. Cannabis means marijuana, hashish, and other substances that are identified as including any parts of the plant Cannabis sativa and including derivatives or subspecies, such as indica, of all strains of cannabis, whether growing or not; the seeds thereof, the resin extracted from any part of the plant; and any compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin, including tetrahydrocannabinol (THC) and all other naturally produced cannabinol derivatives, whether produced directly or indirectly by extraction; however, "cannabis" does not include the mature stalks of the plant,

fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted from it), fiber, oil or cake, or the sterilized seed of the plant that is incapable of germination. "Cannabis" does not include industrial hemp as defined and authorized under the Industrial Hemp Act. "Cannabis" also means concentrate and cannabis-infused products.

1. **Adult-Use Cannabis Business Establishment** - An adult-use cannabis cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.
2. **Adult-Use Cannabis Craft Grower** - A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
3. **Adult-Use Cannabis Cultivation Center** - A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
4. **Adult-Use Cannabis Dispensing Organization** - A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
5. **Adult-Use Cannabis Infuser Organization Or Infuser** - A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
6. **Adult-Use Cannabis Processing Organization Or Processor** - A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
7. **Adult-Use Cannabis Transporting Organization Or Transporter** - An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

[. . .]

Section 4.

That Article XI-B of the Zoning Ordinance establishing the "CO" Cannabis Overlay District" and regulations therefore be and hereby is enacted as set forth herein.

ARTICLE XI-B

"CO" Cannabis Overlay District

Section 1 – Intent and Purpose

1.1 – The State of Illinois enacted the Cannabis Regulation and Tax Act ("Act"), which pertains to the possession, use, cultivation, transportation and dispensing of adult-use cannabis, which became effective June 25, 2019. The Act provides that the Village may enact reasonable zoning ordinances or resolutions not in conflict with the Act, regulating cannabis business establishments, including rules adopted governing the time, place, manner and number of cannabis business establishments, and minimum distance limitations between cannabis business establishments and locations the Village deems sensitive.

Section 2 – Permitted Uses

Table XI-B Cannabis Overlay District Permitted Uses lists permitted uses for the Cannabis Overlay Districts ("CO"). A "P" indicates that use is considered permitted within that district. A blank space or absence of a use in the table indicates that use is not permitted within that district.

Village of Norridge
Table XI-B: Cannabis Overlay District Permitted Uses
P= Permitted Use

	R-1	R-1A	R-2	R-2A	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	M	C	PUD	CO
CANNABIS USES																
Adult-Use Cannabis Craft Grower Organization																
Adult-Use Cannabis Cultivation Center																
Adult-Use Cannabis Dispensing Organization																
Adult-Use Cannabis Infuser Organization																P
Adult-Use Cannabis Processing Organization																
Adult-Use Cannabis Transporting Organization																
Medical Cannabis Cultivation Center																
Medical Cannabis Dispensing Organization																P

Section 3 – Use Standards and Conditions

Adult-Use Cannabis Dispensing Organizations shall comply with the Act and following conditions and requirements:

3.1 – Adult-Use Cannabis Dispensing Organizations shall be located only in and comply with all requirements of the underlying zoning districts. An Adult-Use Cannabis Dispensing Organization shall not be located within a house, apartment, condominium, or an area zoned for residential use.

3.2 – Adult-Use Cannabis Dispensing Organizations may not conduct any sales or distribution of cannabis other than as authorized by the Act and this Article.

3.3 – The perimeter walls of an Adult-Use Cannabis Dispensing Organization may not be located within 500 feet of the property line of a pre-existing public primary or secondary school. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section. The five hundred foot (500') distance limit in this subsection C shall be measured in a straight line from the nearest "lot line" of the Adult-Use Cannabis Dispensing Organization to the nearest "lot line" of the "land use" from which the setback is sought; provided that if an Adult-Use Cannabis Dispensing Organization is to be situated in a distinct tenant space within a multi-tenant building, then the setback described in this subsection C shall be measured from the nearest demising wall of the distinct tenant space within the building in which the Adult-Use Cannabis Dispensing Organization is proposed to the nearest "lot line" of the "land use" from which the setback is sought.

3.4 – An Adult-Use Cannabis Dispensing Organization shall not be established as an accessory use or a component land use with any other land use, except a Medical Cannabis Dispensing Organization.

3.5 – At least 75% of the floor area of any tenant space occupied by an Adult-Use Cannabis Dispensing Organization shall be devoted to the activities of the dispensing organization as authorized by the Act, and no dispensing organization shall also sell food for consumption on the premises other than as authorized by the Village.

3.6 – An Adult-Use Cannabis Dispensing Organization shall not include a Drive Through facility, nor distribution of cannabis by a vending machine, nor distribution by delivery to residences or other locations where purchasers may be.

3.7 – In addition to those documents required for any application for a Building Permit Or Business License for an Adult-Use Cannabis Dispensing Organization shall also include:

- a. A complete copy of all applications and plans submitted for required state licenses;
- b. An inventory control plan;
- c. A floor plan;
- d. A plan for the removal, recycling, disposal, and/or destruction of cannabis waste; and
- e. A security and outdoor lighting plan. The Village Police Department shall review the items required by this subsection and forward its recommendation regarding same to the Village Building Commissioner.

3.8 – Any building intended to be occupied by an Adult-Use Cannabis Dispensing Organization shall comply with the architectural standards for a commercial building established by the Village and is subject to review by the Advisory Review Committee.

3.9 – On-site consumption of cannabis is prohibited. A sign, at least twenty-four (24) inches by thirty-six (36) inches, shall be posted inside, at a location clearly visible to patrons, with the following language, "Smoking, eating, drinking, or other forms of consumption of cannabis or products containing cannabis is prohibited anywhere inside or on the grounds of this establishment."

3.10 – Signage shall comply with the Cannabis Regulation and Tax Act, (P.A. 101- 0027), as it may be amended from time-to-time, the regulations promulgated thereunder, and this Zoning Ordinance.

3.11 – Adult-Use Cannabis Dispensing Organizations must include the legal name of the dispensary on the packaging of any cannabis product it sells.

3.12 – Adult-Use Cannabis Dispensing Organizations are prohibited from selling alcohol.

3.13 – An Adult-Use Cannabis Dispensing Organization may only accept cannabis deliveries into a restricted access area.

3.14 – A dispensary may operate between 8:00 a.m. and 10:00 p.m.

3.15 – Building enhancements, such as security cameras, lighting or other improvements,, to ensure the safety of employees and customers of the adult-use cannabis business establishments, as well as its environs shall be installed. Said improvements shall be determined based on the specific characteristics of the floor plan for an Adult-Use Cannabis Business Establishment and the site on which it is located, consistent with the requirements of the Act.

3.16 – An Adult-Use Cannabis Dispensing Organization shall comply with the security provisions of 410 ILCS 705/15-100. Dispensaries must ensure that the dispensary interior and exterior premises are sufficiently lit to facilitate surveillance, and must ensure that trees, bushes and other foliage outside of the dispensary premises do not allow for a person or persons to conceal themselves from sight. (See 410 ILCS 705/15-100 (a)(13) and (14)).

3.17 – The owner, manager or a key holder of the Adult-Use Cannabis Dispensing Organization is required to respond by phone or email pertaining to non-emergency situations within 24 hours of contact by a Village official.

3.18 – Adult-Use Cannabis Dispensing Organization business shall be ventilated so that odor or marijuana cannot be detected by a person with a normal sense of smell at the exterior of the business.

3.19 – Disposal of adult-use cannabis and cannabis byproducts, all products must be made unusable and unrecognizable prior to the removal from the business.

3.20 – It is prohibited to cultivate, distribute, produce, smoke, use, or ingest marijuana openly or publicly in a place open to the general public.

3.21 – Operation of the Adult-Use Cannabis Dispensing Organization business is prohibited when:

- a. the video surveillance equipment is inoperative
- b. the point-of-sale equipment is inoperative.
- c. the State's cannabis electronic verification system is inoperative
- d. there are fewer than two people working at any time within a dispensing organization.

3.22 – The owner of the Adult-Use Cannabis Dispensing Organization shall file an affidavit in triplicate original copies with the Village Clerk (with a signed original of the affidavit also being filed with the Police Department and with the Building Department) prior to initial issuance of a business license and every year thereafter prior to renewal of such business license affirming full compliance with this Article as well as all other applicable ordinances, laws, rules and regulations as provided herein and all other requirements of the Act.

3.23 – An Adult-Use Cannabis Dispensing Organization as a principal use is required to comply with all use standards of this Article, in addition to all other regulations of the Zoning Ordinance.

Section 4 – Location of CO Districts

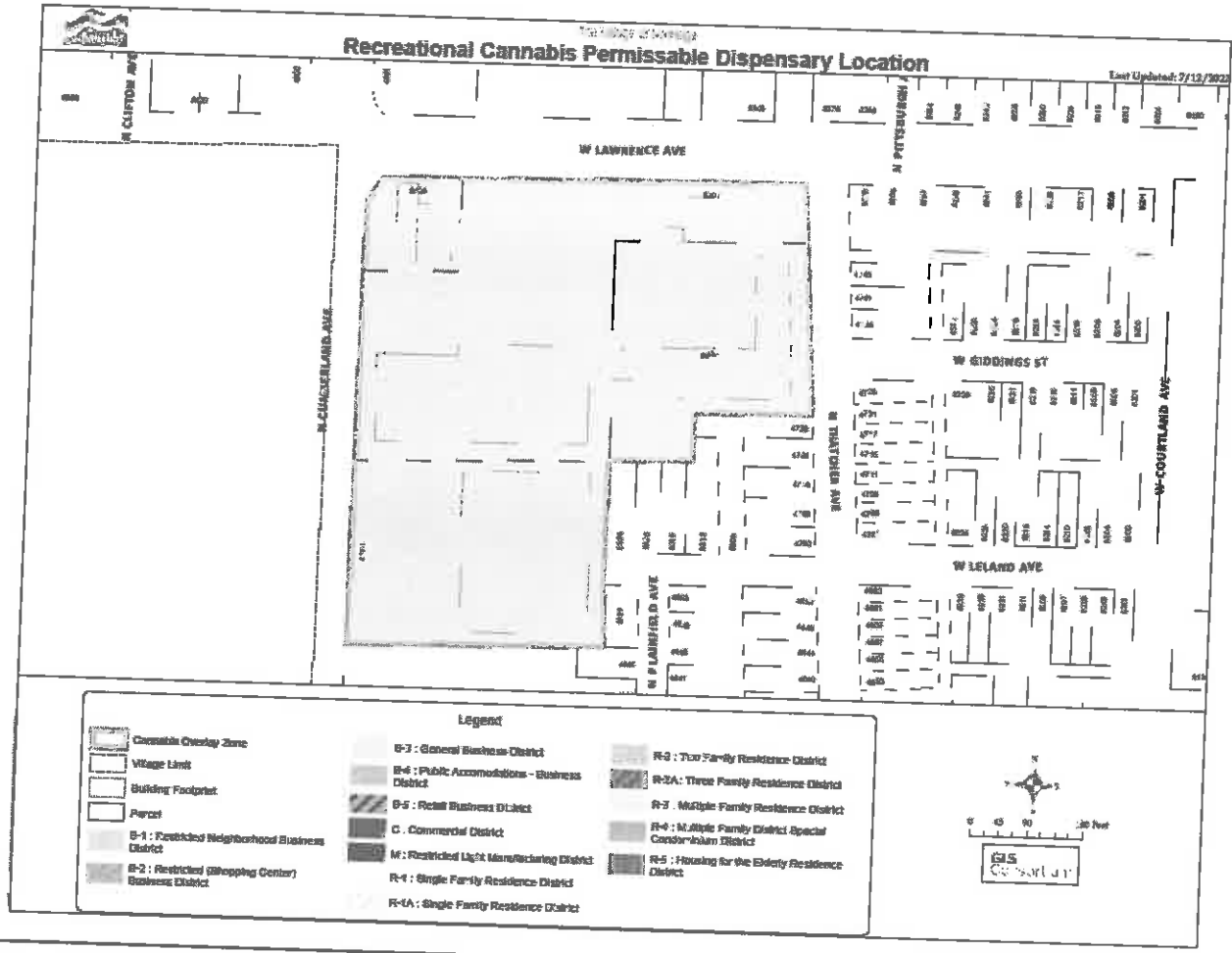
CO - Cannabis Overlay District. Area and Boundaries.

The Cannabis Overlay District is comprised of four areas which contain the following properties and are described as follows:

4.1 – Area 1 Properties in the Village of Norridge

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

AREA 1 – MAP



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

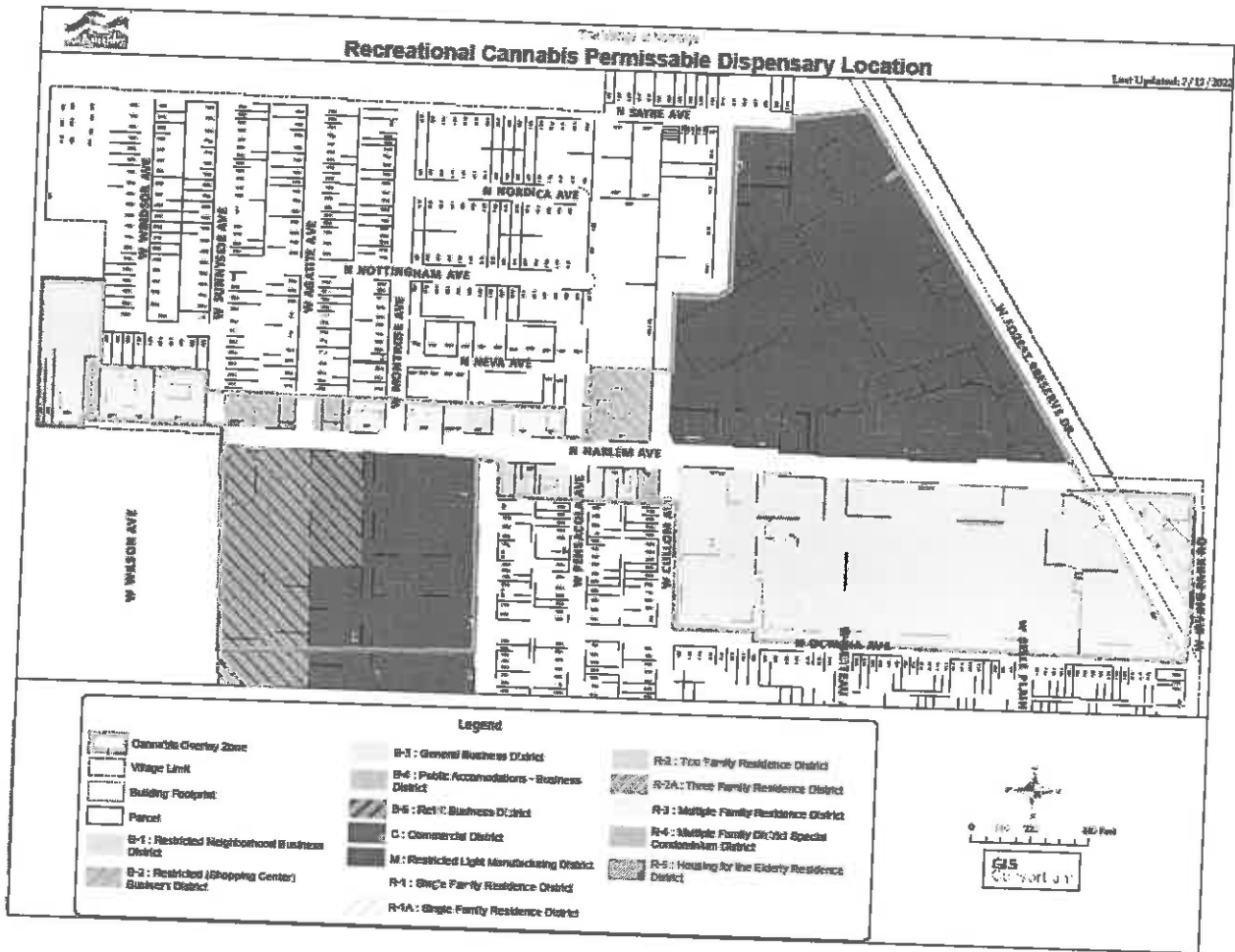
13183000470000	4353 N HARLEM AVE
13183180290000	4105 N HARLEM AVE
13183180110000	4223 N HARLEM AVE
13183180250000	4133 N HARLEM AVE
13183180100000	4223 N HARLEM AVE
13183180330000	7060 W FOREST PRESERVE DR
13183180310000	4209 N HARLEM AVE
13183000200000	4321 N HARLEM AVE
13183180180000	4211 N HARLEM AVE
13183180200000	7070 W FOREST PRESERVE DR
13183180090000	4223 N HARLEM AVE
13183180280000	7000 W FOREST PRESERVE DR
13183180140000	4101 N HARLEM AVE
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
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
12134050110000
12134050050000
12134040380000
12134040330000
12134040360000
12134160090000
12134040390000
12134160080000
12134160070000
12134160060000
13181140040000
13181120090000
13181120100000
13181140050000
13183000490000
13181140020000
13181140010000
12134160140000
13183180190000
13181140590000
12134160110000
12134160150000
12132220350000
12132220390000

12132220430000

4300 N HARLEM AVE
4242 N HARLEM AVE
4272 N HARLEM AVE
4300 N HARLEM AVE
4330 N HARLEM AVE
4330 N HARLEM AVE
4104 N HARLEM AVE
4300 N HARLEM AVE
7217 W FOREST PRESERVE DR
7227 W FOREST PRESERVE DR
7213 W FOREST PRESERVE DR
4427 N HARLEM AVE
4437 N HARLEM AVE
4433 N HARLEM AVE
4427 N HARLEM AVE
4341 N HARLEM AVE
4429 N HARLEM AVE
4431 N HARLEM AVE
4104 N HARLEM AVE
4265 N HARLEM AVE
4401 N HARLEM AVE
4050 N HARLEM AVE
4150 N HARLEM AVE
4520 N HARLEM AVE
4504 N HARLEM AVE
4512 N HARLEM AVE

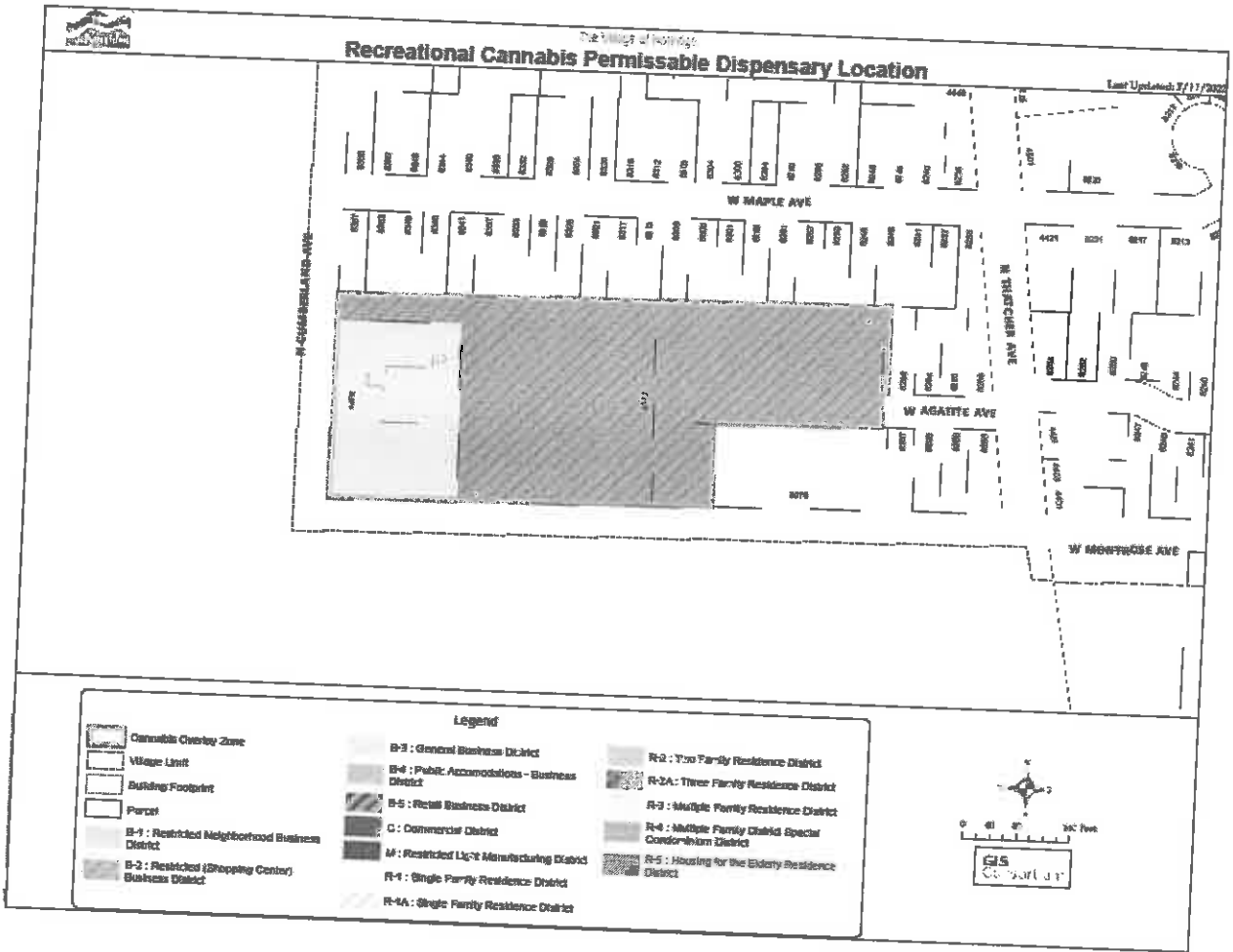
AREA 2 - MAP



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	8262.5 W AGATITE AVE
12142060360000	4409 N CUMBERLAND AVE

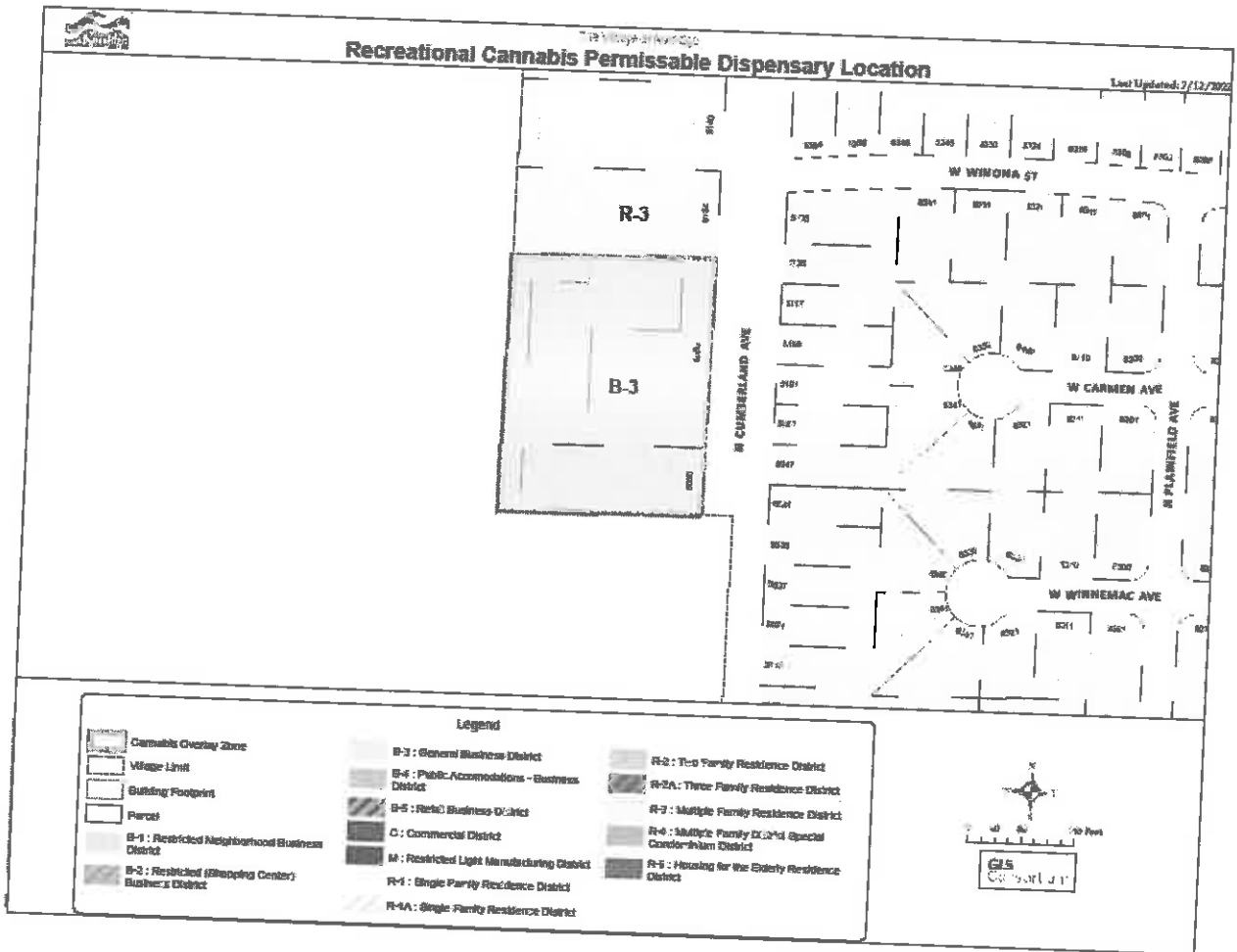
AREA 3 – MAP



4.4 – Area 4 Properties in the Village of Norridge

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

AREA 4 - Map



Section 5 – Area, Size and Yard Regulations

5.1 - Dimensional Standards - The dimensional standards within the CO Overlay District shall be those development standards in effect in the underlying zoning district or districts.

Section 6 – General Standards of Applicability

6.1 – Restrictions and Licensure Provisions – All uses set forth in this Article are subject to Village licensure provisions and any other restrictions set forth in the Village Code as may be amended from time to time and any other applicable federal, state, or county laws, statutes, ordinances and regulations.

6.2 – Parking and Loading – Parking and loading-as required in accordance with Article XII (Parking). 1 space for every 150 sq. ft. of gross floor area plus employee parking.

6.3 – Signs – Signs as required in accordance with Article XI (Signs) and in accordance with the Act and state law.

6.4 – Accessory Uses and Site Development Standards – Accessory use and site development standards, including performance standards, as required in accordance with Article XII (Accessory Use and Site Development Standards).

6.5 – Landscaping and Screening – Landscaping and screening as required in accordance with Article VIII (Landscaping and Screening).

6.6 – Number of Dispensaries – No more than two (2) Adult use Cannabis Dispensing Organization facilities permitted in the Village.

Section 6.

That the following sections and articles of the Zoning Ordinance and its Table of Contents referred to below relate to the establishment of the "CO" Cannabis Overlay District be and hereby are amended as follows. The full text of each amendment is as set forth in ZBA Cannabis Zoning Exhibits **Exhibit #1** (Text Amendments to the Zoning Ordinance) to **Exhibit B** herein (Cannabis Zoning Exhibits) and is attached hereto and made a part hereof. The text of each amendment listed below as set forth in ZBA Cannabis Zoning Exhibits **Exhibit #1** to **Exhibit B** is incorporated in this Section 6 as if fully set forth herein.

- (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-1" 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;
- (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, 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 enacting Section 4A – Prohibited Uses, Subsection 4A.2 Cannabis Uses;
- (13) ARTICLE IX "B-2" Restricted (Shopping Center) Business District Amend by enacting Section 5A – Prohibited Uses, Subsection 5A.2 Cannabis Uses;

- (14) ARTICLE X "B-3" General Business District Amend by 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 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.

Section 7.

The Zoning Map of the Village of Norridge be and hereby is amended to establish and depict the "CO" Cannabis Overlay District as set forth in **Exhibit C** herein (Village Map of Proposed Overlay Districts) and also as set forth in Cannabis Zoning Exhibits **Exhibit #2** to **Exhibit B**, and is incorporated herein by this reference.

Section 8.

Except as to the amendments set forth above in this Ordinance, all articles and sections of the Zoning Ordinance, as amended, shall remain in full force and effect.

Section 9.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 10.

This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Section 11.

If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance or their application, if they can be given effect without

the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision is severable, unless otherwise provided by this Ordinance.

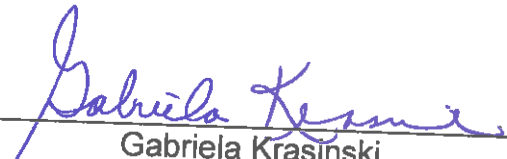
[This space intentionally left blank.]

PASSED by the President and Board of Trustees of the Village of Norridge, Cook County, Illinois, this 9th day of November 2022.

AYES: 4

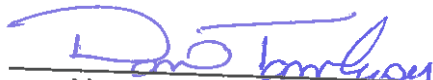
NAYS: 1

ABSENT: 1




Gabriela Krasinski
Village Clerk

APPROVED this 9th day of November 2022.



Honorable Daniel Tannhauser
Village President

PUBLISHED by me this 9th day of November 2022 in pamphlet form.



Gabriela Krasinski
Village Clerk

**EXHIBIT A
NOTICE**

**LEGAL NOTICE
PUBLIC HEARING
VILLAGE OF NORRIDGE -
ZONING BOARD OF
APPEALS**

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, 60708, 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 - 1982 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-1" 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;
- (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 VII "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 "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

PIN	STREET ADDRESS
1214200820000	4701 N CUMBERLAND AVE
1214200780000	4731 N CUMBERLAND AVE
1214200760000	4735 N CUMBERLAND AVE
1214200840000	8300 W LAWRENCE AVE
1214200830000	8301 W LAWRENCE AVE
1214200840000	8303 W LAWRENCE AVE
1214200840000	8305 W LAWRENCE AVE
1214200840000	8307 W LAWRENCE AVE
1214200840000	8311 W LAWRENCE AVE
1214200840000	8313 W LAWRENCE AVE
1214200840000	8319 W LAWRENCE AVE
1214200840000	8321 W LAWRENCE AVE
1214200840000	8323 W LAWRENCE AVE
1214200780000	8325 W LAWRENCE AVE
1214200780000	8337 W LAWRENCE AVE
1214200750000	8339 W LAWRENCE AVE
1214200780000	8343 W LAWRENCE AVE
1214200760000	8345 W LAWRENCE AVE
1214200760000	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	4809 N HARLEM AVE
13181200220000	4505 N HARLEM AVE
13181200140000	4601 N HARLEM AVE
13181001190000	4608 N HARLEM AVE
13181200010000	4607 N HARLEM AVE
13181200150000	4515 N HARLEM AVE
13181140030000	4429 N HARLEM AVE
13183180340000	4125 N HARLEM AVE
13183180800000	7001 W CULLOM AVE
13183000900000	4351 N HARLEM AVE
13183000480000	4343 N HARLEM AVE
13183000440000	4343 N HARLEM AVE
13183000430000	4369 N HARLEM AVE
13183000470000	4353 N HARLEM AVE
13183180280000	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
13183180060000	7001 W CULLOM AVE
13183180260000	4105 N HARLEM AVE
13183180170000	7050 W FOREST PRESERVE DR
13183180360000	7100 W FOREST PRESERVE DR
13183130030000	4301 N HARLEM AVE
13183180050000	7001 W CULLOM AVE
13183180130000	4101 N HARLEM AVE
13183000180000	4321 N HARLEM AVE
13183180070000	7001 W CULLOM AVE
13183180320000	7100 W FOREST PRESERVE DR
13183180180000	7000 W FOREST PRESERVE DR
12134020300000	4350 N HARLEM AVE
12134040340000	4330 N HARLEM AVE
12134040350000	4330 N HARLEM AVE
12134050180000	4200 N HARLEM AVE
12134050080000	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	4480 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
12134020480000	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
12134160080000	4104 N HARLEM AVE
12134040390000	4300 N HARLEM AVE
12134160080000	7217 W FOREST PRESERVE DR
12134160070000	7227 W FOREST PRESERVE DR
12134160080000	7213 W FOREST PRESERVE DR
13181140040000	4427 N HARLEM AVE
13181200800000	4437 N HARLEM AVE
13181201000000	4433 N HARLEM AVE
13181140050000	4427 N HARLEM AVE
13183000480000	4341 N HARLEM AVE
13181140020000	4429 N HARLEM AVE
13181140010000	4431 N HARLEM AVE
12134160140000	4104 N HARLEM AVE
13183180190000	4265 N HARLEM AVE
13181140580000	4401 N HARLEM AVE
12134160110000	4050 N HARLEM AVE
12134160150000	4150 N HARLEM AVE
12132220230000	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	8288.5 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 60708. 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 60708 prior to 4:00 p.m. on the day of the public hearing. If you have any questions please contact Brian Geseor - Village Engineer at 708-453-0800 ext. 5757. The public hearing may be continued to a further date, time and place without additional notice.

ZONING BOARD OF APPEALS
VILLAGE OF NORRIDGE

By: Janice J. Magnuson,
Chairperson

PUBLISHED by me this 16th day of September 2022
In the Norridge and Harwood Heights News,
Gabriela Krasinski, Village Clerk

CHICAGO TRIBUNE

media group

Sold To:
Village of Norridge - CU00144750
4000 N Olcott Ave
Harwood Heights, IL 60706

Bill To:
Village of Norridge - CU00144750
4000 N Olcott Ave
Harwood Heights, IL 60706

Certificate of Publication:

Order Number: 7285212
Purchase Order:

State of Illinois - Cook

Chicago Tribune Media Group does hereby certify that it is the publisher of the Norridge-Harwood Heights News. The Norridge-Harwood Heights News is a secular newspaper, has been continuously published for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Norridge, Township of Norwood Park, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the , namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 9/15/2022, and the last publication of the notice was made in the newspaper dated and published on 9/15/2022.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: Sep 15, 2022.

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

27th Day of October, 2022, by

Chicago Tribune Media Group



Jeremy Gates

Chicago Tribune - chicagotribune.com
160 N Stetson Avenue, Chicago, IL 60601
(312) 222-2222 - Fax: (312) 222-4014

**EXHIBIT B
ZBA MINUTES
(INCLUDING EXHIBIT #1 TO EXHIBIT B CANNABIS TEXT AMENDMENTS)
(Attached Separately)**



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

Zoning Board of Appeals Meeting Minutes Village of Norridge

The Zoning Board of Appeals of the Village of Norridge, Cook County, Illinois
Convened on the 3rd day of October 2022, 7:00 P.M. at its regular meeting place,
4000 N. Olcott Avenue, Norridge, IL 60706

The meeting was called to order by Chairperson Magnuson and upon roll call the
following named members answered present:

Roll Call: Present in person: Janice Magnuson, Chairperson
Allan Budnik, Secretary
Christian Giacalone, Member
Richard Thompson, Member
Mike Straughn, Member
Frank DiPiero, Member

Absent: Christopher O'Leary, Member

Also attending: Brian Gaseor, Village Engineer
Village Attorney, Joan Cherry
Daniel Tannhauser, Village President
Joanna Skupien, Village Administrator
Jack Bielak, Village Trustee
Dominic Falagario, Village Employee
Court Reporter, Isaiah Roberts

Approval of Minutes - MOTION

To approve the Board Minutes with a date of September 12, 2022 was made by Mr.
Thompson, seconded by Mr. DiPiero. A voice vote was taken:

Yes – Magnuson, Budnik, Thompson, Giacalone, Straughn, DiPiero
No – None
Abstained – None

MOTION CARRIED

Update on Future Cases

Mr. Gaseor had nothing new to report. The next possibility for a hearing will be
December. The Board congratulated Mr. Gaseor on his upcoming retirement and this
will be his last meeting.



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

Hearing

Chairperson Magnuson reminded everyone present of the rules of conduct, read the rules of the hearing and swore in all present. She also announced the presence of the Zoning Board Attorney Joan Cherry and Court Reporter Isaiah Roberts who will document the words of the hearings.

Case # 658 – Village of Norridge – Short Term Rental Comprehensive Text Amendment to Village Zoning Ordinance

Secretary Budnik read the following Legal Notice.

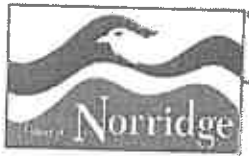
Case No. 658 Comprehensive Text Amendment to the Village of Norridge
Zoning Ordinance

Petitioner: Village of Norridge

Notice Published September 15, 2022 in the Norridge Harwood Heights News

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-1”; ARTICLE IV-A “R-1A”; ARTICLE V “R-2”; ARTICLE V-A “R-2A”; and ARTICLE VI-B “R-5” Amend each by enacting Section 1A – Prohibited Uses Subsection 1A.1 Short Term Rentals;
3. 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;
4. 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;
5. ARTICLE VII Business Districts, Amend by enacting: Section 1A Subsection 1.1 – Prohibited Uses Subsection 1A.1 Short Term Rentals;
6. 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;
7. 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;



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

8. 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;
9. ARTICLE X-A "B-4" Public Accommodations Business District, Amend by enacting Section 2A – Prohibited Uses Subsection 2A.1 Short Term Rentals;
10. 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;
11. 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;
12. 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.

Mr. Gaseor presented the case for the Village.

The concept of short-term rentals ("STR") of residential property for periods which do not exceed 30 consecutive days was not contemplated when the Village Zoning Ordinance was adopted in 1962.

STR's as a concept began in 2008 with the increasing use of the internet and online platforms that permitted people to advertise residential properties for rent and for renters to lease them for short-term use (generally for 30 days or less).

Problems with an STR property first came to the Village's attention on February 26, 2022.

- Police got a service call from a neighbor regarding suspicious activity at a nearby single-family property located on Executive Court.
- The responding officer determined that the complained of residence on Executive Court was listed for rent on the Air BnB website.
- Police officer spoke with the owner of the Air BnB Property that was the subject of the neighbor complaints. Owner admitted participating in the Air BnB system and acknowledged the neighbor complaints. Owner stated that although he had upcoming rentals through Air BnB for April 2022, he canceled all upcoming rentals. Owner does not live at the Executive Court property.

At the March 23, 2022, Village Board meeting neighbors whose homes front on Executive Court, appeared and told the Village Board about incidents that occurred at the Executive Court Air BnB Property. Ms. Oppedisano, Mr. Banna, Mr. Hintz, Ms. DeLeonardo, and Mr. Rogacki told the Board about incidents such as:

- Multiple cars entering and leaving the Air BnB Property at night and on the weekends and upwards of 40 cars seen entering and leaving the Air BnB



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

Property on February 26, 2022 in a 20-to-25-minute time span;

- People urinating in public outside the Executive Court Air BnB residence;
- Empty beer bottles left on and littering the Executive Court Air BnB Property;
- People shining flashlights into the neighbor's residence next door to the Air BnB Property.

The Executive Court Air BnB Property owner did not appear at the March 23, 2022 Village Board meeting or any other Village meeting.

The approved minutes of the March 23, 2022 Village Board meeting are included in my testimony. The comments of the 5 Executive Court neighbors are detailed in those minutes.

The Village Board determined that there should be a moratorium on short term rentals to enable staff to review the issues and determine if changes needed to be made to the Zoning Ordinance. Short term rentals are not a recognized Village zoning use and are therefore a prohibited use, but are not currently specifically defined or addressed in the Zoning Ordinance.

On April 27th 2022 the Village Board adopted an Ordinance establishing a moratorium on short term residential rentals (Chapter 22, Article X of the Village Code of Ordinances), pending consideration of amendments to the Zoning Ordinance, and adopted fines and penalties for violations of the moratorium.

The Village notified the owners of both short-term rental properties in writing, to cease all such operations due to the moratorium and that the Village administration would review current ordinances to determine if further changes needed to be made to existing codes and ordinances.

Due to disruptive occurrences regarding use of STR property in other municipalities, the regulation of STRs is a common problem. Other municipalities have considered whether to permit STRs, ban them completely, or allow them subject to fees, regulation, licensing and taxation. Examples are:

- Barrington Hills (complete ban - STR's found by the appellate court to not be a permissible home occupation)
- Elmwood Park (in 2019 banned Airbnb rentals from all of its zoning districts after officials received complaints from residents).
- Wilmette, Winnetka, Deerfield and Northbrook ban or severely restrict STR.
- Oak Park (in 2022) Oak Park requires owners to obtain license, submit to inspections and pay 4% tax. Skokie is similar.
- Chicago (2021) licenses, taxes and application fees. Ban on one-night STR in an effort to block huge parties that have become a regular nuisance in some neighborhoods. 13th Ward has banned home-sharing from all precincts. The 11th Ward and 23rd Ward banned new home-sharing rentals in several precincts of those wards. Residents can petition city officials to ban new home-sharing units.



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

On August 24, 2022 the Village Board directed the Village Zoning Board of Appeals to examine whether short term rental uses should be defined and specifically prohibited in all zoning districts that provide for permitted residential uses.

A Harvard Law and Policy Review study cited in the July 2022 issue of the Illinois Municipal Review noted:

- Short term rentals negatively affect the number of standard long term rental units available because a short-term rental unit, being rented over and over would produce more income than that of a standard rental unit. The study noted that this may be particularly true where the short-term rental is owned and operated by an absentee landlord (as is the case with the property on Executive Court).
- Short term rentals negatively affect the numbers of owner-occupied housing (or long-term rental occupied housing) which could destabilize residential zoning districts and could further drive up rents for long term renters.
- Short term rentals contribute to the “hotelization” of residential neighborhoods

The Zoning Ordinance severely restricts the type of home occupations that are commercial businesses in order to minimize the impact of those uses on surrounding residential properties.

Short term rentals run counter to the Village’s desire to prevent harmful encroachment of residential areas by incompatible uses, as homeowners are providing services similar to hotels or motels which are only allowed in the B-4 district. Short-term rental use is inconsistent with the “intent and purpose” of the Zoning Ordinance.

The best interests of the health, safety and welfare of the residents of the Village are better protected by excluding short term rentals from Village zoning districts and specifically prohibiting short term rentals as a home occupation under the Zoning Ordinance.

Adoption of the proposed text amendments specifically prohibiting STRs of 30 days or less in all zoning districts where residential dwelling units are permitted uses would conform the Zoning Ordinance to current zoning practices.

Attorney Cherry stated she would like to offer the proposed draft for new ordinance that have text amendments pertaining to Short term rentals. This will be labeled Exhibit 1.

Exhibit 2 will be the Village Board minutes from March 23, 2022

Exhibit 3 will be a memo to the Zoning Board regarding short term rentals.

These Exhibits will be attached at the end of these minutes labeled Short Term Rental Exhibits.



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

A Verbal Consent vote was taken to accept Exhibits 1, 2 & 3
Yes – Magnuson, Budnik, Giacalone, Thompson, Straughn, DiPiero
No – None

Exhibits approved

Questions from the Board

Mr. Straughn asked if there were any other complaints about the short-term rental item that Mr. Gaseor presented?

Mr. Gaseor stated: Only this one. He researched if there were any other short term rental properties in the Village and did not find any. He stated that parking is usually an issue with these types of properties.

Chairperson Magnuson stated there was one with an apartment building but they had a larger parking area.

Mr. Straughn stated he does not like restricting people's rights but said these types of rentals are not wanted in our Village.

Visitor Comments: None

Findings

The Zoning Board of Appeals hereby makes the findings of fact set forth hereinbelow and determine that the proposed text amendments regarding short term rentals ("Proposed Amendments") satisfy the standards for a such amendments as set forth in Article XV of the Village of Norridge Zoning Ordinance – 1962 ("Zoning Ordinance"), in that:

Pursuant to Article XV Section 5, Subsection 5.2, the Proposed Amendments must be consistent with the purposes of the Zoning Ordinance. The Proposed Amendments should help accomplish these purposes and the Zoning Ordinance directs that the following factors be considered in evaluating the Proposed Amendments:

- (a) Existing uses of property within the general area of the property in question and their relationship to one another.
- (b) The zoning classification of property within the general area of the property in question and their relationship to one another.
- (c) The suitability of the property in question for the uses permitted under the existing zoning classification.
- (d) The trend of development, if any, in the general area of the property in



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

question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification and that the trend is consistent with the Proposed Amendments.

(e) Where applicable, the length of time the property in question has been vacant or unutilized as currently zoned.

(f) The Proposed Amendments are reasonably necessary to the promotion of the public health, safety or general welfare of the Village.

No absolutes against the Findings.

MOTION – made by Mr. Giacalone to recommend approval of the proposed text amendments to the Zoning Ordinance as stated in the published notice of September 15, 2022, to the following sections and articles:

1. ARTICLE II Definitions
2. ARTICLE IV R-1 Single Family Residence District
3. ARTICLE IV-A "R-1A" Single Family Residence District
4. ARTICLE V "R-2" Single Family Residence District
5. ARTICLE V-A "R-2" A Three Family Residence District
6. ARTICLE VI "R-3" Multiple-Family Residence District
7. ARTICLE VI-A "R-4" Multiple-Family Residence District
8. ARTICLE VI-B "R-5" Multiple-Family Residence District
9. ARTICLE VII Business Districts
10. ARTICLE VIII "B-1" Restricted Neighborhood Business District
11. ARTICLE IX "B-2" Restricted (Shopping Center) Business District
12. ARTICLE X "B-3" General Business District
13. ARTICLE X-A "B-4" Public Accommodations Business District
14. ARTICLE X-B "C" Commercial District
15. ARTICLE XI "M" Restricted Light Manufacturing District
16. ARTICLE XI-A Planned Unit Developments

seconded by Mr. Thompson. A roll call was taken.

Yes – Magnuson, Budnik, Thompson, Giacalone, Straughn, DiPiero
No – None

MOTION CARRIED

Case # 658 Closed

The Zoning Board took a short break so the next case material can be set up. 7:25pm.
The Zoning Board restarted the meeting 7:30pm.



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

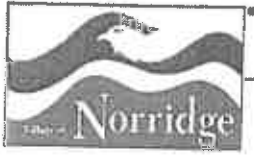
Case # 659 – Village of Norridge- Cannabis Overlay District Comprehensive Text and Map Amendment to Village Zoning Ordinance

Secretary Budnik read the following Legal Notice.

Case No. 659 Comprehensive Text Amendment and Map Amendment to the
Village of Norridge Zoning Ordinance
Petitioner: Village of Norridge
Notice Published September 15, 2022 in the Norridge Harwood Heights News

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 Amend by enacting PUD Planned Unit Development District; CO Cannabis Overlay District;
4. ARTICLE IV “R-1”; ARTICLE IV-A “R-1A”; ARTICLE V “R-2”; ARTICLE V-A “R-2A”; ARTICLE VI-B “R-5”; and ARTICLE VII Business Districts - Amend each by enacting Section 1A – Prohibited Uses; Subsection 1A.2 – Cannabis Uses;
5. ARTICLE VI-A “R-4” Amend by enacting Section 2A – Prohibited Uses, Subsection 2A.2 Cannabis Uses;
6. ARTICLE VII Business Districts Amend by enacting Section 1A – Prohibited Uses, Subsection 1A.2 Cannabis Uses;
7. ARTICLE VIII “B-1” Amend by enacting Section 4A – Prohibited Uses, Subsection 4A.2 Cannabis Uses;
8. ARTICLE IX “B-2” Amend by enacting Section 5A – Prohibited Uses, Subsection 5A.2 Cannabis Uses;
9. ARTICLE X “B-3” Amend by enacting Section 5A – Prohibited Uses, Subsection 5A.2 Cannabis Uses;
10. ARTICLE X-A “B-4” Amend by enacting Section 2A – Prohibited Uses, Subsection 2A.2 Cannabis Uses;
11. ARTICLE X-A-1 “B-5” Amend Section 4 Prohibited Uses by enacting Subsection 4.1 Cannabis Uses;
12. ARTICLE X-B “C” Amend by enacting Section 3A – Prohibited Uses, Subsection 3A.2 Cannabis Uses;
13. ARTICLE XI “M” Amend Section 6 Prohibited Uses by enacting Subsection 6.2 Cannabis Uses;
14. ARTICLE XI-A Amend by enacting Section 5A – Prohibited Uses, Subsection 5A.2 Cannabis Uses;



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

15. ARTICLE XI-B "CO" Cannabis Overlay District enacting new a 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 properties described in the Notice published on September 15, 2022 in the Norridge/Harwood Heights News. 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".

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

Mr. Gaseor presented the case for the Village. A power point presentation also took place.

The Cannabis Regulation and Tax Act (410 ILCS 705) legalized the use of marijuana in Illinois for non-medicinal purposes, effective January 1, 2020 (Public Act 101-0027 the "State Act").

State Act regulated the cultivation, sale, possession, and consumption of cannabis in Illinois. This is commonly called "adult use" cannabis, distinguishing it from medicinal marijuana or cannabis, which was previously legal in Illinois.

State Act authorizes the sale and consumption of cannabis for recreational purposes throughout the State of Illinois.

State Act provides that the municipalities can decide whether or not to prohibit or permit the sale of cannabis within their borders.

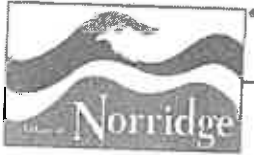
Norridge Police Chief Brian Goss presented the following:

The State Act provides a strict State regulatory framework for all types of cannabis businesses, whether of a manufacturing type or retail dispensaries.

The State will review and ultimately have to approve all applications, including the security plan, a list of employees working at a facility as well as approval from the local government with jurisdiction over the proposed dispensary before sales can commence.

State required mandatory background checks of dispensary owners and employees:

Must be 21 or older; Pass a federal and state criminal background check;
Complete Illinois Responsible Vendor Training.



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

Only individuals that are 21 years of age, who show proof of age, may purchase cannabis.

The dispensary agent selling the product must verify the government issued identification, which contains a picture and date-of-birth, as not being a fake ID by using an electronic reading or scanning device.

Once a sale is made, the dispensary must use point-of-sale equipment that will transmit the following information to the state:

1. The selling agent's state issued ID number;
2. The selling dispensary's state issued ID number;
3. The amount and type of cannabis sold; and
4. The date and time of the sale.

The cannabis to be sold at a dispensary must be obtained from a State licensed cannabis facility.

The cannabis must be delivered by a State licensed business directly to a secure restricted area of the dispensary that is wholly separate from the public area of the business.

The dispensary is prohibited from selling cannabis to anyone through a drive-through, vending machine or via off site delivery.

All dispensaries must abide by all local zoning regulations, building codes, fire codes and all other general business regulations.

Operation is allowed only between 6:00 a.m. and 10:00 p.m. local time subject to modification by reasonable Village regulations.

Operation is prohibited when video surveillance equipment is inoperative.

Operation is prohibited when point-of-sale equipment is inoperative.

Operation is prohibited when the state's cannabis electronic verification system is inoperative.

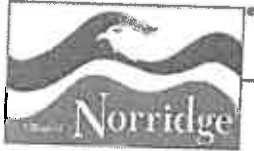
Operation is prohibited when there are fewer than two people working at any time within a dispensing organization.

Dispensing organizations may not sell any product containing alcohol except tinctures, which are limited to containers no larger than 100 milliliters.

State control over the cannabis product starting with the growing and harvesting, then transportation and ultimate sale is designed to prevent adulteration or tampering with the product and ensure quality and safety of the product for use and consumption by the end purchaser.

There are numerous State required security protocols in order for a cannabis dispensary to operate.

- A dispensary must engage a third-party security firm to provide at least one on-site security guard during hours of operation.
- There must be at least two employees working at the dispensary during operating hours, in addition to the security guard.
- Security cameras, for both the exterior and interior portions of the dispensary and security alarms must be installed and operating 24 hours a day.



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

- The dispensary must ensure proper interior and exterior lighting is operational at all times.
- The exterior windows of the dispensary must be shatterproof and tinted (this may allow light inside the facility, but outside viewing must be blocked).
- All cannabis products must be safely stored at all times.
- During operational hours, cannabis must be stored in a locked secured space that can only be accessed by the employees.
- When the dispensary is closed, all cannabis must be stored in a reinforced vault room that is not located in the public retail space.
- The employees of the dispensary that have access to these spaces must be kept in an electronic daily log.

No cannabis business establishment nor any entity or person shall engage in advertising that contains any statement or illustration that is:

- False or misleading;
 - Promotes the overconsumption of cannabis;
 - Displays cannabis;
 - Shows someone under 21 consuming cannabis;
 - Makes health or medicinal claims about cannabis;
 - Includes the image of the cannabis leaf or bud; or
 - Includes any image that is likely to appeal to minors.
- No cannabis business establishment nor any person or entity shall place or maintain or cause to be placed or maintained an advertisement in any form:
- Within 1,000 feet of school grounds, playgrounds, hospitals, health care facilities, recreation centers, child care centers, public parks, public libraries, or game arcades that admit persons under the age of 21;
 - On or in a public transportation vehicle or on a public transportation shelter; or
 - On or in publicly-owned or publicly-operated property.

Mr. Gaseor continued the presentation

State Act contains a home rule preemption in the licensing and regulation of cannabis related activities but permits municipalities some local regulation. State Act authorizes the Village to enact ordinances to prohibit or significantly limit the location of a cannabis dispensary (410 ILCS 705/55-25(5)). The Village may enact ordinances governing the time, place, manner, and number of Recreational Cannabis Dispensaries, including minimum distance limitations between cannabis business establishments and eliminating locations the Village deems sensitive (410 ILCS 705/55-25(2)).

Proposed Village Zoning Regulations

- Adoption of a "CO" Cannabis Overlay District to permit a cannabis dispensary use.
- No zoning permitted for Cannabis Craft Growers, Cannabis Cultivation



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

Centers, Cannabis Infusers, Cannabis Transportation Organizations, and Cannabis Processors although permitted by the State Act.

- No cannabis uses permitted other than a dispensary because other cannabis uses are incompatible with current Village zoning and existing uses in the areas proposed for the "CO" Cannabis Overlay District.
- Cannabis Overlay District to be located a minimum of 500 feet from a public school. REFER TO PROPOSED MAPS
- CO Cannabis Overlay District to be located exclusively in retail business districts only, and almost exclusively in the multipurpose B-3 General Business District where the vast majority of the Village other retail businesses are located.
- Proposed CO Cannabis Overlay District located only along Cumberland and Harlem Avenue, the two streets where there is appropriate lot size and adequate parking.
- Recommendation of strictest parking standards set by the Zoning Ordinance for retail business. One parking spot for every 300 square feet of business space.
- No more than two (2) dispensaries permitted to locate in the Village.
- No on-premises consumption of cannabis products.
- Shorter business hours (8:00 a.m. to 10:00 p.m.) than permitted by state law (6:00 a.m. to 10:00 p.m.).

Attorney Cherry stated that the Cannabis Overlay Map will be labeled Exhibit 2.

Village Administrator Joanna Skupien continued the presentation regarding revenue information.

She stated there was a referendum voted on in 2020 in which it was 45% yes with 65% no to allow cannabis sales.

Since then, two years have gone by and nearby suburbs have approved to allow them to open. We thought it was time to re-visit this item.

Statewide sales of recreational cannabis and revenues:

- 2020 total statewide sales - \$669,084,410.
- 2021 total statewide sales - \$1,379,088,278.61.
- 2022 Per Governor Pritzker sales went up 50%, going from \$1 billion to \$1.5 billion in sales for the FY 2022 ending June 30th.
- Projected approximately \$3 billion sales by the year 2024.
- July 2022, State Department of Professional and Financial Regulation reported that the State earned \$135.7 million from adult use cannabis sales for that month, including in-state and out-of-state resident sales.
- As of July 25, 2022, the amount of tax revenue collected from recreational cannabis sales went from \$297.7 million in fiscal year 2021 to \$445.3 million in 2022, an 50% increase from the same time last year.
- Cannabis tax disbursements to local governments rose from fiscal year 2021 to fiscal year 2022, increasing 77% from \$82.8 million to \$146.2 million.



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

Municipal cannabis retailers' occupation tax can be imposed at a rate not to exceed 3% of the gross receipts of cannabis sold in a municipality. The 3% tax on local cannabis sales would be adopted separately by the Village Board from any zoning decision.

Estimates of municipal revenues vary significantly from community to community due to location and parking availability.

Tax revenue information from representative municipalities is not broken out by the State but we were able to obtain the following information:

Harwood Heights approved cannabis sales but currently have none.
Schiller Park approved cannabis sales but currently have none.
Revenue from Addison was reported but other towns like Wheeling, Niles, Skokie and Elmwood Park would not disclose their revenue.

Police Chief Goss continued the presentation and reviewed the security issues related to permitting cannabis dispensaries to locate in the Village.

He reported on security, parking, traffic congestion and legal issues that could be impacted by permitting retail cannabis dispensary zoning.

The communities that are members of the Northern Cook County, West Suburban Cook County and the DuPage Chiefs of Police Associations to determine if there has been an increase in crime related to recreational cannabis dispensary operations in those respective towns where dispensaries currently are located. Towns included in the poll were:

Northbrook
Park Ridge
Elmwood Park
Skokie
Evanston
Niles
Addison
And others

None of these towns indicated a rise in crime due to having a cannabis dispensary.

Chief Goss stated he has professional experience with his prior service in in a community that permitted recreational cannabis dispensaries.

He was formerly Deputy Chief of the Addison Police when two of the first Illinois medical cannabis dispensaries opened in Addison in 2015.

At first - increase in parking complaints and parking problems at one dispensary due to its location in an industrial park which lacked adequate parking.

- Parking issue rectified as more dispensaries opened in the area.
- January of 2020 recreational sale of cannabis was legalized – again there was an uptick in parking issues. Again, this corrected itself as more dispensaries opened.



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

No increase in crime due to the dispensary operation during his time as Deputy Chief in Addison from 2015 to October of 2021 when he became Chief of Norridge.

He is not aware of negative implications for the Village if no more than two retail dispensaries locate in the proposed "CO" Cannabis Overlay District.

Questions from the Board

Mr. Straughn asked Joanna Skupien that you are not asking for medical Cannabis sales but don't you have to allow it with general public sales?

Skupien stated she was not aware of this.

Attorney Cherry stated that you do have to allow medical sales along with the general sales but the medical sales do not count towards revenue.

Chairperson Magnuson asked Mr. Gaseor if anyone inquired about establishing a cannabis business in Norridge.

Mr. Gaseor stated yes in one of the shopping centers but Norridge did not allow it at this time.

Attorney Cherry stated she would like to offer Exhibit 3 which will be a memo from her to the Zoning Board regarding cannabis overlay zoning. These Exhibits will be attached at the end of these minutes labeled Cannabis Zoning Exhibits.

MOTION

Motion to accept Exhibits 1, 2 and 3 made by Mr. Straughn and seconded by Mr. DiPiero.

A voice vote was taken:

Yes – Magnuson, Budnik, Thompson, Giacalone, Straughn, DiPiero
No – None

MOTION CARRIED

Visitor Comments: None



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

Findings

The Zoning Board of Appeals hereby makes the findings of fact set forth hereinbelow and determine that the proposed text amendments and the proposed map amendment ("Proposed Amendments") satisfy the standards for a such amendments as set forth in Article XV of the Village of Norridge Zoning Ordinance – 1962 ("Zoning Ordinance"), in that:

Pursuant to Article XV Section 5, Subsection 5.2, the Proposed Amendments must be consistent with the purposes of the Zoning Ordinance. The Proposed Amendments should help accomplish these purposes and the Zoning Ordinance directs that the following factors be considered in evaluating the Proposed Amendments:

- (a) Existing uses of property within the general area of the property in question and their relationship to one another.
- (b) The zoning classification of property within the general area of the property in question and their relationship to one another.
- (c) The suitability of the property in question for the uses permitted under the existing zoning classification.
- (d) The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification and that the trend is consistent with the Proposed Amendments.
- (e) Where applicable, the length of time the property in question has been vacant or unutilized as currently zoned.
- (f) The Proposed Amendments are reasonably necessary to the promotion of the public health, safety or general welfare of the Village.

No absolutes against the Findings.

Motion - Made by Mr. Straughn to recommend approval of the proposed text amendments to the Zoning Ordinance as stated in the published notice of September 15, 2022, to the following chapters, sections and articles:

1. Table of Contents Table of Contents
2. ARTICLE II Definitions
3. ARTICLE III Classification of Districts, Zoning Maps
4. ARTICLE IV "R-1" Single Family Residence District
5. ARTICLE IV-A "R-1A" Single Family Residence District
6. ARTICLE V "R-2" Single Family Residence District
7. ARTICLE V-A "R-2A" Three Family Residence District



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

8. ARTICLE VI "R-3" Multiple-Family Residence District
9. ARTICLE VI-A "R-4" Multiple-Family Residence District
10. ARTICLE VI-B "R-5" Multiple-Family Residence District
11. ARTICLE VII Business Districts
12. ARTICLE VIII "B-1" Restricted Neighborhood Business District
13. ARTICLE IX "B-2" Restricted (Shopping Center) Business District
14. ARTICLE X "B-3" General Business District
15. ARTICLE X-A "B-4" Public Accommodations Business District
16. ARTICLE X-A-1 "B-5" Retail Business District
17. ARTICLE X-B "C" Commercial District
18. ARTICLE XI "M" Restricted Light Manufacturing District
19. ARTICLE XI-A Planned Unit Developments
20. ARTICLE XI-B Enacting new a new proposed Article XI-B - the "CO" Cannabis Overlay District consisting of the following: Section 1 – Intent and Purpose; Section 2 – Permitted Uses; Section 3 - Use Standards and Conditions; and Section 4 - Location of "CO" Districts; Area and Boundaries;

AND

Recommending approval of the proposed amendments to the Village Zoning Map to include the proposed "CO" Cannabis Overlay District, and to include individual maps for Areas 1-4 in the "CO" Cannabis Overlay District as depicted in the text of the proposed Article 11, Section 4 of the Zoning Ordinance.

seconded by Mr. Giacalone. A roll call was taken.

Yes – Magnuson, Budnik, Thompson, Giacalone, Straughn, DiPiero
No – None

MOTION CARRIED

A short discussion with Attorney Cherry and the Board about which maps will be included in the ordinance.

Case #659 Closed – The court reporter was released at this time.



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

Discussion – A short discussion about allowable garage heights with distinctions between flat roofs and 4/12 pitch roofs. A diagram may be made to distinguish these items.

The next meeting will be moved up to November 7, 2022 at 6:30P.M. in the large conference room due to early voting going on in the normal Board room.

Public Comment - None

MOTION

Motion to adjourn made by Mr. Straughn and seconded by Mr. Giacalone.
A voice vote was taken:

Yes – Magnuson, Budnik, Thompson, Giacalone, Straughn, DiPiero
No – None

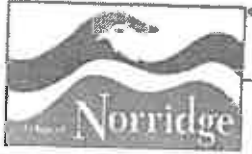
MOTION CARRIED

MEETING ENDED at 8:22 P.M. Next meeting scheduled for
November 7, 2022, 6:30 P.M. (Large Conference Room)

Respectfully submitted,

Allan Budnik
Secretary

Janice Magnuson
Chairperson



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

SHORT TERM RENTAL EXHIBITS

Exhibit #1 – Text Amendments Zoning Ordinance

This Exhibit is at the end of these minutes due to the size of the document.



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

Exhibit #2 – Village Board Minutes from March 23, 2022



REGULAR BOARD MEETING MINUTES

Wednesday, March 23, 2022

Village of Norridge
4000 N. Olcott Avenue
Norridge, IL 60706

The meeting was called to order by President Tannhauser at 6:30 PM

Clerk Krasinski called the roll.

Present:

President Tannhauser
Clerk Krasinski
Trustee Budnik
Trustee Ronstadt
Trustee Larson
Trustee Bielak
Trustee Avino
Trustee Gelsomino

Also Present:

Joan Cherry, Village Attorney
Brian Gaseor, Village Engineer
Brian Goss, Police Chief
Wayne Schober, Deputy Police Chief
Joanna Skupien, Village Administrator

A quorum was declared.

President Tannhauser asked all to stand and pledge allegiance to the flag.

MOTION: by Trustee Gelsomino second by Trustee Larson to approve and adopt the minutes of the Regular Board Meeting of February 23, 2022.

Budnik, Ronstadt, Larson, Bielak, Avino, Gelsomino Yea, Nays none, Motion carried

President's Report

President Tannhauser reviewed:

- (a) Declaration of Local State of Emergency – Supplement #23, was issued and signed by President Tannhauser on February 28, 2022 and will be in effect until March 31, 2022.
- (b) Village President's Executive Order relating to the corona virus pandemic, Supplement #23 was issued and signed on February 28, 2022 and will be in effect until March 31, 2022.

Accolades:

There were no accolades.

Comments from the Public:

There were no comments emailed to the Village Administrator prior to the meeting.

In Person Comments:

Linda Oppedisano

Ms. Linda Oppedisano voiced her concerns regarding a home on her block that recently turned



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

into an Airbnb. Strange activity, lots of cars in and out and this concerns and scares her. Linda asked if the board can establish an ordinance to the limits of rental, register home with village, charge rental tax fees. Linda asked the board to please address these issues.

President Tannhauser stated the Chief of Police Brian Goss is aware of the situation.

Chief Goss has spoken to the owners. Chief Goss said to call police as soon as anyone has concerns.

Village Attorney Joan Cherry stated no restrictions are set at this time and will look into the situation.

George Banna

Mr. Banna asked if the Village would consider a Halloween Decorating Contest. Village Administrator Joanna Skupien stated that volunteers are needed to judge and if George would like to judge if the Village would host a Halloween Decorating Contest?

George also stated that he was concerned about the strange activity on his block. He is concerned about the safety of his family and neighbors.

Glen Hintz

Mr. Hintz spoke on behalf of his elderly parents and voiced their concerns of strange activity all hours of the day and night on their block. Visitors to the Airbnb are looking into residents homes and he is concerned about his parents and other neighbors. Glen was curious if there were any zoning restrictions for rental properties.

Cynthia DeLeonardo

Ms. DeLeonardo stated her concerns of the strange activity on her block as well and she has been a long time resident and has never seen this happen.

President Tannhauser stated once again that if any resident sees strange activity to please call police.

Joe Rogacki

Mr. Rogacki reiterated what his other neighbors stated and is concerned.

Stan Mazur

Mr. Mazur addressed the board why it is so difficult to do construction in Norridge and that the rules and regulations are nonsense. Mr. Mazur stated several issues with construction rules that he does not agree with and feels they prohibit him to do work in the Village and that other Villages do not require all this nonsense.

Trustee Bielak asked Mr. Mazur if he has any documentation to show the comparisons and if so to please bring to the boards attention.

Trustee Ronstadt stated we have rules and regulations to keep our residents safe.

President Tannhauser stated we will move the Police Committee before other committees this evening

POLICE, Trustee Budnik:

Trustee Budnik had no discussion items for review. She asked if there were any questions regarding the consent agenda. There were none

MOTION: by Trustee Budnik, second by Trustee Ronstadt to amend item (b) to read:



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

(b) Accept letter dated March 10, 2022 from Police Chief Brian Goss, requesting that the Village Board concur with the recommendation of the Police and Fire Commission and appoint Martin Ramierz to the position of full-time Probationary Patrol Officer, Tier 2, retroactive to March 16, 2022, at the yearly salary of \$65,949.02.

Due to clerical error to please Omit section - The President appoints Martin Ramierz as a full-time Probationary Patrol Officer, retroactive to March 16, 2022, at the annual salary of \$59,007.51.

Omit section - Concur with the President's appointment and that the Village Clerk will administer the Oath of Office to Probationary Patrol Officer Martin Ramierz at a later date.

Budnik, Ronstadt, Larson, Bielak, Avino, Gelsomino Yea, Nays none, Motion carried

MOTION: by Trustee Budnik, second by Trustee Bielak to:

(a) Accept letter dated March 10, 2022 from Police Chief Brian Goss requesting that President Tannhauser and the Board of Trustees that Auxiliary Officer David Las will be resigning from the Norridge Police Department as of March 9, 2022 and concur with the recommendation of the Chief of Police Brian Goss to accept the resignation.

(c) Accept letter dated March 10, 2022 from Police Chief Brian Goss and concur with his request that Brian Dongarra be promoted to rank of Corporal effective April 01, 2022, at an annual base salary of \$109,940.46, plus Specialty Pay \$1,200.00.

The Village Clerk administers the Oath of Office to Corporal Dongarra.

(d) Accept letter dated March 10, 2022 from Police Chief Brian Goss and concur with his request that Justin Lezon be promoted to rank of Corporal effective April 01, 2022, at an annual base salary of \$109,940.46, plus Specialty Pay \$1,200.00. The Village Clerk administers the Oath of Office to Corporal Lezon.

Budnik, Ronstadt, Larson, Bielak, Avino, Gelsomino Yea, Nays none, Motion carried

Clerk Krasinski administered the Oath of Office to Corporal Brian Dongarra. Corporal Dongarra's wife pinned Corporal Dongarra. Pictures were taken with President Tannhauser and family members.

Clerk Krasinski administered the Oath of Office to Corporal Justin Lezon. Corporal Lezon's wife pinned Corporal Lezon. Pictures were taken with President Tannhauser and family members.

Executive Session:

MOTION: by Trustee Bielak, second by Trustee Larson to go into Execution Session.

Budnik, Ronstadt, Larson, Bielak, Avino, Gelsomino Yea, Nays none, Motion carried

The Board goes into Executive Session.

MOTION: by Trustee Bielak, second by Trustee Ronstadt to reconvene to the Regular Board Meeting at 7:45pm.

Budnik, Ronstadt, Larson, Bielak, Avino, Gelsomino Yea, Nays none, Motion carried



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

FINANCE, LICENSES & CONTRACTS, *Trustee Avino:*

Trustee Avino had no discussion items for review. He asked if there were any questions regarding the consent agenda. There were none

MOTION: by Trustee Avino second by Trustee Bielak to:

- (a) Accept the General Fund and Motor Fuel Tax Fund Financial Report for the month ending January 31, 2022, as published.
- (b) Accept Check #1096 in the amount of \$7,311.56 from View Transit, LLC. for revenue for the 2021 bus shelter operations, as per the terms of the agreement.

Budnik, Ronstadt, Larson, Bielak, Avino, Gelsomino Yea, Nays none, Motion carried

LAW & ORDINANCE & ECONOMIC DEVELOPMENT, *Trustee Bielak:*

Trustee Bielak had no discussion items for review.

He asked if there were any questions regarding the consent agenda. There were none

MOTION items (a), (b), (c), (e), (f): by Trustee Bielak, second by Trustee Avino to:

- (a) Adopt and approve Ordinance No. 2064-22, "AN ORDINANCE AMENDING CHAPTER 2, ARTICLE 6, DIVISION 4, SECTION 2-491, REPEALING AND REENACTING SECTION 2-492, AND REPEALING SECTION 2-496 OF THE REVISED MUNICIPAL CODE OF THE VILLAGE OF NORRIDGE - 2002 AND APPROVING AMENDMENTS TO THE RULES AND REGULATIONS OF THE VILLAGE OF NORRIDGE BOARD OF FIRE AND POLICE COMMISSIONERS: An Ordinance Amending Code Provisions Relating to the Establishment, Rules and Procedures of the Village of Norridge Board of Fire and Police Commissioners and Approving a Lateral Hiring Policy Under Village Home Rule Powers," the President and Clerk to be authorized to sign, the Clerk be directed to publish in pamphlet form.
- (b) Adopt and approve Ordinance No. 2065-22, "AN ORDINANCE AMENDING CHAPTER 94, ARTICLE III, SECTION 94-152 E, ENACTING NEW SECTION 94-153, RENUMBERING CURRENT SECTIONS 153 AND 154 REGARDING TRUCK WEIGHT RESTRICTIONS AND PERMITTING, AND ENACTING CORRESPONDING SECTIONS OF CHAPTER 38-94 FINES AND FEES OF THE REVISED MUNICIPAL CODE OF THE VILLAGE OF NORRIDGE - 2002: An Ordinance Amending and Enacting Code Provisions Relating to the Truck Weight Restrictions, Permits, Costs and Fees," the President and Clerk to be authorized to sign, the Clerk be directed to publish in pamphlet form.
- (c) Adopt and approve Ordinance No. 2066-22, "AN ORDINANCE AMENDING CHAPTER 50, ARTICLE 1, SECTION 4 OF THE REVISED MUNICIPAL CODE OF THE VILLAGE OF NORRIDGE - 2022 'HEALTH AND SANITATION' REGARDING FACE COVERINGS: An Ordinance Revising and Updating Certain Face Covering Regulations," the President and Clerk to be authorized to sign, the Clerk be directed to publish in pamphlet form.
- (e) Refer the petition of Anthony Santucci, requesting variations from the requirements of Article II, Definitions, Subsection 1.32 - Garage, Private of the Zoning Ordinance of the Village of Norridge for the purpose of building a new 18 foot high, 1056 square foot garage on the property located at 8109 West Courtland Avenue, to the Zoning Board of Appeals for a Public hearing on May 2, 2022 and their recommendation to the Village Board.
- (f) Refer the petition from Curatolo & Associates Architects on behalf of Antatoilo and Marianna Yeschenko, requesting a variance from the requirements of Article IV-A, Section 3, Subsection 3.3 Rear Yard of the Zoning Ordinance of the Village of Norridge



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

for the purpose of building a one story open balcony in the rear yard on the property located at 5001 North Pittsburgh Avenue, to the Zoning Board of Appeals for a public

Budnik, Ronstadt, Larson, Bielak, Avino, Gelsomino Yea, Nays none, Motion carried

MOTION: by Trustee Bielak, second by Trustee Ronstadt to:
(d) Adopt and approve Ordinance No. 2067-22, "AN ORDINANCE APPROVING TERMS OF EMPLOYMENT OF THE VILLAGE ADMINISTRATOR PURJANT TO AN EXTENSION OF THE CURRENT EMPLOYMENT AGREEMENT: An Ordinance Approving the Terms of Employment for the Village Administrator," the President and Clerk to be authorized to sign, the Clerk be directed to publish in pamphlet form.

Ronstadt, Larson, Bielak, Avino, Gelsomino Yea, Budnik Nay, Motion carried
Trustee Budnik stated for the record that she is not opposed of the contract but the timing and process of approval.

MOTION: by Trustee Bielak, second by Trustee Gelsomino to place item (g) to committee and not concur with the recommendation of the Zoning Board of Appeals at this time:
(g) Concur with the recommendation of the Zoning Board of Appeals to GRANT the petition of Justin Kannaley, requesting variances for property known as 8500 Lawrence to the rear setback from 10 feet to 1 foot and the variance of business setback from residential from 30 feet to 1 foot with the eight conditions as outlined in the Zoning Board of Appeals Meeting Minutes dated February 7, 2022, hearing held on February 7, 2022, Case No. 655, and refer the matter to the Village Attorney to prepare the necessary amendatory ordinance.

Mr. Gregory Ziomek and Mr. Justin Kannaley were called to the microphone to speak on this item and have a short discussion with the board.

Budnik, Ronstadt, Larson, Bielak, Avino, Gelsomino Yea, Nays none, Motion carried

WATER, CELL PHONES, CELL SITES and ELECTRICAL AGGREGATION, Trustee

Ronstadt:

Trustee Ronstadt mentioned:

As a matter of record, on March 4, 2022 we received the 2022 Water Rates notice from the City of Chicago, Department of Water Management stating that effective June 1, 2022, the City will increase the water rate by 5%. In 2021, the City raised rates by 1.10%. The rate increase is being reviewed.

He asked if there were any questions regarding the consent agenda. There were none

MOTION: by Trustee Ronstadt, second by Trustee Gelsomino to:
(a) Accept Water Fund Monthly Financial Report for the month ending November 30, 2021 as published.
(b) Accept Coliform Results report from Suburban Laboratories, Inc. as required by the IEPA Community Water Supply Testing Fund Program, of water sample analysis performed February 21, 2022 covering locations listed, place the report on file and make a part of the record thereof.
(c) Accept Coliform Results report from Suburban Laboratories, Inc. as required by the IEPA Community Water Supply Testing Fund Program, of water sample analysis performed March 7, 2022 covering locations listed, place the report on file and make a part of the record thereof.
(d) Ratify the Electric Service Agreement dated March 2, 2022 between Dynegy Energy Services LLC and the Village of Norridge, signed by the Village Administrator on March 3, 2022 as authorized per Resolution No. 22-04, for a 3 year term commencing on May



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

2022, for electricity for non-street lighting accounts, including Village pumping stations, at a rate of \$0.5750/kVh for the 4 service accounts for the entire term of the agreement. Vendor selected based on professional bid process conducted by the Northern Illinois Municipal Electric Collaborative (NIMEC), which the Village of Norridge is a member of.

- (e) Accept as a matter of record the 2021 Annual Report from Comcast dated March 16, 2022, pursuant to the Cable and Video Customer Protection Law (220 ILCS 5/22).

Budnik, Ronstadt, Larson, Bielak, Avino, Gelsomino Yea, Nays none, Motion carried

VILLAGE PROPERTIES, HR, INSURANCE, VILLAGE BUS SERVICE, IT, GIS & ENVIRONMENT, Trustee Gelsomino:

Trustee Gelsomino had no discussion items for review. He asked if there were any questions regarding the consent agenda. There were none

MOTION: by Trustee Gelsomino, second by Trustee Avino to:

- (a) Ratify the proposal from Piton Installations dated March 5, 2022 for emergency roof repairs needed on the Police Station building, 4020 N. Olcott Avenue, costs estimated to be \$58,000.00, work is in progress, and approve the payment be made once work is complete.
- (b) Accept and approve the renewal of the Maintenance Agreement for Impact Networking LLC. The agreement covers service and supplies for 16 copiers located at the various Municipal buildings. The cost of the monthly renewal is \$1,005.00 and covers the period of May 15, 2022 to May 14, 2023.
- (c) Accept proposal from AI Air, Inc. for the renewal of services for the following Village-owned buildings for the service period of May 1, 2022 through April 30, 2023:
- | | |
|--|--------------------|
| Police Department, 4020 N. Olcott | \$2,900.00 |
| Shooting Range, Foster/Cumberland | 775.00 |
| Estelle Sieb Center, 7774 W. Irving Park | 2,750.00 |
| Village Hall, 4000 N. Olcott | 3,200.00 |
| Police Garage, Montrose/Ottawa | 375.00 |
| TOTAL: | \$10,000.00 |

The renewal reflects no increase over last year.

Budnik, Ronstadt, Larson, Bielak, Avino, Gelsomino Yea, Nays none, Motion carried

PUBLIC WORKS, TREE PROGRAM, PARKING, STREET LIGHT CABLE REPLACEMENT PROJECT: Trustee Larson:

Trustee Larson had no discussion items for review. He asked if there were any questions regarding the consent agenda. There were none

MOTION: by Trustee Larson, second by Trustee Bielak to:

- (a) Approve the request of Kevin Konsler of Ridgewood High School for The Ridgewood High School Rotary Club to hold their 2022 Rotary Interact 5K Run/Walk on Friday, May 20, 2022 from 5:00 PM - 7:00 PM. The race will begin at Ridgewood High School and will continue through the streets of Norridge. Police Department and Public Works assistance will be required for street closures to ensure the safety of all.
- (b) Approve the request of Mr. Daniel Lach, Principal of Kochanowski School of Polish Culture requesting permission to hold a May 3rd Polish Constitution Day Parade/Walk on April 30, 2022 starting at 11:00 AM. The parade would start at Olcott & Irving Park Avenue and proceed North on Olcott Avenue then turn left on Berteau Avenue going West to Oriole Avenue. Police Department and Public Works assistance will be required for street closures to ensure the safety of all.



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

Budnik, Ronstadt, Larson, Bielak, Avino, Gelsomino Yea, Nays none, Motion carried

GENERAL, Clerk Krasinski:

Clerk Krasinski mentioned to:

Save the dates for upcoming events:

- Ridgewood Bingo – April 9, 2022 – Salvation Army Food Drive Night
- Norridge Kindness Day – April 23, 2022

Clerk Krasinski mentioned several events will be held throughout the Village on April 23, 2022. For example an official dedication and unveiling of the little free library box, and also the "Fill the Playpen" Diaper drive starting April 1st. Residents can drop off diapers, pull ups or wipes until April 22nd at the Village Hall. On 4/23 there will be a drive-by diaper drop off at the Salvation Army as well. Please look for more information on social media regarding Norridge Kindness Day events on April 23, 2022

- Spring Recycling Event – May 7, 2022 from 9:00 AM to 1:00 PM
- Memorial Day Ceremony – May 29, 2022 12pm

There were no other general comments

MOTION: by Trustee Gelsomino, second by Trustee Larson that, there being no further business, meeting be adjourned at 8:02p.m.


Budnik, Ronstadt, Larson, Bielak, Avino, Gelsomino Yea, Nays none, Motion carried.

Meeting Adjourned.

ATTEST:



Gabriela Krasinski, Village Clerk



Daniel Tannhauser, Village President



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

Exhibit #3 – Memo to Zoning Board of Appeals for Short Term Rentals

M E M O R A N D U M

TO: Hon. Members of the Zoning Board of Appeals
Joanna Skupien, Village Administrator
Brian Gaseor, Building Commissioner, Village Engineer

FROM: Joan S. Cherry
Village Attorney

DATE: October 3, 2022

CLIENT: Village of Norridge

MATTER: Zoning

SUBJECT: Proposed Short Term Rental Text Amendments to Current Zoning Ordinance

This memorandum addresses the proposed text amendments to the Village Zoning Ordinance regarding the prohibition of short term rentals (defined as STR's including Air BnB or VRBO type rentals) in the Village. It is designed to provide legislative history to the proposed text amendments to the Zoning Ordinance that have been presented to the Zoning Board of Appeals in draft form. Proposed new text to be inserted into the current Zoning Ordinance is double underlined and repealed text is shown with double strike-through in the amendments. The proposed text is separately provided and is not repeated in this memorandum.

A. Short Term Rentals. The concept of short term rentals ("STR") of residential property for periods which do not exceed 30 consecutive days, was not contemplated when the Village Zoning Ordinance was adopted in 1962. STRs as a concept began in 2008 with the increasing use of the internet and online platforms that permitted people to advertise residential properties for rent and for renters to lease them for short-term use (generally for 30 days or less). Short term rentals as a zoning concept or use are not currently addressed by the Village Zoning Ordinance.

B. Incident on Executive Court. Village administration was unaware that certain properties in the Village were being rented out as STRs until a series of incidents occurred in February 2022. Problems with an STR property first came to the Village's attention on February 26, 2022 when Village police received a service call from a neighbor regarding suspicious activity at a nearby single family property located on Executive Court in a residential zoning district. The responding officer determined that the complained of residence on Executive Court was listed for rent on the Air BnB website.



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

The police officer spoke with the owner of the Air BnB Property that was the subject of the neighbor complaints. The owner admitted that his property on Executive Court was offered as a short term rental in the Air BnB system. The owner does not occupy the Executive Court property and lives elsewhere. The owner acknowledged the neighbor complaints. He stated that although he had upcoming rentals through Air BnB for April 2022, he canceled all upcoming rentals.

Although the owner told the police that he had several bookings for the end of April and that he had canceled them, he further stated that he would contact the police prior to the rental dates to advise of the details of the rentals. According to the responding police officer the owner never did so and it is unclear whether he rented out the Executive Court property again.

After the police department's contact with the Air BnB Property owner, several neighbors appeared at the Village Board meeting the following month. At the March 23, 2022, Village Board meeting neighbors whose homes front on Executive Court, appeared and addressed the Village Board at the public comment portion of the Village Board meeting. These Executive Court neighbors told the Village Board about incidents that occurred at the Executive Court Air BnB Property. Ms. Oppedisano, Mr. Banna, Mr. Hintz, Ms. DeLeonardo, and Mr. Rogacki recounted for the Village Board various disruptive incidents occurring at the Executive Court Air BnB Property such as:

- Multiple cars entering and leaving the Air BnB Property at night and on the weekends and upwards of 40 cars seen entering and leaving the Air BnB Property on February 26, 2022 in a 20 to 25 minute time span;
- People urinating in public outside the Executive Court Air BnB residence;
- Empty beer bottles left on and littering the Executive Court Air BnB residence;
- People shining flashlights into the neighbor's residence next door to the Air BnB residence;
- People (strangers) peering into the homes of neighboring residents.

The neighbors to the Executive Court Air BnB residence expressed fear for their safety and stated that nothing like this had ever happened in the neighborhood. The approved minutes of the March 23, 2022 Village Board meeting are included as an exhibit to this memorandum. The comments of the five Executive Court neighbors are detailed in those minutes.

The Executive Court Air BnB Property owner did not appear at the March 23, 2022 Village Board meeting or any other Village meeting and staff has not aware of any further contact with the Village by the owner after the owner's discussion with the police officer.

Upon learning that these incidents had occurred on Executive Court, the Village Board expressed concern that a short term rental business was being conducted at the Executive Court property and that this type of business is not addressed, defined or recognized in the Zoning Ordinance or in the Village Code of Ordinances ("Code").



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

Short term rentals are not included as a home occupation in any of the residence districts the Zoning Ordinance.

After the Executive Court incidents Village staff investigated to see if there were STR listings on various on line services and found a different STR property for rent on Overhill Avenue. That property had multiple listings as an STR: as a 1 bedroom rental; as a 2 bedroom rental; and a third as a 3 bedroom rental. It is unclear if there are other STRs in the Village.

C. One Year Moratorium on Short Term Rentals. Due to the fact that the Executive Court STR situation disrupted neighboring residents' right to the quiet enjoyment of their property, and unnecessarily diverted resources from police department, the Village Board determined it was prudent to enact a moratorium on short term rentals. The purpose of the moratorium was to enable Village staff to review the issues and report back to the Village Board on a course of action regarding STRs and also to determine if changes needed to be made to the Zoning Ordinance and the Code. While short term rentals are not a recognized Village zoning use and are by omission therefore prohibited, STRs are not currently specifically defined or addressed in the Zoning Ordinance.

On April 27th 2022, the Village Board adopted an Ordinance establishing a one year moratorium on short term residential rentals (Chapter 22, Article X of the Village Code of Ordinances), pending consideration of amendments to the Zoning Ordinance, and adopted fines and penalties for violations of the moratorium. The Village notified the owners of both known short term rental properties (on Executive Court and on Overhill Avenue), in writing, to cease all such operations due to the moratorium and that the Village administration would review current ordinances to determine if further changes needed to be made to existing codes and ordinances.

On August 24, 2022 the Village Board directed the Village Zoning Board of Appeals to examine whether short term rental uses should be defined in the Zoning Ordinance and whether STRs should be specifically prohibited in all zoning districts that include permitted residential uses due to disruptive and disturbing incidents associated with STRs.

D. Experience of Other Municipalities. In determining what action to take regarding residential dwellings used as STRs, staff reviewed the STR situations other local municipalities. Disruptive activities at STRs are a common problem resulting in a plethora of neighbor complaints similar to the complaints of incidents occurring on Executive Court. Some municipalities have considered whether to permit STRs, ban them completely, drastically limit them, or allow them subject to fees, regulation, licensing and taxation. Examples are:



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

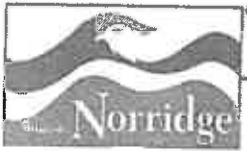
- Barrington Hills (complete ban - Illinois appellate court found that STRs were not a permissible home occupation in that municipality)
- Elmwood Park (in 2019 banned Airbnb rentals from all of its zoning districts after officials received complaints from residents).
- Wilmette, Winnetka, Deerfield and Northbrook (ban or severely restrict STRs).
- Oak Park (in 2022 Oak Park requires owners to obtain license, submit to inspections and pay 4% tax. Skokie has similar regulations.
- Chicago (2021) licenses, taxes and imposes application fees. The city bans one night STRs in an effort to block huge parties that have become a regular nuisance in some neighborhoods. 13th Ward has banned home-sharing STRs from all precincts. The 11th Ward and 23rd Ward banned new home-sharing rentals in several precincts of those wards. Residents can petition city officials to ban new home-sharing units.

E. Negative Effects of STRs on Residential Neighborhoods. A Harvard Law and Policy Review study cited in the July 2022 issue of the Illinois Municipal Review noted:

- Short term rentals negatively affect the number of standard long term rental units available because a short term rental unit, being rented over and over would produce more income than that of a standard rental unit. The study noted that this may be particularly true where the short term rental is owned and operated by an absentee landlord (as is the case with the property on Executive Court).
- Short term rentals negatively affect the numbers of owner occupied housing (or long term rental occupied housing) which could destabilize residential zoning districts and could further drive up rents for long term renters.
- Short term rentals contribute to the “hotelization” of residential neighborhoods.

Increased traffic congestion, noise, litter, and parking issues are a common complaint regarding STRs in many municipalities.

F. Ban on STRs as a Recommended Course of Action. The Zoning Ordinance currently severely restricts the type of home occupations permitted and restricts home occupations to a “member of the immediate family residing on the premises” that are commercial businesses in order to minimize the impact of those uses on surrounding residential properties.



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

Article II., Sec. 1.37 - Home Occupation

Any occupation or activity carried on by a member of the immediate family, residing on the premises, in connection with which: (a) There is used no sign other than a name plate not more than one square foot in area, or no display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling; (b) There is no commodity sold upon the premises; (c) No person is employed other than a member of the immediate family residing on the premises; and (d) No mechanical equipment is used except of a type of the same character as that normally used for purely domestic or household purposes. Home occupation shall include the use of the premises by a physician, surgeon, dentist, lawyer, clergyman or other professional person for consultation or emergency treatment, but, not for the general practice of their profession.

These home occupation restrictions minimize disruptions to neighbors and prevent or minimize large numbers of persons entering and leaving dwellings, noise generating activities, increased parking load, traffic congestion on residential streets, and use of the residential property for business purposes by non-family residents residing on the property. To ensure that there is no ambiguity in the definition of what is a home occupation, staff has recommended that the following sentence be added to the definition of home occupation to wit: *Home occupation does not include short term residential rentals.*

Short term rentals run counter to the Village's desire to prevent harmful encroachment of residential areas by incompatible uses, as homeowners are providing services similar to hotels or motels which are only currently allowed in the "B-4" Public Accommodations Business District.

Short-term rental use is inconsistent with the "intent and purpose" of the Zoning Ordinance.

G. Proposed Text Amendments to the Zoning Ordinance. Public Notice of the proposed text amendments to the Zoning Ordinance was given by newspaper publication on September 15, 2022 in the Norridge/Harwood Heights News. The recommended amendments to the following articles and sections of the Zoning Ordinance are:

- (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-1" 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;



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

- (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;
- (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.

H. Conclusion. The best interests of the health, safety and welfare of the residents of the Village are better protected by excluding short term rentals from all Village zoning districts and specifically prohibiting short term rentals as a home occupation under the Zoning Ordinance.

Adoption of the proposed text amendments specifically prohibiting STRs of 30 days or less in all zoning districts where residential dwelling units are permitted uses and would conform the Zoning Ordinance to current zoning practices.



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

CANNABIS ZONING EXHIBITS

Exhibit #1 -- Text Amendments Zoning Ordinance

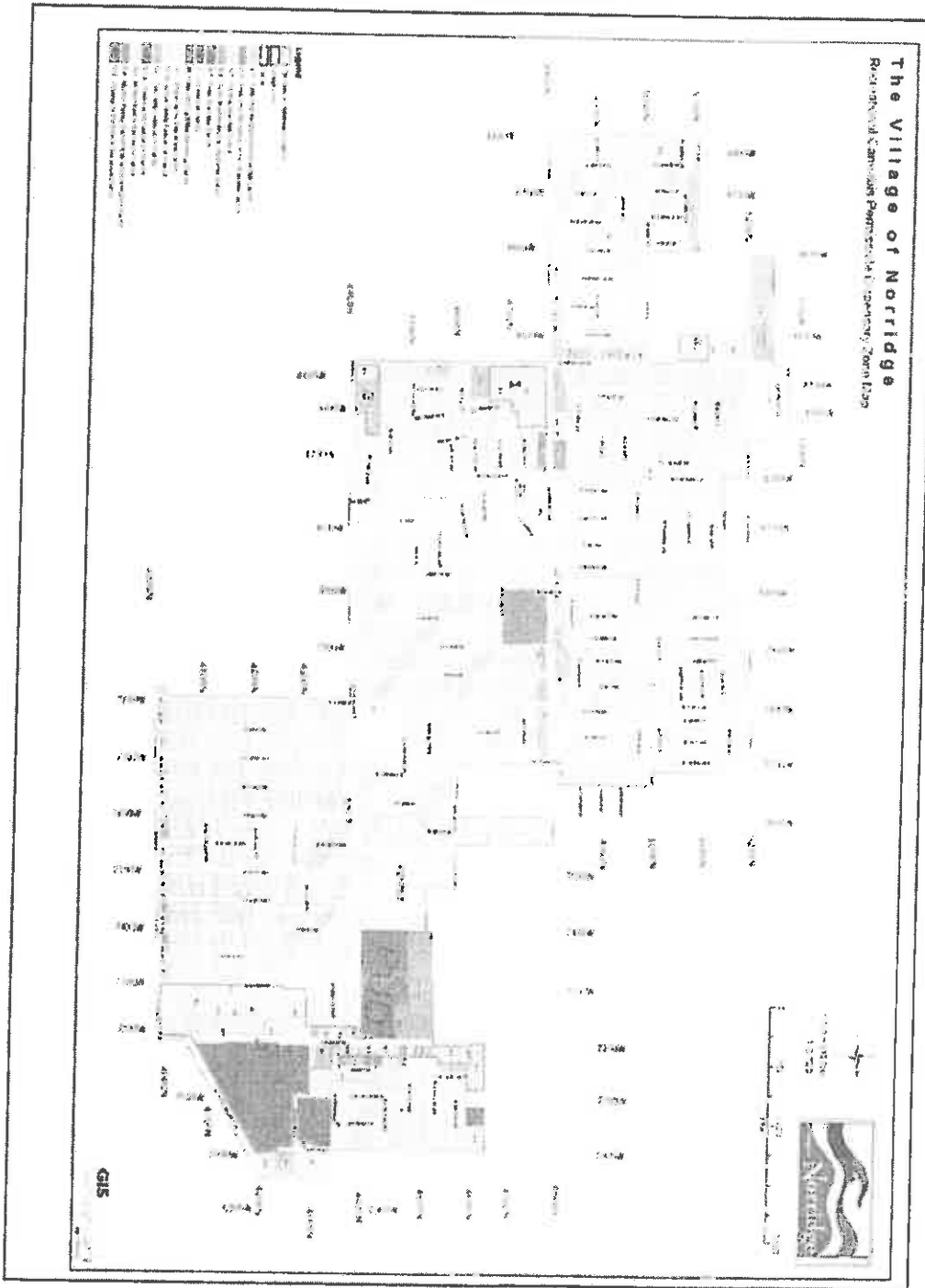
This is the same as Exhibit # 1 under Short Term Rentals in the prior Exhibits area. Please reference the item at the end of these minutes to avoid duplication.

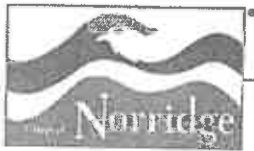


VILLAGE OF NORRIDGE

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

Exhibit #2 – Village Map of Proposed Overlay Districts





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

Exhibit #3 – Memo to Zoning Board of Appeals for Cannabis Zoning

MEMORANDUM

TO: Hon. Members of the Zoning Board of Appeals
Joanna Skupien, Village Administrator
Brian Gaseor, Building Commissioner, Village Engineer

FROM: Joan S. Cherry
Village Attorney

DATE: October 3, 2022

CLIENT: Village of Norridge

MATTER: Zoning Ordinance

SUBJECT: Proposed Text Amendments – Cannabis District and Regulations

This memorandum addresses the proposed text amendments to the Village Zoning Ordinance regarding the retail sale of cannabis in the Village. Pursuant to the direction given by the Village Board of Trustees ("Village Board") on December 11, 2019, the Zoning Board of Appeals ("ZBA") was asked to review certain articles and sections of the Zoning Ordinance of the Village of Norridge – 1962 ("Zoning Ordinance") to determine and recommend to the Village Board whether the Village should permit certain cannabis uses in the Village, if so, how should those uses be regulated and where in the Village could such uses be located. It is designed to provide legislative history for the proposed text and map amendments to the Zoning Ordinance. Proposed new text to be inserted into the current Zoning Ordinance is double underlined and repealed text is shown with double strike-through in the amendments. The proposed text is separately provided and is not repeated in this memorandum. The proposed zoning map amendment is separately provided and is not repeated in this memorandum.

A. INTRODUCTION AND BACKGROUND. The Cannabis Regulation and Tax Act (410 ILCS 705) legalized the use of marijuana in Illinois for non-medicinal purposes, effective January 1, 2020 (Public Act 101-0027 the "State Act"). The State Act regulated the cultivation, sale, possession, and consumption of cannabis in Illinois. This is commonly called "adult use" cannabis, distinguishing it from medicinal marijuana or cannabis, which was previously legal in Illinois. The State Act authorized the sale and consumption of cannabis for recreational purposes throughout the State of Illinois and provides that the municipalities can decide whether or not to prohibit or permit the sale of cannabis within their borders.

The ZBA and Village staff, in a series of workshops (interrupted by Covid 19 meeting suspensions), have completed their study of these issues. The ZBA studied the potential inclusion of all or some types of statutorily permitted cannabis business uses (including both recreational and medical cannabis dispensary uses) and the possible



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

locations for such retail business and any necessary technical changes to the Zoning Ordinance. Staff considered the issue of the zoning of cannabis dispensary uses in the Village and potential business areas where such uses might be located. Other types of cannabis business uses (other than dispensaries) permitted by the State Act are not under consideration for inclusion in Village zoning at this time.

A local Village advisory referenda on the sale of cannabis previously advised against cannabis dispensaries, but several years have passed since that time. During that time staff and the ZBA continued to study the issue. In addition, municipal services are costing more and there is a need for increasing sources of revenue to meet Village residents' needs without further taxing residents. In the interim since the local advisory referendum, Chicago and adjacent and nearby suburban communities such as Harwood Heights, Park Ridge, Elmwood Park, Niles, Skokie, Rosemont, Addison, Melrose Park, and others such as Arlington Heights, Buffalo Grove, Lombard, Evanston, Northbrook, Oak Park, Wheeling, Schaumburg, Prospect Heights, Village Park, Naperville and Rolling Meadows, have all approved the sale of cannabis within their municipal borders. Those communities that have approved the sale of cannabis and have had retail dispensary businesses located in those towns, have had positive, rather than negative experiences.

The Village Board acknowledged the amount of work done by staff and the ZBA regarding this ongoing issue, and on August 24, 2022, the Village Board directed the ZBA to consider the issue of a text and map amendment under Article XV Section 5 of the Zoning Ordinance. If the retail sale of cannabis should be approved, what would be the needed changes to Village codes to accomplish that action.

In determining what changes need to be made to Village zoning regulations should retail cannabis dispensaries be approved, there are a number of general factors to be considered. State regulations, Village regulations, community impact, fiscal implications, and local security issues are all relevant to the preparation and approval of the legislative framework.

If the retail sale of cannabis is permitted then it is necessary to create a cannabis overlay district to be included in the Zoning Ordinance as a separate article. This new overlay district would define the areas in existing business and commercial zoning districts to be included in the new overlay district. The new district regulations would specify the zoning requirements for uses, standards, conditions and location of the new overlay district. Staff proposed zoning amendments creating a new "CO" Cannabis Overlay District to be located over portions of existing retail business districts where the retail dispensing of cannabis would be an appropriate zoning use. Numerous sections of the Zoning Ordinance will need amending as well. The Village zoning map will need to be amended to show the new cannabis overlay district. These proposed amendments have been prepared in draft form by staff for ZBA consideration and recommendation.



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

The only cannabis related activity that would be permitted in the "CO" District (and in the Village) is the retail sale of cannabis by local licensed cannabis dispensaries.

B. STATE REGULATIONS. The State Act provides a strict State regulatory framework for all types of cannabis businesses, whether of a manufacturing type or retail dispensaries. The proposed text and map amendments creating the "CO" Cannabis Overlay District incorporate the State Act's regulations for retail cannabis dispensaries and also include additional local Village regulations governing dispensary operations.

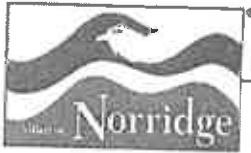
1. Mandatory State Approval. The State reviews and ultimately must approve all applications to establish cannabis dispensaries, including the security plan, a list of employees working at a facility as well as approval from the local government with jurisdiction over the proposed dispensary before sales can commence. The State Act requires mandatory background checks of dispensary owners and employees each of whom must be 21 or older, pass a federal and state criminal background check, and complete Illinois Responsible Vendor Training.

2. No Sales to Minors. Only individuals who are at least 21 years of age, and who show proof of age, may purchase cannabis. The dispensary agent selling the product must verify the government issued identification, which contains a picture and date-of-birth, as not being a fake ID by using an electronic reading or scanning device. Once a sale is made, the dispensary must use point-of-sale equipment that will transmit the following information to the State:

5. The selling agent's state issued ID number;
6. The selling dispensary's state issued ID number;
7. The amount and type of cannabis sold; and
8. The date and time of the sale.

3. State Operational Regulations. The cannabis to be sold at a dispensary must be obtained from a State licensed cannabis facility. The cannabis must be delivered by a State licensed business directly to a secure restricted area of the dispensary that is wholly separate from the public area of the business. The dispensary is prohibited from selling cannabis to anyone through a drive-through, vending machine or via off site delivery.

All dispensaries must abide by all local zoning regulations, building codes, fire codes and all other general business regulations. Operation is allowed only between 6:00 a.m. and 10:00 p.m. local time subject to modification by reasonable Village regulations. Operation is prohibited when video surveillance equipment is inoperative. Operation is prohibited when point-of-sale equipment is inoperative. Operation is prohibited when the state's cannabis electronic verification system is inoperative. Operation is prohibited when there are fewer than two people working at any time within a dispensing organization.



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

Dispensaries may not sell any product containing alcohol except tinctures, which are limited to containers no larger than 100 milliliters. State control over the cannabis product starting with the growing and harvesting, then transportation and ultimate sale is designed in part, to prevent adulteration or tampering with the product and ensure quality and safety of the product for use and consumption by the end purchaser.

4. State Security Measures of the Physical Operation. There are numerous State required security protocols in order for a cannabis dispensary to operate. A dispensary must engage a third-party security firm to provide at least one on-site security guard during hours of operation. There must be at least two employees working at the dispensary during operating hours, in addition to the security guard.

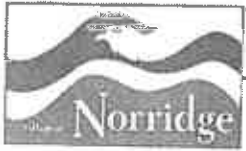
Security cameras, for both the exterior and interior portions of the dispensary and security alarms must be installed and operating 24 hours a day. The dispensary must ensure proper interior and exterior lighting is operational at all times. The exterior windows of the dispensary must be shatterproof and tinted (this may allow light inside the facility, but outside viewing must be blocked). All cannabis products must be safely stored at all times. During operational hours, cannabis must be stored in a locked secured space that can only be accessed by the employees. When the dispensary is closed, all cannabis must be stored in a reinforced vault room that is not located in the public retail space. The employees of the dispensary that have access to these spaces must be kept in an electronic daily log.

5. State Advertising Restrictions. No cannabis business establishment nor any entity or person shall engage in advertising that contains any statement or illustration that is: False or misleading; promotes the overconsumption of cannabis; displays cannabis; shows someone under 21 consuming cannabis; makes health or medicinal claims about cannabis; includes the image of the cannabis leaf or bud; or includes any image that is likely to appeal to minors.

No cannabis business establishment nor any person or entity shall place or maintain or cause to be placed or maintained an advertisement in any form: Within 1,000 feet of school grounds, playgrounds, hospitals, health care facilities, recreation centers, child care centers, public parks, public libraries, or game arcades that admit persons under the age of 21; on or in a public transportation vehicle or on a public transportation shelter; or on or in publicly-owned or publicly-operated property.

C. VILLAGE REGULATIONS INTERFACE WITH STATE REGULATIONS.

The State Act contains a home rule preemption in the licensing and regulation of cannabis related activities but permits municipalities some local regulation. It does permit a local zoning authority to determine what zoning regulations and restrictions are to be imposed on cannabis dispensaries. If a municipality chooses to allow cannabis dispensaries within its borders the State Act authorizes a municipality to regulate adult-use cannabis dispensaries so long as the local regulations are consistent with State law and do not conflict with the State Act (410 ILCS 705/55-25(1)).



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

The State Act authorizes the Village to enact ordinances to prohibit or significantly limit the location of a cannabis dispensary (410 ILCS 705/55-25(5)). The Village may enact ordinances governing the time, place, manner, and number of recreational cannabis dispensaries, including minimum distance limitations between cannabis business establishments and eliminating locations the Village deems sensitive (410 ILCS 705/55-25(2)).

D. PROPOSED VILLAGE ZONING REGULATIONS. Staff proposes the following Village initiated operational recommendations, regulations and restrictions for any cannabis dispensary if permitted to locate in the Village. Amendment of the Zoning Ordinance is necessary and should include a new "CO" Cannabis Overlay District created to permit a cannabis dispensary use in certain specific business areas of the Village. No zoning is permitted for Cannabis Craft Growers, Cannabis Cultivation Centers, Cannabis Infusers, Cannabis Transportation Organizations, and Cannabis Processers although permitted by the State Act. No cannabis uses are recommended other than a dispensary because other cannabis uses at this point are incompatible with current Village zoning and existing uses in the areas proposed for the "CO" Cannabis Overlay District.

The "CO" Cannabis Overlay District shall be located a minimum of 500 feet from a public school. The "CO" Cannabis Overlay District shall be located exclusively in retail business districts only, and almost exclusively in the multipurpose B-3 General Business District where the vast majority of other types of retail businesses are located. The proposed "CO" Cannabis Overlay District is located only along Cumberland Avenue and Harlem Avenue, the two streets where there is appropriate lot size and adequate parking that can accommodate a cannabis dispensary use. The strictest retail business parking standards set by the Zoning Ordinance will apply.

The maximum number of two (2) dispensaries will be permitted to locate in the Village. There will be no on-premises consumption of cannabis products. The ZBA recommends shorter business hours (8:00 a.m. to 10:00 p.m.) than permitted by State law (6:00 a.m. to 10:00 p.m.).

E. REVENUE INFORMATION. Staff has reviewed the retail and revenue component of accommodating cannabis dispensaries in the Village. Statewide sales of recreational cannabis and revenues generated from the sale total:

- 2020 total statewide sales - \$669,084,410.
- 2021 total statewide sales - \$1,379,088,278.61.
- 2022 Per Governor Pritzker sales went up 50%, going from \$1 billion to \$1.5 billion in sales for the FY 2022 ending June 30th..
- Projected approximately \$3 billion sales by the year 2024.
- July 2022, State Department of Professional and Financial Regulation reported that the State earned \$135.7 million from adult use cannabis sales for that month, including in-state and out-of-state resident sales.



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

- As of July 25, 2022, the amount of tax revenue collected from recreational cannabis sales went from \$297.7 million in fiscal year 2021 to \$445.3 million in 2022, an 50% increase from the same time last year.
- Cannabis tax disbursements to local governments rose from fiscal year 2021 to fiscal year 2022, increasing 77% from \$82.8 million to \$146.2 million.

Local tax revenue received from dispensary sales of cannabis would be fiscally advantageous to Village finances. Similar to other Village retail sales tax taxes, this tax would be collected from a substantial number of persons who are non-residents of the Village. The State permits the Village to impose a tax up to 3% on the sales to the consumer. Other suburbs who have permitted cannabis dispensaries to locate in their municipalities and has found it to be fiscally substantial.

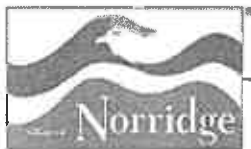
There are three primary revenue streams from the sale of recreational cannabis.

- 8% statewide tax imposed upon the sale of recreational cannabis. This revenue is distributed from the State's Cannabis Regulation Fund on a per capita basis through the Local Government Distributive Fund (LGDF).
 - Used to fund crime prevention programs and training and are disbursed to all municipalities regardless of local sale amounts or restrictions.
- 1% state sales tax and 1% home rule sales tax that would be applied to all cannabis sales and can only be obtained through the local sale of cannabis.
- Municipal cannabis retailers' occupation tax can be imposed at a rate not to exceed 3% of the gross receipts of cannabis sold in a municipality.
 - The 3% tax on local cannabis sales would be adopted separately by the Village Board from any zoning decision.

Estimates of municipal revenues vary significantly from community to community due to location and parking availability. Tax revenue information from representative municipalities is not broken out by the State but we were able to obtain the following information:

1. Wheeling...1 Dispensary - budgeted revenue of approximately \$300,000.
2. Skokie.....1 Dispensary - budgeted revenue of approximately \$475,000.
3. Addison....2 Dispensaries - budgeted revenue of approximately \$480,000.

F. LOCAL SECURITY EXPERIENCE. Chief Goss reviewed the security issues related to permitting cannabis dispensaries to locate in the Village. He has examined those issues that could be impacted by permitting retail cannabis zoning. He reviewed issues such as security, parking, traffic congestion and legal issues that could be impacted by permitting retail cannabis dispensary zoning.



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

Chief Goss polled the communities that are members of the Northern Cook County, West Suburban Cook County and the DuPage Chiefs of Police Associations to determine if there has been an increase in crime related to recreational cannabis dispensary operations in those respective towns where dispensaries currently are located. Towns included in the poll were:

Northbrook
Park Ridge
Elmwood Park
Skokie
Evanston
Niles
Addison
Arlington Heights
Buffalo Grove
Rolling Meadows
Naperville
Villa Park
Melrose Park
Westmont
Prospect Heights
Lombard
Wheeling
Rosemont
Schaumburg

None of these municipalities indicated a rise in crime due to having a cannabis dispensary.

Chief Goss has professional experience in these issues because of his prior service in a community that permits recreational cannabis dispensaries. Chief Goss was formerly Deputy Chief of the Addison Police when two of the first Illinois medical cannabis dispensaries opened in Addison in 2015. At first there was an increase in parking complaints and parking problems at one dispensary due to its location in an industrial park which lacked adequate parking. The parking issue was rectified as more dispensaries opened in the area.

In January of 2020 when recreational sale of cannabis was legalized there was again, an uptick in parking issues. This corrected itself again as more dispensaries opened. There was no increase in crime due to the dispensary operation during his time as Deputy Chief in Addison from 2015 to October of 2021 when he became Chief of Norridge. The Chief is not aware of negative implications for the Village if two retail dispensaries locate in the proposed "CO" Cannabis Overlay District.



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

G. PROPOSED TEXT AND MAP AMENDMENTS TO ZONING ORDINANCE.

- (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-1” 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;
- (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 –



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

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.

H. CONCLUSION. In the event that the Village determines that retail cannabis dispensaries may locate in the Village, the best interests of the health, safety and welfare of the residents of the Village are protected by strict State regulations governing the growing, transporting, and selling of cannabis. Village regulations permit no more than two dispensaries, in retail business zones only, with strict off-street parking requirements, located at least 500 feet from the nearest public school. Adoption of the proposed text and map amendments specifically prohibit a cannabis dispensary from locating anywhere outside of the "CO" Cannabis Overlay District and the proposed amendments conform to the Zoning Ordinance and are consistent with current zoning practices.

ORDINANCE 2087 -22
EXHIBIT B, EXHIBIT #1
ZBA MINUTES
THE CANNABIS TEXT AMENDMENTS
(Attached Separately)

ARTICLE XI-B CANNABIS OVERLAY DISTRICT

111

- Section 1 - Intent and Purpose
- Section 2 - Permitted Uses
- Section 3 - Use Standards and Conditions
- Section 4 - Location of CO Districts
- Section 5 - Area, Size and Yard Regulations
- Section 6 - General Standards of Applicability

ARTICLE XII PARKING AREAS, PARKING LOTS AND LOADING 120

- Section 1 - Parking Areas - General Provisions
- Section 2 - Parking Lots
- Section 3 - Loading
- Section 4 - Drive-through Facilities

ARTICLE XIII SIGNS 125

- Section 1 - Residential Districts
- Section 2 - Churches and Public Institutions
- Section 3 - "B-1" Business Districts
- Section 4 - "B-2" Business Districts
- Section 5 - "B-3" and "B-5" Business Districts
- Section 6 - "B-4" Business Districts
- Section 7 - "C" Commercial Districts
- Section 8 - "M" Light Manufacturing Districts
- Section 9 - Miscellaneous Provisions

ARTICLE XIV NON-CONFORMING USE AND PUBLIC USE 131

- Section 1 - Non-Conforming Use
- Section 2 - Public Use

ARTICLE XV ADMINISTRATION 134

- Section 1 - Board of Appeals
- Section 2 - Jurisdiction and Procedures
- Section 3 - Variations - Rules
- Section 4 - Special Uses - Rules
- Section 5 - Amendments - Rules
- Section 6 - Appeal and Review
- Section 7 - Applications and Filing Fees
- Section 8 - Home Rule Authority

ARTICLE II

Definitions

1.1 For the purpose of this ordinance certain terms and words are hereby defined as follows:

- a. Words in the present tense include the future; words in the singular number include the plural and vice-versa.
- b. The word "lot" includes the word "plot", "piece", "tract", "site" and "parcel".
- c. The word "building" includes the word "structure"
- d. The word "shall" is mandatory and not directory.
- e. Any word not herein defined shall be construed as defined in the Building Ordinance of the Village of Morris, Illinois.

1.2 - Accessory Building - Accessory Use

A subordinate building attached to the main building located in and occupying not more than thirty percent (30%) of the rear yard of the main building, whose use is incidental to that of the main building, and which does not exceed twelve (12) feet in height. An accessory use is one which is incidental to the main use of the premises.

1.3 - Alley

A public thoroughfare furnishing secondary means of access, not less than twenty (20) feet wide except in cases where an alley has, before passage of this ordinance, already been legally established or dedicated.

1.4 - Apartment

A room or suite of rooms in a two (2) family or multiple family dwelling, or in the building including a non-residential use, intended or designed for use as a residence by a single family.

1.5 - Apartment Building

A building which is designed for, or intended to be used as a home or residence for three (3) or more families living in separate apartments.

1.6 - Area - See "Building Area"

1.7 - Basement

A story having part, but not more than one-half (1/2) its height below the grade of the building. If the floor of such basement is less than two (2) feet six (6) inches below such grade, or if the ceiling of such basement is more than five (5) feet above said grade, the basement shall be counted as a story for the purpose of height regulation.

1.8 - Block

That property abutting on one (1) side of a street between the two (2) nearest intersecting streets, railroad rights-of-way, or other natural barriers.

1.9 - ~~Boarding House~~ Reserved (Ord. _____ -22)

~~A building in which is carried on the business of providing roof or lodging for three (3) or more persons but not more than twenty (20) persons, who are not members of the family of the owner, or of the tenant of the premises where the food or lodging is served, and only to such persons as may make contractual arrangements and not to the general public.~~

1.10 - Buffer Strip

A buffer strip that shall be provided along any residential boundary line as provided by the zoning ordinance, shall be curbed, sodded, planted and shrubbed in such a manner as to form a green area maintained by the property owner. A plat plan is required on a buffer strip with the application for a building permit.

1.11 - Building

A structure which is permanently affixed to the land having a roof supported by columns or walls of the shelter, support of enclosure for persons, animals or chattels. When separated by a division of walls from the ground up and without openings, each portion of such building shall be deemed a separate building.

1.12 - Building Area

The area contained within the boundary lines as defined in "Building Line".

1.13 - Building Height

Height is measured from the top of a structure's foundation to the top of the peak of a roof. The number of stories will be limited to two. A new foundation should not be less than one foot or more than two feet above the level of the curb line adjacent to the proposed dwelling, unless the lot is greater than two feet above the curb. In that case, the Building Commissioner will determine the elevation of the top of foundation. The Building Commissioner will use existing topography and the elevation of the foundations of existing structures on adjacent lots to determine the appropriate grade for a new foundation.

1.14 - Building Line

The boundary of any side of a building, excluding only cornices projecting not more than eighteen (18) inches and chimneys not more than twelve (12) inches beyond the wall of the building, and unroofed steps and unroofed terraces.

1.15 - Business

The word "business" or word "commercial" when used in this ordinance means the engaging in the purchase, sale, barter, or exchange of goods, services, wares or merchandise, and maintenance or operation of offices, or recreational or amusement enterprises.

1.15.1 - Cannabis (Ord. _____ -22) (Ord. _____ 22)

The word "cannabis" when used in this ordinance refers to cannabis businesses as

defined herein. Cannabis means marijuana, hashish, and other substances that are identified as including any parts of the plant Cannabis sativa and including derivatives or subspecies, such as indica, of all strains of cannabis, whether growing or not; the seeds thereof, the resin extracted from any part of the plant; and any compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin, including tetrahydrocannabinol (THC) and all other naturally produced cannabinol derivatives, whether produced directly or indirectly by extraction; however, "cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted from it), fiber, oil or cake, or the sterilized seed of the plant that is incapable of germination. "Cannabis" does not include industrial hemp as defined and authorized under the Industrial Hemp Act. "Cannabis" also means concentrate and cannabis-infused products.

1. Adult-Use Cannabis Business Establishment - An adult-use cannabis cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.
2. Adult-Use Cannabis Craft Grower - A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
3. Adult-Use Cannabis Cultivation Center - A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
4. Adult-Use Cannabis Dispensing Organization - A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
5. Adult-Use Cannabis Infuser Organization Or Infuser - A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
6. Adult-Use Cannabis Processing Organization Or Processor - A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A.

101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

7. Adult-Use Cannabis Transporting Organization Or Transporter - An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

1.16 - Cellar

A story having more than one-half (1/2) its height below the grade of the building. A cellar is not included in computing the number of stories for the purpose of height regulation.

1.17 - Commercial

The word "commercial" or word "business" when used in this ordinance means the engaging in the purchase, sale, barter, or exchange of goods, services, wares or merchandise, and maintenance or operation of offices, or recreational or amusement enterprises.

- 1.17.5 - Concrete Paver or Paver Blocks. See, Paver Blocks.

1.18 - Court, Height of

The vertical distance from the lowest level of a court to the mean height of its bounding walls.

1.19 - Court, Inner

An open unoccupied space surrounded on all sides by walls, or by walls and interior lot line. The latter is also a "lot line court".

1.20 - Court Outer

An open, unoccupied space other than a yard on the same lot with a building extending directly to and opening for its full width upon a street, alley or other permanent public open space.

1.21 - Court, Outer Length of

The mean horizontal distance between the open and closed end of an outer court.

1.22 - Deck

A flat floored roofless structure, used for recreation, adjoining a building or dwelling. The floor shall permit rain water to drop through the planking and drain to the earth below. The square footage of said deck structure shall be added to the footprint of said building or dwelling if the area under said deck is non-porous.

1.23 - District

One or more sections of the Village of Norridge, for which the regulations governing the height, area, and use of building premises are the same in accordance with the Zoning Ordinance.

1.24 - Drive-In Service Establishment

Business where people may be served in their automobiles.

1.25 - Dwelling

Any building or portion thereof (but not a trailer, with or without wheels) which is designed, intended for, or used exclusively for residential purposes.

1.26 - Dwelling, Multiple Family

A building which is designed for, or intended to be used as a home or residence for three (3) or more families living in separate apartments.

1.27 - Dwelling, Single Family

A detached building designed for and intended occupied as a residence by only one (1) family and servants.

1.28 - Fallout Shelter

A "fallout shelter" is an accessory building and use which incorporates the fundamentals for fallout protection -- shielding mass, ventilation, and space to live -- and which is constructed of such materials, in such a manner, as to afford to the occupants substantial protection from radioactive fallout.

1.29 - Family

A "family" consists of one (1) or more persons each related to the other by blood (or adoption), together with such blood relatives' spouses, who are living together in a single dwelling and maintaining a common household. A "family" includes any domestic servants and not more than one (1) gratuitous guest residing with said "family".

1.30 - Footprint

"Footprint" of a structure is that area of a lot covered by the dwelling, accessory buildings, garages and any appendages to the structure (i.e. patios, decks, and/or porches).

1.31 - Garage, Community

A series of private garages located jointly on a common lot and having no public shop or service in connection therewith, with a total capacity for not more than four (4) motor vehicles.

1.32 - Garage, Private

An accessory building for the purpose of housing not more than three (3) motor-driven passenger vehicles for the private use of one (1) owner or family. All private garages shall be not larger than six hundred-sixty (660) square feet; typically a twenty-two (22') x thirty (30') structure. The structure shall be not smaller than twenty feet (20') x twenty feet (20'). Detached garages will be limited to a height of fourteen feet (14'), and the overhead door to eight (8'). A private garage which is smaller than the minimum size established by this section and which is being used as a garage on May 1, 2002 shall be a non-conforming use and subject to the requirements of Article XIV, Section 1, hereof.

1.32.5 - Garage, Attached

An attached garage shall be one which has one or more walls in common with those of the primary residential structure. The garage must be part of the same building as the dwelling. A garage that is merely connected, does not qualify as an attached garage.

1.33 - Garage, Public

Any premises except those described as a private or storage garage, used principally for the storage of automobiles or motor-driven vehicles, for remuneration, hire or sale, where any such vehicle may also be equipped for operation or repair.

1.34 - Garage, Storage

Any premises except, those herein defined as private garage used exclusively for the storage of self-propelled vehicles and where such vehicles are not repaired.

1.35 - Grade

The established grade of the street or sidewalk is as prescribed by the Village of Norridge. Where no such grade has been established, the grade shall be the elevation of the sidewalk at the property line. Where no sidewalks exist, the grade shall be of the average elevation of the street adjacent to the property line.

1.36 - Green Area (Open Space)

Green area (open space) shall be unpaved to provide for water-drainage. Green area (open space) shall be used for lawns, shrubs, gardens and trees only to improve the drainage of the area and the general environment and to reduce flooding. Off-street parking and loading spaces, sidewalks and driveways shall not be considered open space.

1.37 - Home Occupation Amended (Ord. 22)

Any occupation or activity carried on by a member of the immediate family, residing on the premises, in connection with which: (a) There is used no sign other than a name plate not more than one square foot in area, or no display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling; (b) There is no commodity sold upon the premises; (c) No person is employed other than a member of the immediate family residing on the premises; and (d) No mechanical equipment is used except of a type of the same character as that normally used for purely domestic or household purposes. Home occupation shall include the use of the premises by a physician, surgeon, dentist, lawyer, clergyman or other professional person for consultation or emergency treatment, but, not for the general practice of their profession. Home occupation does not include short term residential rentals.

1.38 - Hotel, Motel Amended (Ord. 22)

A building in which lodging is provided and offered to the public for compensation and which is open to transient guests. ~~in contra distinction to a boarding house or lodging house.~~

1.39 - Institution

A building occupied by a nonprofit corporation or a nonprofit establishment: for public use.

1.40 - ~~Lodging House~~ see "~~Boarding House~~" Reserved (Ord. ____-22)

1.40 - Lot or Zoning Lot

Land occupied by one building and accessory buildings and uses and including the open spaces required under these regulations. A lot or zoning lot is a single tract of land located within a single block, which (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built as a unit, under single ownership or control. A lot or zoning lot may or may not coincide with a lot of record with Recorder of Deeds of Cook County. Furthermore, the designation by the owner or developer shall not be conclusive as to whether the lot is buildable or otherwise approved. A lot shall satisfy all of the Village requirements with respect to area, size dimensions, and frontage as required in the district in which the zoning lot is located.

1.42 - Lot Corner

A lot situated at the junction of two or more streets, and having a width not less than forty (40) feet.

1.43 - Lot, Depth of

The mean horizontal distance between the front and rear lot lines.

1.44 - Lot, Intensity of Use

That portion of the area of a lot which is occupied by, or which may be occupied by, or which may be occupied under this ordinance by building and accessory buildings. (Also called "footprint" of the property).

1.45 - Lot Lines

The lines bounding a lot as defined herein.

1.46 - Lot, Parking

An open lot or plot of ground used for the parking of motor vehicles.

1.47 - Lot Size

All square footage calculated inside the lot lines and to include alley and utility easements.

1.47 - Lot, Through

An interior lot having its front and rear lines on different streets.

1.48 - Massage Establishments and Massage Therapists

(A) Any establishments having a source of income or compensation derived from the practice of Massage as defined in the Massage definition below and which has a fixed place of business where any person, firm, association or corporation engages in or carries on any of the activities described on the Massage definition below.

(B) Any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating of the external soft

parts of the body with the hands or with aid of any mechanical electrical apparatus or appliances with or without rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments, or other similar preparations commonly used in this practice.

1.49 - Non-Conforming Building

Any building which does not conform to the regulations of this Zoning Ordinance prescribing the maximum required yards, coverage, height and setbacks; minimum required spacing between buildings on a single lot, and minimum required usable open space for the zoning district in which such building is located. No revisions or improvements shall be made to the building.

1.49.5 - Non-Conforming Lot

A lot which does not satisfy all of the Village requirements with respect to area, size dimensions, and frontage as required in the district in which the zoning lot is located.

1.50 - Non-Conforming Use

Any use of land or building which does not comply at the time of the adoption of this Zoning Ordinance to the regulations other than heights and yard requirements for the district in which it is situated. No revisions or improvements shall be made on the property.

1.51 - Noxious Matter or Materials

"Noxious Matter" is material which is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects upon the physical environmental or economic well-being of individuals.

1.52 - Open Space (Green Area)

Open space (green areas) shall be unpaved to provide for water drainage. Open space (green area) shall be used for lawns, shrubs, gardens and trees only to improve the drainage of the area and general environment and to reduce flooding. Off street parking and loading spaces, sidewalks, paver block areas and driveways shall not be considered open space. Provided, however, that paver block areas if, and only if, constructed with landscaping fabric and without any plastic or other material impervious to water, up to 150 square feet may be considered open space.

1.53 - Parking Space

A durably surfaced area, enclosed in the main building, in an accessory building, or unenclosed, sufficient in size to store one (1) standard automobile, and if the space is unenclosed comprising an area of not less than nine feet by twenty feet (9'x20') or one hundred and eighty (180) square feet, exclusive of a durably surfaced driveway connecting the parking space with a street or alley and permitting satisfactory ingress and egress of an automobile. Any connection of the parking space with a street or alley must not include the area of any other parking space.

1.54 - Patio

A recreation area that adjoins a dwelling or building and is paved with concrete, cement blocks, and/or patio bricks.

1.54.5 - Paver Blocks

Interlocking or abutting solid blocks constructed on a compacted soil sub grade and compacted aggregate base. Provided, however, that paver block areas if, and only if, constructed with landscaping fabric and without any plastic or other material impervious to water, up to 150 square feet may be considered open or green space.

1.55 - Porch

A recreation area attached at the same elevation as the living quarters of a dwelling or building.

1.56 - Setback

The distance between the front lot line and the building line.

1.56.1-Short Term Residential Rental (Ord. 22)

Short Term Residential Rental - A residential structure, as defined herein, including a single room or portion of a residential structure, offered for rent, by license, leasehold, or any other similar arrangement, for a period which does not exceed thirty (30) consecutive days. The term "short-term residential rental" shall not include hotels, motels as those terms are defined in Village of Norridge Zoning Ordinance - 1962 as amended from time to time.

1.56.2-Short Term Residential Rental Property Owner (Ord. 22)

Short-Term Residential Rental Property Owner - The individual or entity which has title to the property by deed or by lease which is the subject of a short-term residential rental.

1.57 - Sign

A name, identification, description, display or illustration which is affixed to or painted or represented directly or indirectly upon a building or other outdoor surface or piece of land; and which directs attention to an object, product, place, activity, person, institution, organization or business.

However, a sign shall not include any display of official court or public notices nor shall it include the flag, emblem or insignia of a nation, political unit, school or religious group. A sign shall not include a sign located completely within an enclosed building unless the context shall be exposed to view from a street. Each display surface of a sign shall be considered to be a sign.

1.58 - Sign, Advertising (Billboard)

A sign which directs attention to a business, commodity, service, or entertainment not necessarily sold upon the premises where such sign is located, or to which it is affixed. A double face of V type sign, erected on a single supporting structure where the interior angle does not exceed one hundred thirty five (135) degrees shall for the purpose of computing square-foot area be considered and measured as a single face sign.

1.59 - Sign, Business

A sign which directs attention to a business or profession conducted, or to a commodity, service, or entertainment sold or offered, upon the premises where such is located, or to which it is affixed.

1.60 - Sign, Flashing

Any illuminated sign on which the artificial light is not maintained stationary and/or constant in intensity and color at all times when such sign is in use. For the purpose of this ordinance any moving, illuminated sign shall be considered a flashing sign. Any sign located in the direct line of vision of any traffic control signal shall not be permitted.

1.61 - Storage Building

Any detached structure built, constructed, installed, erected or placed on, in or under the ground, or attached to something on, in or under the ground, used for seasonal storage and shall not exceed 90 square feet.

1.62 - Story

That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floors and the ceiling next above it.

1.63 - Street

A thoroughfare furnishing principal means of access to abutting property, used for public foot and vehicle traffic other than an alley as herein defined.

1.64 - Street Line

The street line is the dividing line between a street and the lot. The front street line shall be deemed to be the shortest street line.

1.65 - Structure

Anything constructed or erected, the use of which requires more or less permanent location on or in the ground, or attached to something having a permanent location on or in the ground, including but without limiting the generality of the foregoing, advertising signs, billboards, back stops for fields and courts on which games are played, arbors, decks, patios, storage buildings and pools.

1.66 - Structural Alterations

Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.

1.66.5 - Tattoo Establishments

Any establishment that, in whole or part, provides body tattooing to persons 21 years of age or older by means of the impression of indelible marks or figures upon the body via insertion of pigment under the skin or by production of scars; also, any establishment that, in whole or in part, provides body piercing services to persons 21 years of age or older, but excluding any establishment which only provides ear piercing services incidental to the purchase of jewelry.

1.67 - Terrace

A natural or artificial earthen embankment between a building and its street front. The "height of the terrace" shall be the difference in elevation between the average sidewalk level or its equivalent established grade opposite the front of the middle of the building and the average elevation of the terrace at the building wall.

1.68 - Trailer

Any structure used for living, sleeping, business or storage purposes, having no foundation other than wheels, blocks, skids, jacks, horses or skirtings and which is, has been, or reasonable may be, equipped with wheels or other devices for transporting the structure from place to place, whether by motive power of other means. The term "trailer" shall include camp car and house car.

1.69 - Trailer, House

A vehicle without motive power, designed to be drawn by a motor vehicle and to be used for human habitation or for carrying persons and property, including a trailer coach or house trailer.

1.69.5 - Use, Special

Any "Special Use" of land or buildings, or both, described and permitted herein, is a use subject to special conditions and which because of unique characteristics cannot be properly classified as a permitted use.

1.70 - Yard

An open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard, or the depth of a rear yard, the mean horizontal distance between the lot line and the main building shall be used.

1.71 - Yard, Front

The minimum horizontal distance between the front lot line of the building, or a projection thereof, excluding steps and eaves, extending across the full width of the lot to both side lot lines.

1.72 - Yard, Rear

A yard unoccupied except by an accessory building as hereinafter permitted, extending across the full width of the lot between the rear line of the building and the rear line of the lot.

1.73 - Yard, Side

A yard between the main building and the sideline of the lot, and extending from the front lot line to the rear yard line.

ARTICLE III

Classification of Districts, Zoning Maps, Boundaries of Districts, Prohibitions and Exceptions

Section 1- Classification of Districts

In order to classify, regulate and restrict the location of trades and industries, and the location of buildings designed for specified uses, and to regulate and limit the height and bulk of buildings hereafter erected or altered, to regulate and limit the intensity of the courts and other open spaces within and surrounding such buildings, the Village of Norridge is hereby divided into fourteen (14) districts. The use, height and area regulations are uniform within each separate district: and said district shall be known as:

- R-1 Single Family Residence District
- R-1A Single Family Residence District
- R-2 Two (2) Family Residence District
- R-2A Three (3) Family Residence District
- R-3 Multiple Family Residence District
- R-4 Multiple Family Residence District
(Special Condominium Use)
- R-5 Multiple Family Residence District
(Housing for the Elderly)
- B-1 Restricted Neighborhood Business District
- B-2 Restricted (Shopping Center) Business District
- B-3 General Business District
- B-4 Public Accommodations Business District
- B-5 Retail Business District
- C Commercial District
- M Restricted Light Manufacturing District
- PUD Planned Unit Development District
- CO Cannabis Overlay District

Section 2- Zoning Maps

The boundaries of these districts are shown upon the Zoning District Map, which accompanies and is made a part of this ordinance. The Zoning District Map and all the notations, references and other matters shown thereon are a part of this ordinance and have the same force and effect as if the Zoning District Map and all the other notations, references and other matters shown thereon were all fully set forth or described herein, the original of which Zoning District Map is properly attested and is on file with the Clerk of the Village of Norridge Illinois.

2.1 - Zoning Map, Publication

The President and Board of Trustees shall cause to be published, no later than March 31st of each year, a Zoning map clearly showing the existing uses, divisions, restrictions and classifications in the Village for the preceding calendar year. If in any calendar year after the first map is published, there are no changes in zoning uses, divisions, restrictions, regulations and classifications in the Village; no map shall be published for such calendar year.

2.2 - Zoning Map and Zoning Book Fees

ARTICLE IV

"R-1" Single-Family Residence District

Section 1 - Permitted Uses

In any R-1 Single Family Residence District, except as hereinafter provided, no building or premises shall be used, erected or altered, except for the following permitted uses:

- 1.1 - Single Family Dwelling House
- 1.2 - Public Libraries and Museums
- 1.3 - Churches and Temples
- 1.4 - Public and Private Schools and Colleges
- 1.5 - Public Parks and Necessary Public Recreation Buildings
- 1.6 - Police and Fire Department Stations
- 1.7 - Home Occupations
- 1.8 - Accessory Buildings and uses not involving the conduct of a business, and including one (1) private garage when located on the rear one-third (1/3) of the lot. The lot must have a minimum width of forty (40) feet and must be able to accommodate a garage and side driveway to provide off-street parking, giving sufficient clearance, in accordance with the building code, and not occupying over ten (10) percent of the lot, and having a setback of at least twenty (20) feet from the street line, or even with the front building line, whichever is farther from the street line.
 1. Provided, however, only one area for the parking of cars is permissible on each lot. Therefore, if there is an "attached" garage or parking area, then no additional private garage shall be allowed.
 2. Be it further provided that for any lot which has an attached garage and a private garage on December 1, 1999, may continue the non-conforming usage of the garages subject to Section 3, *supra*.

Section 1A - Prohibited Uses (Ord. -22)

Notwithstanding the exclusion of all other uses not included as Permitted Uses in Section 1 of this Article, no building or premises shall be used, erected or altered to serve the following uses which are specifically prohibited in this District.

- 1A.1 - Short Term Residential Rentals
- 1A.2 - Cannabis Uses including but not limited to: Cultivation, Dispensing, Infusing, Craft Growing, Processing, Transporting, Medical Cultivation, Medical Dispensing

Section 2 - Height Regulations

Public buildings, churches, or schools may be erected to a

ARTICLE IV-A

"R-1A" Single-Family Residence District

Section 1 - Permitted Uses

In any R-1A Single Family Residence District, except as hereinafter provided, no building or premises shall be used, erected or altered, except for the following permitted uses:

- 1.1 - Single Family Dwelling House
- 1.2 - Public Libraries and Museums
- 1.3 - Churches and Temples
- 1.4 - Public and Private Schools and Colleges
- 1.5 - Public Parks and Necessary Public Recreation Buildings
- 1.6 - Police and Fire Department Stations
- 1.7 - Home Occupations
- 1.8 - Accessory Buildings and uses not involving the conduct of a business, and including one (1) private garage when located on the rear one-third (1/3) of the lot. The lot must have a minimum width of sixty (60) feet and must be able to accommodate a garage and side driveway to provide off-street parking, giving sufficient clearance, in accordance with the building code, and having a setback of at least twenty (20) feet from the street line, or even with the front building line, whichever is farther from the street line.
 1. Provided, however, only one area for the parking of cars is permissible on each lot. Therefore, if there is an "attached" garage or parking area, then no additional private garage shall be allowed.
 2. Be it further provided that for any lot which has an attached garage and a private garage on December 1, 1999, may continue the non-conforming usage of the garages subject to Section 3, *supra*.

Section 1A - Prohibited Uses (Ord. -22)

Notwithstanding the exclusion of all other uses not included as Permitted Uses in Section 1 of this Article, no building or premises shall be used, erected or altered to serve the following uses which are specifically prohibited in this District.

1A.1 - Short Term Residential Rentals

1A.2 - Cannabis Uses including but not limited to: Cultivation, Dispensing, Infusing, Craft Growing, Processing, Transporting, Medical Cultivation, Medical Dispensing

Section 2 - Height Regulations

ARTICLE V

"R-2" Two-Family Residence District

Section 1 - Permitted Uses

In any R-2 Two Family Residence District, except as hereinafter provided, no building or premises shall be used, erected or altered, except for the following permitted uses:

1.1 - Any use permitted in the R-1, and R-1A Single Family Residence Districts.

1.2 - Duplex House for Two Families or Two Family Residence District.

Section 1A - Prohibited Uses (Ord. -22)

Notwithstanding the exclusion of all other uses not included as Permitted Uses in Section 1 of this Article, no building or premises shall be used, erected or altered to serve the following uses which are specifically prohibited in this District.

1A.1 - Short Term Residential Rentals

1A.2 - Cannabis Uses including but not limited to: Cultivation, Dispensing, Infusing, Craft Growing, Processing, Transporting, Medical Cultivation, Medical Dispensing

Section 2 - Height Regulations

No building hereafter erected or altered shall exceed twenty-six (26) feet in height or two stories.

Section 3 - Area Regulations

3.1 - Intensity of Use of Lot.

(a) Required lot size: Minimum total area of six thousand two hundred fifty (6,250) square feet with a minimum width of fifty (50) feet.

(b) No buildings with its accessory buildings shall occupy in excess of forty (40) percent of the area of an interior lot nor in excess of fifty (50) percent of a corner lot, the average width of which is fifty (50) feet or less. The remaining land shall be used for driveway, service walks and green area (open space) Green area (open space) shall be a minimum of fifty (50) percent of the lot size to assure proper drainage and improve the environment in general.

(c) The limitations imposed by this paragraph shall not prohibit the re-building or maintenance of a dwelling arranged or designed for the use of two (2) families on a non-conforming lot of record on July 1, 2003. No building shall be erected on a non-conforming lot of record which was unimproved on July 1, 2003.

(d) No lot of record, which has been improved by construction of a building shall be subdivided or reduced in area. Any two adjacent lots of record, one or both of which are non-conforming lots and which are used for a single purpose shall be

ARTICLE V-A

"R-2A" THREE-FAMILY RESIDENCE DISTRICT

Section 1 - Permitted Uses

In any R-2A Three Family Residence District, except as hereinafter provided, no building or premises shall be used, erected or altered, except for the following permitted uses:

- 1.1 - Any use permitted in the R-1 and R-1A Single Family Residence District.
- 1.2 - Any use permitted in the R-2 Two Family Residence District.
- 1.3 - Duplex House with Garden Apartment.

Section 1A - Prohibited Uses (Ord. -22)

Notwithstanding the exclusion of all other uses not included as Permitted Uses in Section 1 of this Article, no building or premises shall be used, erected or altered to serve the following uses which are specifically prohibited in this District.

1A.1 - Short Term Residential Rentals

1A.2 - Cannabis Uses including but not limited to: Cultivation, Dispensing, Infusing, Craft Growing, Processing, Transporting, Medical Cultivation, Medical Dispensing

Section 2 - Height Regulations

No building hereafter erected or altered shall exceed twenty-six (26) feet in height or two stories with a garden apartment.

Section 3 - Area Regulations

3.1 - Intensity of Use of Lot

- (a) Required lot size: Minimum total area of Six Thousand Two Hundred Fifty (6,250) square feet with a minimum width of Fifty (50) feet.
- (b) Land Use: Up to Fifty percent (50%) of the land upon which the apartment building is erected shall be utilized for the building, garage, other structures, driveways, parking areas and service walks. The remaining land shall be green area (open space) to assure proper drainage and improve the environment in general.
- (c) No portion of any street or alley shall be used in computing the number of square feet in such lot or parcel of ground.
- (d) The limitations imposed by this paragraph shall not prohibit the re-building or maintenance of a dwelling arranged or designed for the use of three (3) families on a non-conforming lot of record on July 1, 2003. No building shall be erected on a non-conforming lot of record which was unimproved on July 1, 2003.

ARTICLE VI

"R-3" Multiple-Family Residence District

Section 1 - Permitted Uses

In any R-3 Multiple Family Residence District, except as hereinafter provided, no building or premises shall be used, erected or altered, except for the following permitted uses:

- 1.1 - Any use permitted in the R-1 and R-2 Residence District.
- 1.2 - Multiple Family Dwellings.
- ~~1.3 - Boarding or Lodging House. Reserved. (Ord. _____-22).~~
- 1.4 - Institution of an Educational Philanthropic nature.
- 1.5 - Hospital for other than contagious diseases.

Section 1A - Prohibited Uses (Ord. _____-22)

Notwithstanding the exclusion of all other uses not included as Permitted Uses in Section 1 of this Article, no building or premises shall be used, erected or altered to serve the following uses which are specifically prohibited in this District.

1A.1 - Short Term Residential Rentals

1A.2 - Cannabis Uses including but not limited to: Cultivation, Dispensing, Infusing, Craft Growing, Processing, Transporting, Medical Cultivation, Medical Dispensing

Section 2 - Height Regulations

No building hereafter erected or altered shall exceed twenty-six (26) feet in height or two (2) stories.

Section 3 - Area Regulations

3.1 - Intensity of Use of Lot

(a) Required lot size: Five Thousand (5,000) square feet for the first family unit, and/or Two Thousand (2,000) square feet for each additional two (2) bedroom or more unit and/or One Thousand (1,000) square feet for each additional one (1) bedroom unit and/or Nine Hundred (900) square feet for each studio or efficiency apartment unit.

(b) Land Use: Up to Fifty percent (50%) of the land upon which the apartment building is erected shall be utilized for the building, driveways, parking area and service walk; the remaining land shall be open space (green area) to ensure proper drainage and improve the environment in general.

(c) No portion of any street or alley shall be used in computing the number of square feet in such lot or parcel of ground.

ARTICLE VI-A

"R-4" Multiple-Family Residential District (Special Condominium Use)

Section 1 - Intent and Purpose:

It is recognized that there are special uses which because of their unique characteristics cannot be properly classified in any particular district or districts, without consideration in each individual case as to its impact upon neighboring land and, its location being designed primarily for general multi-family dwellings yet inconsistent with uses permitted in other residential districts and not permitted therein.

Section 2 - Permitted Uses

In any R-4 Multiple Family Residential District, except as hereinafter provided, no building or premises shall be used, erected or altered, except for the following permitted uses:

- 2.1 - Condominium
- 2.2 - Public Parks and Recreational Buildings
- 2.3 - Public and Private Schools and Colleges
- 2.4 - Churches and Temples

Section 2A - Prohibited Uses (Ord. _____-22)

Notwithstanding the exclusion of all other uses not included as Permitted Uses in Section 1 of this Article, no building or premises shall be used, erected or altered to serve the following uses which are specifically prohibited in this District.

2A.1 - Short Term Residential Rentals

2A.2 - Cannabis Uses including but not limited to: Cultivation, Dispensing, Infusing, Craft Growing, Processing, Transporting, Medical Cultivation, Medical Dispensing

Section 3 - Restrictions

Minimum Residential Development - No tract of land shall be zoned R-4 unless it shall consist of 2.5 acres or more of land area.

Section 4 - Land Use

Up to sixty percent (60%) of the land upon which the condominium building is erected shall be utilized for the building, driveways, other structures, service walks and the parking area; the remaining land shall be used for open space (green area) to assure proper drainage and improve the environment in general.

Section 5 - Height Regulations

ARTICLE VI-B

"R-5" Multiple Family Residence District (Housing for the Elderly)

Section 1 - Permitted Uses

In any R-5 Multiple Family Residence District (Housing for the Elderly), except as hereinafter provided, no building or premises shall be used, erected or altered, except for the following permitted uses:

1.1 - Multiple Family Dwellings to provide housing for the elderly (not for profit organizations).

1.2 - Nursing Home Facilities used only in connection with housing for the elderly.

Section 1A - Prohibited Uses (Ord. -22)

Notwithstanding the exclusion of all other uses not included as Permitted Uses in Section 1 of this Article, no building or premises shall be used, erected or altered to serve the following uses which are specifically prohibited in this District.

1A.1 - Short Term Residential Rentals

1A.2 - Cannabis Uses including but not limited to: Cultivation, Dispensing, Infusing, Craft Growing, Processing, Transporting, Medical Cultivation, Medical Dispensing

Section 2 - Height Regulations

No building hereafter erected or altered shall exceed thirty (30) feet in height or three (3) stories.

Section 3 - Area Regulations

3.1 - Intensity of Use of Land

(a) Minimum residential development: No tract of land shall be zoned R-5 Multiple Family Residence District unless it shall consist of 2.5 acres or more of land area.

(b) Land use: Up to sixty percent (60%) of the land upon which the housing for the elderly is erected may be utilized for the buildings, driveways, service walks and parking areas; the remaining land shall be used for open space (green area) to assure proper drainage and improve the environment in general.

(c) Setback: Buildings shall be set back one (1) foot from any lot line for each foot of building height, where a buffer strip, (d) below, is required, setback requirements shall be in addition to the buffer strip.

(d) A buffer strip of not less than thirty (30) feet wide shall be provided along any residential boundary line abutting or adjoining any line of a R-5 District.

ARTICLE VII

Business Districts

Section 1 - General Provisions

1.1 - Permitted use of land or buildings, as hereinafter listed, shall be permitted in the districts indicated under the conditions specified.

1.2 - No building or zoning lot shall be devoted to any other use other than a use permitted hereinafter in the zoning districts in which such building or zoning lot shall be located with the exception of those uses lawfully built, established and operating on the effective date of the comprehensive amendment.

1.3 - Uses lawfully established on the effective date of this amendment, and rendered non-conforming to the provisions thereof, shall be subject to re-zoning at any time of an ownership transfer or expansion.

Section 1A - Prohibited Uses (Ord. -22)

Notwithstanding the exclusion of all other uses not included as Permitted Uses in Section 1 of this Article, no building or premises shall be used, erected or altered to serve the following uses which are specifically prohibited in this District.

1A.1 - Short Term Residential Rentals

1A.2 - Cannabis Uses are prohibited unless such uses are in the CO District.

Section 2 - Height Regulations

No building hereafter erected shall exceed twenty-six (26) feet in height or two (2) stories, this provision shall apply to water tanks and utility rooms constructed on the roofs of such building.

Section 3 - Area Regulations

3.1 - Intensity of the Use of Lot

No building or portion of a building to be used for business purposes shall occupy in excess of ninety (90) percent of the area of the plot. No building or part of a building shall be arranged, designed, intended or used to accommodate more than the number of family units as set up under R-1, R-2, R-2A, R-3, R-4 and R-5 Residential District. In computing the area of the lot or parcel of land to be used in the erection of any buildings, only that land contained within the lot or parcel of land shall be considered.

3.1A - Setback Required

No building used for business purposes shall be located closer than thirty (30) feet to the property line of any property so used which is adjacent to or across the street from a Residential District.

3.2 - Rear Yard

ARTICLE VIII

"B-1" Restricted Neighborhood Business District

Section 1 - Intent and Purpose

The B-1 Restricted Neighborhood Business District is designed for the convenience shopping of persons residing in adjacent residential areas, and to permit only such uses as are necessary to satisfy those basic shopping needs which occur daily or frequently and so require shopping facilities in relative proximity to places of residence.

Section 2 - Required Conditions

Uses permitted in the B-1 District are subject to the following conditions:

2.1 - Dwelling units ~~and lodging~~ are not permitted below the second floor. Business uses are not permitted on any floor above the ground floor, except in those buildings and structures where dwelling units are not established. A mezzanine may be provided by a business establishment as an intermediate, fractional story between the floor and ceiling of the first story. (Ord. _____-22)

2.2 - All business establishments shall be retail or service establishments dealing directly with consumers. All goods sold on the premises shall be sold at retail on the premises where produced.

2.3 - All business, servicing, or processing except for off-street parking or loading shall be conducted within completely enclosed buildings.

2.4 - Establishments of the "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles are not permitted.

Section 3 - Parking - Trucks

The parking of trucks as an accessory use, when used in the conduct of a permitted business listed hereinafter in this section, shall be limited to vehicles of not over one and one-half (1 1/2) tons capacity when located within One Hundred Fifty (150) feet of a Residence District boundary line.

Section 4 - Permitted Uses

4.1 - No buildings or premises shall be used and no buildings shall hereinafter be erected or altered within the said B-1 Restricted Neighborhood Business District unless otherwise provided in this ordinance, except for the necessary use to which anyone of the places or establishments is permitted in the said R-1, R-2 and R-3 residential Districts and anyone of the following places or establishments shall be permitted:

1. Art and School Supply Stores
2. Bakery, selling at retail
3. Bank, Drive-in Bank
4. Barber Shop
5. Beauty Parlor
6. Books & Stationery Stores
7. Camera and Photographic Supply Stores
8. Candy and Ice Cream Stores
9. Currency Exchange

10. Delicatessen
11. Drug Store
12. Dry Cleaning & Launderette or store for collection and distribution of laundry and dry cleaning articles, but not for the treatment, cleaning or processing of such articles.
13. Drapery Shop - Fabric Center
14. Food Sales (retail)
15. Fur
16. Gift Shop
17. Haberdashery - Millinery Shop
18. Hobby Shop
19. Home Occupation
20. Jewelry & Watch Repair (not more than five (5) employees)
21. Leather Goods & Luggage
22. Medical and Dental Clinic
23. Office, Business or Professional Doctor, Lawyer, Real Estate or Insurance Agency or other Business Office
24. Telegraph Service Station
25. Variety Store
26. Wearing Apparel Shop

4.2 - Other business establishments, necessary similar and comparable to uses aforementioned and in compliance with the general intent and purpose as heretofore stated are permitted:

Example - Stores engaged in wholly or chiefly in the retailing of commodities such as antiques, craft supplies, chinaware, confectionery, dairy products, dry goods, flowers, glassware, groceries, household appliances, meats, music, notions, shoes, sporting goods, tailor shops, tobacco and others.

Section 4A - Prohibited Uses (Ord. -22)

Notwithstanding the exclusion of all other uses not included as Permitted Uses in Section 4 of this Article, no building or premises shall be used, erected or altered to serve the following uses which are specifically prohibited in this District.

4A.1 - Short Term Residential Rentals

4A.2 - Cannabis Uses are prohibited unless such uses are in the CO Overlay District

Section 5 - Accessory Buildings and Incidental Uses

Accessory buildings and uses customarily incidental to the above uses, including a non-flashing business sign or bulletin board relating only to services, articles or products offered or sold upon the premises on which the sign is located and which does not exceed fifty (50) square feet in area.

Section 6 - Parking Regulations

Parking Regulations shall be required by the applicable provisions of Article XII hereof.

Section 7 - Signs

Signs - As provided in accordance with Article XIII.

ARTICLE IX

"B-2" Restricted (Shopping Center) Business District

Section 1 - Intent and Purpose

The B-2 Restricted (Shopping Center) Business District is designed primarily to furnish area served by the Restricted Business District with basic necessary services (and goods) incompatible with the uses permitted in the B-1 Restricted Business District and so not allowed therein.

Section 2 - Required Conditions

Uses permitted in the B-2 District are subject to the following conditions:

2.1 - Dwelling units ~~and lodgings~~ are not permitted below the second floor. Business uses are not permitted on any floor above the ground floor, except in those buildings and structures where dwelling units are not established. A mezzanine may be provided by a business establishment as an intermediate, fractional story between the floor and ceiling of the first story. Amended (Ord. -22)

2.2 - All business establishments shall be retail or service establishments dealing directly with consumers. All goods sold on the premises shall be sold at retail on the premises where produced.

2.3 - All business, servicing, or processing, except for off-street parking, off street loading, shall be conducted within completely enclosed buildings.

2.4 - Establishments of the "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles are allowed only as a special use as set forth in this article below. (Revised 11-13-19 Ord. 1977-19)

Section 3 - Parking and Loading

3.1 Parking and Loading in accordance with Article XII.

3.2 - The parking of trucks as an accessory use when used in the conduct of a permitted business listed hereinafter in this section, shall be limited to vehicles of not over one and one-half (1 1/2) tons capacity when located within One Hundred Fifty (150) feet of a Residence District boundary line.

Section 4 - Permitted Uses

4.1 - Any use permitted in the B-1 District, shall be permitted in the B-2 District, and in addition the following uses shall be permitted:

1. Art Galleries
2. Auto Accessory Store
3. Business or Commercial College
4. Business Machines - Display & Sales Room
5. Carpets - Display and Sales Room
6. Catering
7. Department Store
8. Employment Agency
9. Furniture Store

10. Health Centers
Revised 11-13-19 Ord. 1977-19

11. Newspaper Distributor
12. Package Liquors
13. Post Office
14. Restaurant - no alcohol
15. Paint and Wallpaper
16. Sewing Machines - Sales & Service and other Appliance Repair Shops

4.2 - Other business establishments, necessary similar and compatible to uses aforementioned and in compliance with the general intent and purpose as heretofore stated are permitted.

Section 5 - Special Use

The following is a special use in this zoning district and is subject to the conditions and requirements set forth in article XV of this Zoning Ordinance for special uses:

Drive-In, Drive-Through Retail and Service Establishments.

Revised 11-13-19 Ord. 1977-19

Section 5A - Prohibited Uses (Ord. -22)

Notwithstanding the exclusion of all other uses not included as Permitted or Special Uses in Section 4 and 5 of this Article, no building or premises shall be used, erected or altered to serve the following uses which are specifically prohibited in this District.

5A.1 - Short Term Residential Rentals

5A.2 - Cannabis Uses are prohibited unless such uses are in the CO Overlay District

Section 6 - Accessory Buildings and Incidental Uses

Accessory buildings and uses customarily incidental to the above uses, including a non-flashing business sign or bulletin board relating only to services, articles or products offered or sold upon the premises on which the sign is located, and which does not exceed fifty (50) square feet in area.

Section 7 - Signs

Signs - As provided in accordance with Article XIII.

Revised 11-13-19 Ord. 1977-19

9. Garden Supplies and Seed Stores
10. Hospitals
11. Locker Rental, frozen food
12. Lodge Hall
13. Nursing Homes
14. Parking
15. Plumbing Shop
16. Print Shop
17. Restaurant, including alcoholic beverages
18. Tavern
19. Roofing and Plastering Shop
20. Telephone Exchange
21. Undertaking Establishment (without crematory)
22. Upholstery Shop

4.2 - Other business establishments, necessary similar and compatible to uses aforementioned and in compliance with the general intent and purpose as heretofore stated are permitted.

4.3 - No buildings or premises shall be used and no building shall hereafter be erected or altered within the said "B-3" General Business District unless otherwise provided in the ordinance, except for a necessary use to which anyone of the places or establishments is permitted in the said "R-1, R-2, R-2A and R-3 Residence Districts, and the "B-1 and B-2" Districts.

Section 5 - Special Uses

The following uses, after a public hearing before the zoning Board of Appeals as hereinafter set forth, may be allowed as Special Uses by the Village Board in the "B-3" General Business District.

1. Tattoc Establishments
2. Massage Establishments and Massage Therapists

Section 5A - Prohibited Uses (Ord. _____-22)

Notwithstanding the exclusion of all other uses not included as Permitted Uses or Special Uses in Section 4 and 5 of this Article, no building or premises shall be used, erected or altered to serve the following uses which are specifically prohibited in this District.

5A.1 - Short Term Residential Rentals

5A.2 - Cannabis Uses are prohibited unless such uses are in the CO Overlay District

Section 6 - Signs

Signs - As provided in accordance with Article XIII.

ARTICLE X-A

"B-4" Public Accommodations Business District

Section 1 - Intent and Purpose

The "B-4" Public Accommodations Business District is designed primarily to furnish areas for public accommodations incompatible with the uses permitted in "B-1, B-2 and B-3" Districts and so not allowed therein.

Section 2 - Permitted Uses

Any uses permitted in the B-1, B-2 and B-3 Districts are permitted in the B-4 Public Accommodations Business District, and in addition the following uses shall be permitted:

1. Hotel
2. Motel
3. Trailer Coach Park

Section 2A - Prohibited Uses (Ord. _____ -22)

Notwithstanding the exclusion of all other uses not included as Permitted Uses in Section 2 of this Article, no building or premises shall be used, erected or altered to serve the following uses which are specifically prohibited in this District.

2A.1 - Short Term Residential Rentals

2A.2 - Cannabis Uses are prohibited unless such uses are in the CO Overlay District.

Section 3 - Required Conditions

3.1 - Trailer Coach Parks shall be constructed and be maintained to meet the standards of the Illinois Trailer Coach Park Control Law.

3.2 - No buildings or premises shall be used and no building shall hereafter be erected or altered within the said "B-4" Public Accommodations Business District unless otherwise provided in the ordinance, except for a necessary use to which any one of the places or establishments is permitted in the "B-1", "B-2" and "B-3" Districts.

Section 4 - Parking

Motels shall provide not less than one (1) parking space for each unit, and hotels shall provide parking space sufficient to accommodate occupants, to be determined by the Building Commissioner.

Section 5 - Signs

Signs - As provided in accordance with Article XIII.

ARTICLE X-A-1

"B-5" Retail Business District

Section 1 - Intent and Purpose

The "B-5" Retail Business District is designed primarily to encourage a diverse mix of smaller and larger retail uses whose service area may extend outside the immediate neighborhood of the facility, and which uses are served by enhanced access to Harlem Avenue and to highway access and which are buffered from nearby residential areas. It is the intent of this Article that at least 75% of the gross leasable area of a shopping center development in the "B-5" Retail Business District shall consist of those uses that generate retail sales tax on any such business' retail sales of general merchandise, food, drugs or medical appliances, and theater, restaurant and amusement establishment uses. With the exception of: theater; government; amusement establishment uses; and, certain types of medical clinics and medical offices and dental clinics, as set forth in Section 3 of this Article X-A-1, non-retail stand-alone (not part of a shopping center development) uses are not permitted. Ord. 1975-19 Eff. 11-13-19)

Section 1A - Definitions - For purposes of this Article certain terms and words are hereby defined as follows:

1A.1 - "Amusement device" means any machine, device or apparatus, the operation or use of which is permitted, controlled, allowed or made possible by the deposit or placing of any coin, plate, disk, slug or key into any slot, crevice or other opening or by the payment of any fee or fees, for the use as a game, contest or amusement of any description, or which may be used for any such game, contest or amusement, and the use or possession of which is not prohibited by any law of the State.

1A.2 - "Amusement establishment" means any commercially operated establishment having five or more amusement devices, and/or any commercially operated establishment providing amusement devices, games, rides and other amusements (not otherwise prohibited herein) for children's entertainment.

1A.3 - "Retail sales tax" or "Sales tax" means a tax on any such business' retail sales of general merchandise, food, drugs or medical appliances as defined by state statutes and regulations (see, 35 ILCS 120/1 to 120/14; 35 ILCS 115/1 to 115/21; 35 ILCS 110/1 to 110/21; 35 ILCS 105/1 to 105/22).

Section 2 - Permitted Uses

The following uses shall be permitted in the "B-5" Retail Business District:

1. Department Store, Warehouse Club, or Superstore.
2. Discount Store; Variety Store.
3. Furniture Store.
4. Bookstore; Stationery Store.
5. Parking.
6. Craft Store.
7. Bridal Store.
8. Home Improvement Center; Garden Center.
9. Office Supply Store; Art and School Supply Stores.
10. Grocery Store, Supermarket, Retail Bakery; Specialty Food Store.
11. Government Uses.
12. Camera, Appliance and Electronic Equipment Stores.
13. Drug Stores and Pharmacies (including ancillary general merchandise).

14. Specialty Home Improvement Retail Store (including plumbing supplies, tile, carpet, windows, upholstery, drapery, paint, wallpaper and other similar uses).
15. Specialty Retail Store (including hardware, china, clocks, florists, jewelers, gifts, hobby, retail printers, sporting goods, leather goods, luggage and other similar uses).
16. Specialty Clothing, Outerwear, Shoes, and Accessory Store.
17. Retail Art Galleries.
18. Auto Accessory Store (not including automobile repair or fueling).
19. Pet Supply Stores (with or without animal hospital, veterinary services, pet grooming, pet boarding, pet hotels and kennels).
20. First Run Movie Theater; Live Performance Theater.
21. Restaurants, Including Those Serving Alcoholic Beverages and Caterers are permitted only if the establishment has reasonably projected annual gross revenues from the sale of alcoholic beverages for on-premises consumption that does not exceed forty percent (40%) of the gross revenues of such business.
22. Multiple structures on one zoning lot.
23. Non-retail service uses including business offices and retail offices located in shopping center developments (and not as a stand-alone use) that are greater than three and a half acres (3.5) acres in size and then not to exceed 25% of the gross leasable area in said shopping center. "Service uses" shall mean a location offering tutoring for primary and secondary school students, dry cleaners, UPS/FedEx stores, salon, regional chain massage therapist, yoga/pilates studios, physical therapy, and eyewear, veterinarians, dog grooming services, tax and accounting services and similar uses typically found in retail shopping centers. "Business Office" shall mean an office which does not provide services directly to consumers. "Retail Office" shall mean an office which provides services directly to consumers, including but not limited to financial institutions, real estate, stock brokerage and title companies, travel and insurance agencies, and medical, dental and legal clinics. Further, office space used by a retail user for administrative purposes, and which is not open to the general public, shall not be considered a Retail Office or Business Office for the purpose of this limitation.
24. Temporary outdoor display of goods or merchandise as an accessory use to a permitted use (for example: sidewalk sales and tent sales).

Other business establishments, necessarily similar and compatible to uses aforementioned and in compliance with the general intent and purpose as heretofore stated are permitted excepting: i) Any establishment selling, delivering or exhibiting X-rated, pornographic or "obscene" material or which exhibits either live or by other means to any degree, nude or partially clothed dancers or wait staff; and, ii) Any establishment selling or exhibiting drug-related paraphernalia (as defined in the Illinois Drug Paraphernalia Control Act 720 ILCS 600/1 et seq.).

Section 3 - Special Uses

1. Amusement Establishment.
2. Motor Vehicle Dealer (New) with Open Sales Lots.
3. Banks and financial institutions (including drive-in or drive-through banks).
4. "Drive-through" type offering goods or services directly to customers waiting in parked motor vehicles.
5. Therapeutic massage.
6. Any accessory use to a principal use involving the outdoor storage of goods or merchandise.
7. Medical Clinics and Medical Offices (including dialysis centers) and Dental Clinics as a stand-alone use (not located in a shopping center development) and specifically excluding the following uses: drug and alcohol rehabilitation facilities; 24-hour Medical Clinics; and, Surgical Centers.

Revised Ord. 1975-19 Eff. 11-13-19)

Section 4 - Prohibited Uses - A use that is not specifically listed in this zoning district, or does not fall within a generic definition as specified in this Article, or is not necessarily similar and compatible to uses in this Article, is prohibited.

4.1 - Cannabis Uses are prohibited unless such uses are in the CO Overlay District (Ord. _____ -22)

Section 5 - Required Conditions

5.1 - No buildings or premises shall be used and no building shall hereafter be erected or altered within the said "B-5" Retail Business District unless otherwise as provided in this Zoning Ordinance. The regulations set forth in Article VII of this Zoning Ordinance (Business Districts) shall govern the use of land and buildings in the "B-5" Retail Business District to the extent that those regulations are not inconsistent with this Article or are less restrictive than the regulations set forth in this Article.

5.2 - All goods produced on a premises shall be sold at retail on the premises where produced.

5.3 - All business, storage, servicing, or processing, except for off-street parking or loading, and establishments of the "drive-through" type offering goods or services directly to customers waiting in parked motor vehicles, shall be conducted within completely enclosed buildings.

5.4 - All activities involving the activities of the business shall conform to the performance standards of the zoning lot on which such activities take place.

Section 6 - Signs - As provided in accordance with Section 5, Article XIII.

Section 7 - Parking; Unloading

- (a) Parking spaces shall be provided as approved by the Village Board. The number of parking spaces required shall bear a relationship to the specific use of the property.
- (b) Off-street parking areas for employees shall be provided in addition to parking spaces for customers.
- (c) Off-street berths and areas for loading and unloading shall be provided.
- (d) All off-street parking and loading areas shall be properly lighted.
- (e) All off-street parking areas shall be properly fenced and landscaped.
- (f) The parking of trucks as an accessory use, when used in the conduct of a permitted use, shall be limited to vehicles of not over one and one-half (1 1/2) tons capacity when located within one hundred fifty (150) feet of a Residence District boundary line.
- (g) Unloading of trucks and other vehicles shall be prohibited between the hours of 7:00 p.m. to 7:00 a.m. unless unloading occurs within a fully enclosed area (not open to the sky).

ARTICLE X-B

"C" COMMERCIAL DISTRICT

Section 1 - Intent and Purpose

The "C" Commercial District is designed primarily to furnish general business and commercial areas with basic necessary services (and goods) incompatible with the uses permitted in the Business Districts and not allowed therein.

Section 2 - Required Conditions

Uses permitted in the "C" Commercial District are subject to the following additional use:

2.1 - Dwelling units ~~and lodging rooms~~, other than those in a transient Hotel or motel, are not permitted, provided that facilities for a paid custodian, caretaker, or watchman for the premises may be provided. (Ord. ___-22)

2.2 - All goods produced on the premises shall be sold at retail on the premises where produced. Industries permitted in the "M" Restricted Light Manufacturing District shall not be permitted in the "C" Commercial District.

2.3 - All business, storage, servicing or processing, except for off-street parking and loading, and establishments of the "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles shall be conducted within completely enclosed buildings.

2.4 - The parking of trucks as an accessory use, when used in the conduct of a permitted use, shall be limited to vehicles of not over one and one-half (1 1/2) tons capacity when located within one hundred fifty (150) feet of a Residence District boundary line.

Section 3 - Permitted Uses

3.1 - Any uses permitted in any Business District are permitted in the "C" Commercial District and in addition the following uses shall be permitted:

1. Office Buildings.
2. Hotels and Motels, without limitations as to size.
3. Wholesale, display and sales.
4. Any special use allowed in a Business District.
5. Accessory uses.

3.2 - Other business and commercial establishments necessary similar and compatible to uses aforementioned and in compliance with the general intent and purpose as heretofore stated are permitted.

Section 3A - Prohibited Uses (Ord. ___-22)

Notwithstanding the exclusion of all other uses not included as Permitted Uses in Section 3 of this Article, no building or premises shall be used, erected or altered to serve the following uses which are specifically prohibited in this District.

3A.1 - Short Term Residential Rentals

3A.2 - Cannabis Uses are prohibited unless such uses are in the CO Overlay District

Section 4 - Area Regulations

No building or portion of a building to be used for business or commercial purposes shall occupy in excess of ninety (90) percent of the area of the plot. In computing the area of the lot or parcel of land to be used in the erection of any buildings, only that land contained within the lot or parcel of land shall be considered. Buildings shall be set back one (1) foot from each lot line for each ten (10) feet of height of the building over fourteen (14) feet.

Section 5 - Parking

(a) Parking space shall be provided as approved by the Village Board. The number of parking spaces required shall bear a relationship to the specific use of the property.

(b) Adequate off-street parking areas for employees shall be provided in addition to parking spaces for customers.

(c) Adequate off-street berths and areas for loading and unloading shall be provided.

(d) All off-street parking and loading areas shall be properly lighted.

Section 6 - Residential Boundary Requirements

6.1 - No building or structure shall be erected or maintained within fifty (50) feet of any residential boundary line or within fifty (50) feet of the curb of any street adjacent to a residential boundary line.

6.2 - A buffer strip of not less than twenty-five (25) feet wide shall be provided along any residential boundary line abutting or adjoining any line of a "C" District. Such buffer strip shall be sodded, planted and shrubbed in such manner as to form a green area maintained by property owner.

Section 7 - Signs

Signs shall be constructed as provided in accordance with Section 5, Article XIII.

Section 8 - Height Regulations

No building higher than Forty (40) feet shall be constructed within One hundred and fifty (150) feet of a residential property line or street right-of-way serving a residential area.

ARTICLE XI

"M" Restricted Light Manufacturing District

Section 1 - Intent and Purpose

The intent of this article is to permit certain industries which do not in any way detract from residential desirability to locate in or adjacent to an area containing or intended to contain residential uses. The limitations on horsepower, heating, inflammable liquids or explosives, and the provisions requiring controls on the omission of fumes, odors and noise, and the provisions in regard to landscaping are imposed to protect and foster residential desirability while permitting specified industries to be located in the Village. Residential uses of any type are prohibited within this district.

Section 2 - Prohibition of Heavy Industry

No heavy industry or general manufacturing of any classification whatsoever shall be permitted, except as heretofore stated in this article.

Section 3 - Required Conditions

Uses of land and buildings, as hereinafter set forth for the "M" District are permitted subject to the following conditions:

3.1 - Uses established on the effective date of this ordinance and by its provisions rendered non-conforming, shall nevertheless be permitted to continue, subject to the regulations governing non-conforming uses found elsewhere in this ordinance.

3.2 - All business, servicing, or processing, except for off street parking and off-street loading, or establishments of the "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles shall be conducted within completely enclosed buildings, unless otherwise indicated.

3.3 - All storage within Five Hundred (500) feet of a Residence District Boundary, except of motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened by a solid wall or fence (including solid entrance and exit gates) not less than six (6) feet nor more than eight (8) feet in height.

3.4 - All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible by or otherwise attractive to rodents or insects shall be stored outdoors only in closed containers.

3.5 - All goods produced on the premises shall be sold at retail on the premises where produced. Any such retail use shall be ancillary to the primary permitted light manufacturing use. Such ancillary retail use shall not exceed 2500 square feet or five-percent (5%) of the footprint of the building, or whichever is less, in which such primary use is located. Any such ancillary retail business locating in the "M" District after the effective dates of the ordinance from which this Section 3.5 is derived, shall be subject to special use approval as set forth herein.

3.6 - Residential uses of any type, including but not limited to: residential dwellings, apartments, condominiums, hotels, and motels, ~~dwellings~~

~~rooms, lodging rooms and the like,~~ shall not be permitted or special uses in the "M" District. (Ord. -22)

3.7 - No use shall be a permitted use in this district that is, or is likely to become, an offensive nuisance or a public danger.

Section 4 - Permitted Uses

The following uses are permitted in the "M" District:

1. Any production, processing, cleaning, servicing, testing, repair, or storage of materials, goods or products except those used involving the storage, utilization, or manufacture of materials or products which decompose by detonation, and which shall not be injurious or offensive to the occupants of adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious materials, radiation, odors, fire or explosive hazards, or glare or heat. No use shall be a permitted use in this district that is, or is likely to become, an offensive nuisance or a public danger.
2. Auto Laundries
3. Printing
4. Mail Order Houses
5. Public Utility and Service Uses
6. Florists and Greenhouses

Section 5 - Special Uses

1. Retail sale of goods produced on the premises where produced. Such use shall be ancillary to the primary light manufacturing use. Such ancillary retail uses shall not exceed 2500 square feet or five-percent (5%) of the footprint of the building, or whichever is less, in which such primary use is located.
2. Planned Unit Developments - any use on a lot four tenths (0.4) acres in area or larger.

Section 6 - Prohibited Uses (Ord. -22)

A use that is not specifically listed as a permitted or special use in this zoning district or does not fall within a generic definition as specified in the Article is prohibited.

6.1 - Short Term Residential Rentals

6.2 - Cannabis Uses are prohibited unless such uses are in the CO District

Section 7 - Height Regulations.

No building hereafter erected shall exceed twenty-six (26) feet in height or two (2) stories.

Section 8 - Area Regulations

8.1 - Rear Yard

There shall be a rear yard of not less than ten (10) percent of the depth of the

ARTICLE XI-A

Planned Unit Developments

Section 1 - Standards and Regulations

A Planned Unit Development shall be granted as a special use. Even though so classified, it is of substantially different nature from other special uses. To reflect this difference, additional regulations, procedures, standards and criteria are hereby established. It is the intention of the Village that approval of a Planned Unit Development will be granted only where departure from otherwise applicable requirements of the Zoning Ordinance would be consistent with and justified by the benefits accruing to the Village and the public interest, generally, as a result of the Planned Unit Development.

Section 2 - Purpose and Intent

The purpose of the regulations, standards, and criteria contained in this Article is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this Article. The objective of the Planned Unit Development is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable zoning regulations. The end result can be a product which fulfills the objectives of the planning policies of the Village while departing from the strict application of the use and bulk regulations of the Zoning Ordinance and the design standards of the Subdivision Ordinance. The Planned Unit Development is intended to permit and encourage such flexibility and to accomplish the following purposes:

- 2.1 - To stimulate creative approaches to the development of land in certain business, commercial and manufacturing areas of the Village.
- 2.2 - To facilitate an efficient arrangement of buildings, traffic and circulation systems, land uses and utilities.
- 2.3 - To preserve open space, existing landscape features and amenities and to utilize such features in a harmonious fashion.
- 2.4 - To provide for usable and suitably located public and common facilities.
- 2.5 - To combine and coordinate architectural styles, building forms and building relationships, both within the Planned Unit Development and with the surrounding neighborhood, and to unify building and structures through design.
- 2.6 - To insure a high quality of design and construction of developments.
- 2.7 - To develop new approaches to the environment through variety in type, design and layout of structures, business, commercial and light manufacturing buildings, transportation systems, and public facilities.

Section 3 - Location

A Planned Unit Development may be located as a special use in the M Restricted Light Manufacturing District.

Section 4 - Minimum Area; Ownership and Control

The site of the Planned Unit Development must be under single ownership and/or unified control and be not less than four-tenths (0.40) acre in area.

Section 5 - Permitted Uses

Any use permitted in the B-5 Retail Business District or the M Restricted Light Manufacturing District when situated on a lot of four-tenths (.40) acres or more, or part of one development of four-tenths (0.40) acre or more in the M Restricted Light Manufacturing District, shall only be permitted as a Planned Unit Development.

Section 5A - Prohibited Uses (Ord. -22)

No building or premises shall be used, erected or altered to serve the following uses which are specifically prohibited in a Planned Unit Development

5A.1 - Short Term Residential Rentals

5A.2 - Cannabis Uses are prohibited unless such uses are in the CO Overlay District

Section 6 - Design Standards and Criteria

The Planned Unit Development shall be designed to comply with the following standards and criteria:

6.1 - Ownership and Control

A proposed Planned Unit Development shall be under single ownership or unified control at the time of filing an application for approval of the Planned Unit Development, or the applicant shall provide written evidence of the applicant's ability to gain unified control of the property if the Planned Unit Development is approved.

6.2 - Area, Lot Width, Yard, and Height/Bulk Requirements

All buildings, structures, and uses of land within the Planned Unit Development shall conform to the area, lot width, yard, height and bulk regulations of the zoning district in which the Planned Unit Development is located or, for those uses which are not allowed in that zoning district but are allowed as part of the Planned Unit Development, to the area, lot width, yard, height and bulk regulations of the zoning district in which they are first permitted. These regulations may be waived or modified by the Village Board of Trustees in cases where it is determined that the changes will not negatively affect the value or enjoyment of surrounding property, the provision of municipal services, or the flow of traffic on local streets and the changes are justified by the standards set forth in subsection 6.9 of this section.

6.3 - Landscaping, Screening, and Tree Preservation

Parkway landscaping, perimeter landscaping, parking lot landscaping and refuse area screening shall be required as provided in this Article or as otherwise

ARTICLE XI-B

"CO" Cannabis Overlay District (Ord. -22)

Section 1 - Intent and Purpose

1.1 The State of Illinois enacted the Cannabis Regulation and Tax Act ("Act"), which pertains to the possession, use, cultivation, transportation and dispensing of adult-use cannabis, which became effective June 25, 2019. The Act provides that the Village may enact reasonable zoning ordinances or resolutions not in conflict with the Act, regulating cannabis business establishments, including rules adopted governing the time, place, manner and number of cannabis business establishments, and minimum distance limitations between cannabis business establishments and locations the Village deems sensitive.

Section 2 - Permitted Uses

Table XI-B Cannabis Overlay District Permitted Uses lists permitted uses for the Cannabis Overlay Districts ("CO"). A "P" indicates that use is considered permitted within that district. A blank space or absence of a use in the table indicates that use is not permitted within that district.

Village of Norridge
Table XI-B: Cannabis Overlay District Permitted Uses
P= Permitted Use

	R-1	R-1A	R-2	R-2A	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	M	C	PUD	CO
CANNABIS USES																
Adult-Use Cannabis Craft Grower Organization																
Adult-Use Cannabis Cultivation Center																
Adult-Use Cannabis Dispensing Organization																P
Adult-Use Cannabis Infuser Organization																
Adult-Use Cannabis Processing Organization																
Adult-Use Cannabis Transporting Organization																
Medical Cannabis Cultivation Center																
Medical Cannabis Dispensing Organization																P

Section 3 - Use Standards and Conditions

Adult-Use Cannabis Dispensing Organizations shall comply with the Act and following conditions and requirements:

A. Adult-Use Cannabis Dispensing Organizations shall be located only in and comply with all requirements of the underlying zoning districts. An Adult-Use Cannabis Dispensing Organization shall not be located within a house, apartment, condominium, or an area zoned for residential use.

B. Adult-Use Cannabis Dispensing Organizations may not conduct any sales or distribution of cannabis other than as authorized by the Act and this Article.

C. The perimeter walls of an Adult-Use Cannabis Dispensing Organization may not be located within 500 feet of the property line of a pre-existing public primary or secondary school. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section. The five hundred foot (500') distance limit in this subsection C shall be measured in a straight line from the nearest "lot line" of the Adult-Use Cannabis Dispensing Organization to the nearest "lot line" of the "land use" from which the setback is sought; provided that if an Adult-Use Cannabis Dispensing Organization is to be situated in a distinct tenant space within a multi-tenant building, then the setback described in this subsection C shall be measured from the nearest demising wall of the distinct tenant space within the building in which the Adult-Use Cannabis Dispensing Organization is proposed to the nearest "lot line" of the "land use" from which the setback is sought.

D. An Adult-Use Cannabis Dispensing Organization shall not be established as an accessory use or a component land use with any other land use, except a Medical Cannabis Dispensing Organization.

E. At least 75% of the floor area of any tenant space occupied by an Adult-Use Cannabis Dispensing Organization shall be devoted to the activities of the dispensing organization as authorized by the Act, and no dispensing organization shall also sell food for consumption on the premises other than as authorized by the Village.

F. An Adult-Use Cannabis Dispensing Organization shall not include a Drive Through facility, nor distribution of cannabis by a vending machine, nor distribution by delivery to residences or other locations where purchasers may be.

G. In addition to those documents required for any application for a Building Permit Or Business License for an Adult-Use Cannabis Dispensing Organization shall also include:

- a. A complete copy of all applications and plans submitted for required state licenses;
- b. An inventory control plan;
- c. A floor plan;
- d. A plan for the removal, recycling, disposal, and/or destruction of cannabis waste; and
- e. A security and outdoor lighting plan. The Village Police Department shall review the items required by this subsection and forward its recommendation regarding same to the Village Building Commissioner.

H. Any building intended to be occupied by an Adult-Use Cannabis Dispensing Organization shall comply with the architectural standards for a commercial building established by the Village and is subject to review by the Advisory Review Committee.

I. On-site consumption of cannabis is prohibited. A sign, at least twenty-four (24) inches by thirty-six (36) inches, shall be posted inside, at a location

clearly visible to patrons, with the following language, "Smoking, eating, drinking, or other forms of consumption of cannabis or products containing cannabis is prohibited anywhere inside or on the grounds of this establishment."

J. Signage shall comply with the Cannabis Regulation and Tax Act, (P.A. 101- 0027), as it may be amended from time-to-time, the regulations promulgated thereunder, and this Zoning Ordinance.

K. Adult-Use Cannabis Dispensing Organizations must include the legal name of the dispensary on the packaging of any cannabis product it sells.

L. Adult-Use Cannabis Dispensing Organizations are prohibited from selling alcohol.

M. An Adult-Use Cannabis Dispensing Organization may only accept cannabis deliveries into a restricted access area.

N. A dispensary may operate between 8:00 a.m. and 10:00 p.m.

O. Building enhancements, such as security cameras, lighting or other improvements, to ensure the safety of employees and customers of the adult-use cannabis business establishments, as well as its environs shall be installed. Said improvements shall be determined based on the specific characteristics of the floor plan for an Adult-Use Cannabis Business Establishment and the site on which it is located, consistent with the requirements of the Act.

P. An Adult-Use Cannabis Dispensing Organization shall comply with the security provisions of 410 ILCS 705/15-100. Dispensaries must ensure that the dispensary interior and exterior premises are sufficiently lit to facilitate surveillance, and must ensure that trees, bushes and other foliage outside of the dispensary premises do not allow for a person or persons to conceal themselves from sight. (See 410 ILCS 705/15-100 (a) (13) and (14)).

Q. The owner, manager or a key holder of the Adult-Use Cannabis Dispensing Organization is required to respond by phone or email pertaining to non-emergency situations within 24 hours of contact by a Village official.

R. Adult-Use Cannabis Dispensing Organization business shall be ventilated so that odor or marijuana cannot be detected by a person with a normal sense of smell at the exterior of the business.

S. Disposal of adult-use cannabis and cannabis byproducts, all products must be made unusable and unrecognizable prior to the removal from the business.

T. It is prohibited to cultivate, distribute, produce, smoke, use, or ingest marijuana openly or publicly in a place open to the general public.

U. Operation of the Adult-Use Cannabis Dispensing Organization business is prohibited when:

1. the video surveillance equipment is inoperative
2. the point-of-sale equipment is inoperative.
3. the State's cannabis electronic verification system is inoperative
4. there are fewer than two people working at any time within a dispensing organization.

V. The owner of the Adult-Use Cannabis Dispensing Organization shall file an affidavit in triplicate original copies with the Village Clerk (with a signed original of the affidavit also being filed with the Police Department and with the Building Department) prior to initial issuance of a business license and every year

thereafter prior to renewal of such business license affirming full compliance with this Article as well as all other applicable ordinances, laws, rules and regulations as provided herein and all other requirements of the Act.

W. An Adult-Use Cannabis Dispensing Organization as a principal use is required to comply with all use standards of this Article, in addition to all other regulations of the Zoning Ordinance.

Section 4- Location of CO Districts

CO - Cannabis Overlay District. Area and Boundaries

The Cannabis Overlay District is comprised of four areas which contain the following properties are described as follows:

4.1 Area 1 Properties in the Village of Norridge

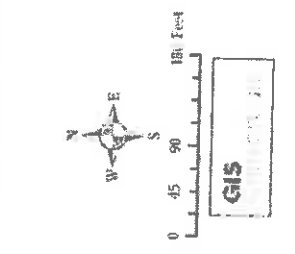
Area 1

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

DRAFT

Recreational Cannabis Permissable Dispensary Location

Last Updated: 7/15/2022



Legend

- Cannabis Overlay Zone
- Village Limit
- Building Footprint
- Parcel
- B-1 : Restricted Neighborhood Business District
- B-2 : Restricted (Shopping Center) Business District

- B-3 : General Business District
- B-4 : Public Accommodations - Business District
- B-5 : Retail Business District
- C : Commercial District
- M : Restricted Light Manufacturing District
- R-1 : Single Family Residence District
- R-1A : Single Family Residence District

- R-2 : Two Family Residence District
- R-2A : Three Family Residence District
- R-2 : Multiple Family Residence District
- R-4 : Multiple Family District Special Condominium District
- R-5 : Housing for the Elderly Residence District

Area 2

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
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

Area 2

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
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

DRAFT

Recreational Cannabis Permissible Dispensary Location

Last Updated: 7/12/2022



Legend

- | | | | | | |
|--|--|--|---|--|---|
| | Cannabis Overlay Zone | | B-3 : General Business District | | R-2 : Two Family Residence District |
| | Village Limit | | B-4 : Public Accommodations - Business District | | R-2A : Three Family Residence District |
| | Building Footprint | | B-5 : Retail Business District | | R-3 : Multiple Family Residence District |
| | Parcel | | C : Commercial District | | R-4 : Multiple Family District Special Condominium District |
| | B-1 : Restricted Neighborhood Business District | | M : Restricted Light Manufacturing District | | R-5 : Housing for the Elderly Residence District |
| | B-2 : Restricted (Shopping Center) Business District | | R-1 : Single Family Residence District | | |
| | | | R-1A : Single Family Residence District | | |



4.3 Area 3 Properties in the Village of Norridge

Area 3

PIN	STREET ADDRESS
12142060350000	4411 N CUMBERLAND AVE
12142060330000	4411 N CUMBERLAND AVE
12142060340000	4411 N CUMBERLAND AVE
12142060360000	4401 N CUMBERLAND AVE
12142060370000	8262.5 W AGATITE AVE
12142060360000	4409 N CUMBERLAND AVE

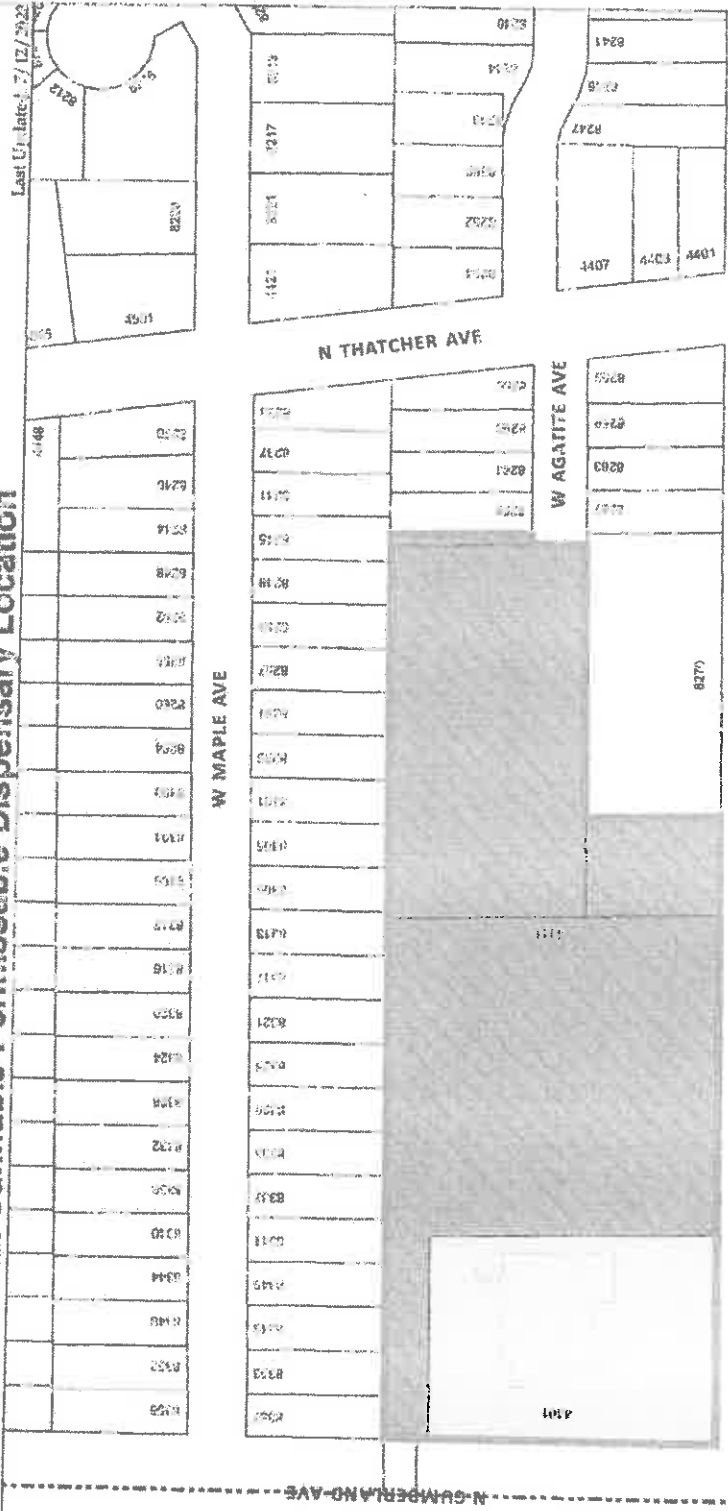
DRAFT

DRAFT

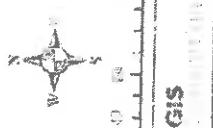


Recreational Cannabis Permissible Dispensary Location

The Village of Merrimack



- Legend**
- Cannabis Overlay Zone
 - Village Limit
 - Building Footprint
 - Parcel
 - B-1: Restricted Neighborhood Business District
 - B-2: Restricted (Shopping Center) Business District
 - B-3: General Business District
 - B-4: Public Accommodations - Business District
 - B-5: Retail Business District
 - C: Commercial District
 - M: Restricted Light Manufacturing District
 - R-1: Single Family Residence District
 - R-1A: Single Family Residence District
 - R-2: Two Family Residence District
 - R-2A: Three Family Residence District
 - R-3: Multiple Family Residence District
 - R-4: Multiple Family District Special Condominium District
 - R-5: Housing for the Elderly Residence District



GIS

4.4 Area 4 Properties in the Village of Norridge

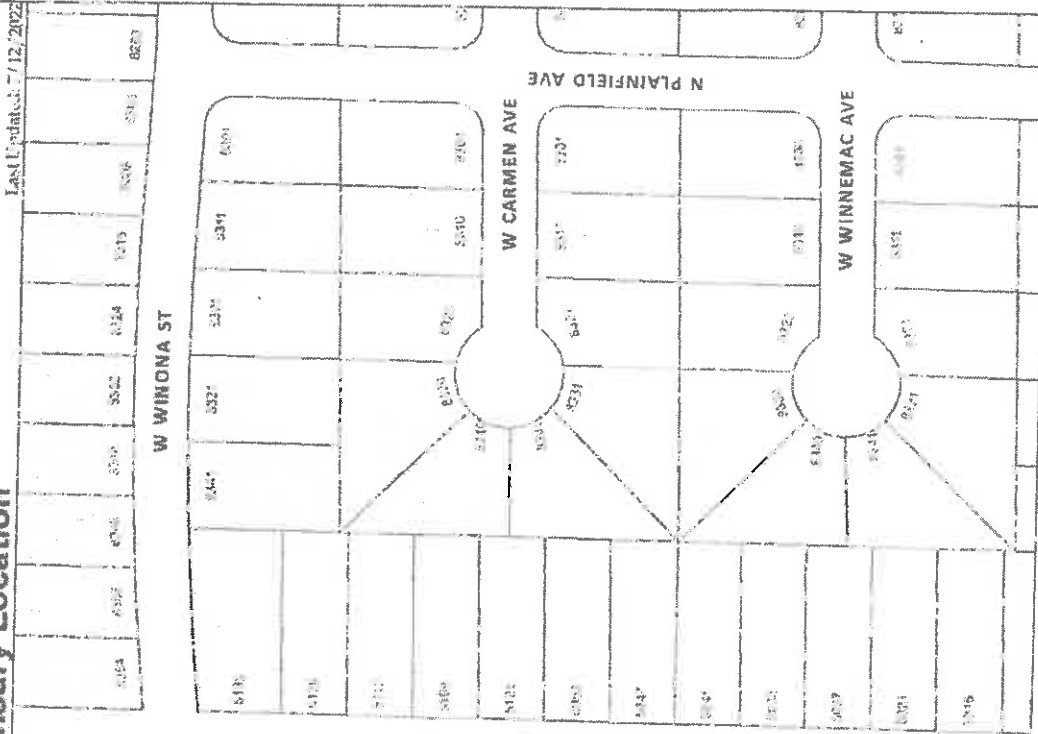
Area 4

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

DRAFT

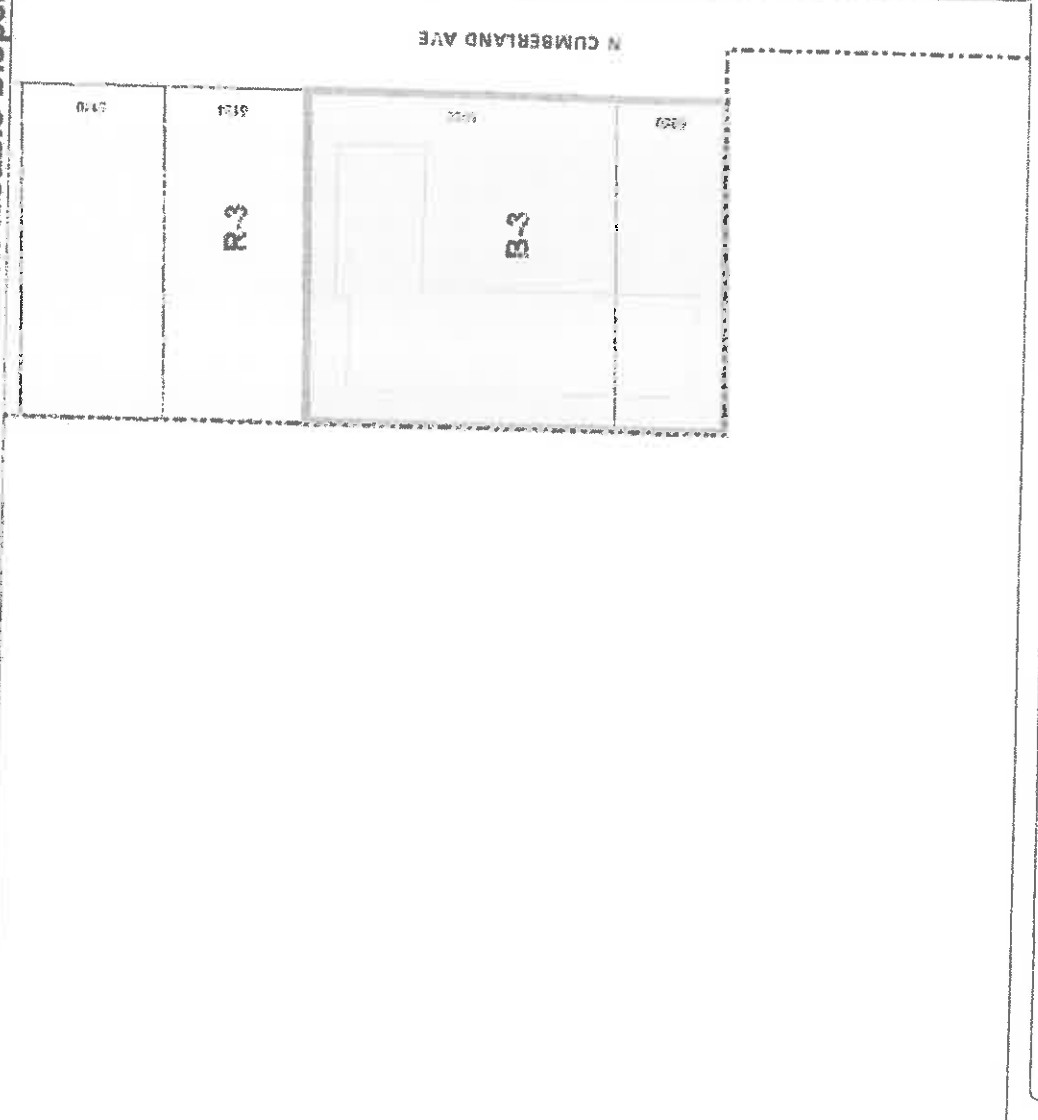
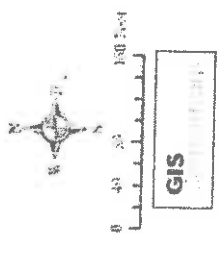
DRAFT

Recreational Cannabis Permissible Dispensary Location



Legend

	Cannabis Overlay / Zone		R-2 : Two Family Residence District
	Village Limit		R-2A : Three Family Residence District
	Building Footprint		R-3 : Multiple Family Residence District
	Parcel		R-4 : Multiple Family District Special Condominium District
	B-1 : Restricted Neighborhood Business District		R-5 : Housing for the Elderly Residence District
	B-2 : Restricted (Shopping Center) Business District		B-1 : General Business District
			B-2 : Public Accommodations - Business District
			B-5 : Retail Business District
			C : Commercial District
			M : Restricted Light Manufacturing District
			R-1 : Single Family Residence District
			R-1A : Single Family Residence District



Section 5 - Area, Size and Yard Regulations

5.1 Dimensional Standards - The dimensional standards within the CO Overlay District shall be those development standards in effect in the underlying zoning district or districts.

Section 6 - General Standards of Applicability

6.1 - Restrictions and Licensure Provisions - All uses set forth in this Article are subject to Village licensure provisions and any other restrictions set forth in the Village Code as may be amended from time to time and any other applicable federal, state, or county laws, statutes, ordinances and regulations.

6.2 - Parking and Loading - Parking and loading-as required in accordance with Article XII (Parking). 1 space for every 150 sq. ft. of gross floor area plus employee parking.

6.3 - Signs - Signs as required in accordance with Article XI (Signs) and in accordance with THE Act and state law.

6.4 - Accessory Uses and Site Development Standards - Accessory use and site development standards, including performance standards, as required in accordance with Article XII (Accessory Use and Site Development Standards).

6.5 - Landscaping and Screening - Landscaping and screening as required in accordance with Article VIII (Landscaping and Screening).

6.6 - Number of Dispensaries - No more than two (2) Adult use Cannabis Dispensing Organization facilities permitted in the Village.

**ORDINANCE _____-22
EXHIBIT B, EXHIBIT #2
ZONING MAP TO ACCOMPANY
THE CANNABIS TEXT AMENDMENTS
(Attached Separately)**

The Village of Norridge

Neighborhood Council's Permissible Dispensary Zones Map



- Legend**
- Permissible Dispensary Zone
 - Prohibited Dispensary Zone
 - Other
 - Street
 - Building
 - Water
 - Park
 - School
 - Church
 - Public Building
 - Private Building
 - Utility
 - Railroad
 - Airport
 - Cemetery
 - Golf Course
 - Industrial
 - Commercial
 - Residential

EXHIBIT C ZONING MAP

