



VILLAGE OF NORRIDGE

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

Zoning Board of Appeals

PRESIDENT

Daniel Tannhauser

CHAIRPERSON

Janice J. Magnuson

SECRETARY

Allan J. Budnik

MEMBERS

Christopher O'Leary
Christian Giacalone
Michael Straughn
Frank DiPiero
Oronzo (Renzo) Berardi

AGENDA

ZONING BOARD OF APPEALS

NORRIDGE VILLAGE HALL
MONDAY – 8 JANUARY 2024
7:00 P.M.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
- IV. CASE UPDATES AND PLANNING
- V. HEARINGS

CASE # 664 - 7801 WEST LAWRENCE AVENUE & 4750 NORTH OZANAM AVENUE
(LEGAL NOTICE ATTACHED AFTER THIS AGENDA)

CASE # 665 – VILAGE OF NORRIDGE – 4000 OLCOTT AVENUE
(LEGAL NOTICE ATTACHED AFTER THIS AGENDA)
- VI. CONTINUATION OF REVIEW AND DISCUSSION OF THE RECOMMENDATIONS FROM THE CHICAGO METROPOLITAN AGENCY FOR PLANNING (CMAP) FOR CHANGES TO THE NORRIDGE ZONING ORDINANCES
- VII. PUBLIC COMMENT
- VIII. ADJOURN

Posted: January 4, 2024

Allan J. Budnik – Zoning Board Secretary





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LEGAL NOTICE – CASE # 664

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, January 8, 2024 at 7:00 P.M. at the Village Hall, 4000 N. Olcott Avenue in the Village of Norridge, to consider a petition of a map amendment from "R-1" Single-Family Residence District to "B-2" Restricted (Shopping Center) Business District, from the requirements of the Zoning Ordinance of the Village of Norridge for the redevelopment of a drive-thru Dunkin on the following described property:

LOT 2 IN SUBDIVISION BY PORTRAIT HOME BUILDERS OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1957, AS DOCUMENT 16928692, AND CERTIFICATE OF CORRECTION RECORDED JANUARY 6, 1958, AS DOCUMENT 17103683, IN COOK COUNTY, ILLINOIS.

The property is commonly known as 4750 North Ozanam Avenue, in Norridge, Illinois.

Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals on Monday, January 8, 2024 at 7:00 P.M. at the Village Hall, 4000 N. Olcott Avenue in the Village of Norridge, to consider a petition requesting special use from the requirements of ARTICLE IX, "B-2" Restricted (Shopping Center) Business District, 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, from the requirements of the Zoning Ordinance of the Village of Norridge for the redevelopment of a drive-thru Dunkin on the following described property:

LOT 2 IN SUBDIVISION BY PORTRAIT HOME BUILDERS OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1957, AS DOCUMENT 16928692, AND



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CERTIFICATE OF CORRECTION RECORDED JANUARY 6, 1958, AS DOCUMENT 17103683, IN COOK COUNTY, ILLINOIS.

LOT 1 IN SUBDIVISION BY PORTRAIT HOME BUILDERS OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1957, AS DOCUMENT 16928692, AND CERTIFICATE OF CORRECTION RECORDED JANUARY 6, 1958, AS DOCUMENT 17103683, IN COOK COUNTY, ILLINOIS.

The property is commonly known as 4750 North Ozanam Avenue and 7801 West Lawrence Avenue, in Norridge, Illinois.

Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals on Monday, January 8, 2024 at 7:00 P.M. at the Village Hall, 4000 N. Olcott Avenue in the Village of Norridge, to consider a petition requesting variation from the requirements of ARTICLE XII, Parking Areas, Parking Lots and Loading, Section 1 - Parking Areas - General Provisions, 1.13 - Parking Area Set Back, No permitted or required parking area in Business, Commercial and Manufacturing Districts shall be closer than thirty (30) feet to the property line of any property so used, which is adjacent to, or across the street from a Residence District, requesting relief from 30 feet to 9 feet, from the requirements of the Zoning Ordinance of the Village of Norridge for the redevelopment of a drive-thru Dunkin on the following described property:

LOT 1 IN SUBDIVISION BY PORTRAIT HOME BUILDERS OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1957, AS DOCUMENT 16928692, AND CERTIFICATE OF CORRECTION RECORDED JANUARY 6, 1958, AS DOCUMENT 17103683, IN COOK COUNTY, ILLINOIS.

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LEGAL NOTICE – CASE # 665

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, January 8, 2024, at 7:00 p.m. at the Village Hall, 4000 North Olcott Avenue, in the Village of Norridge, to consider a petition by the Village of Norridge, 4000 North Olcott Avenue, Norridge, Illinois, 60706, for text and map amendments to the Village of Norridge Zoning Ordinance and amendments to the Village of Norridge Zoning Map pursuant to Article XV of the Village of Norridge Zoning Ordinance – 1962 Article XI-B “CO” Cannabis Overlay District (“CO District”) repealing the text from Article XI-B Section 4 listing the Permanent Index Numbers and replacing the text with boundary line descriptions of each of the four areas (Areas 1 – 4) included in the CO District, and replacing the CO District maps with maps showing the four areas included in the CO District superimposed on Sidwell maps. The boundary lines on the map accompanying Article XI-B Section 4.2 are adjusted from the current text to remove the residential property commonly known as Norridge Gardens from Area 2 having been erroneously included in CO District Area 2. 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 accuracy of the Zoning Map to current land uses, development patterns and trends, and to encourage harmonious and integrated development in the Village. The proposed amendments accurately reflect the boundaries of the CO District and depict the properties contained within the CO District as set forth in Article XI-B, Section 4 entitled “Location of CO Districts; Area and Boundaries”.

Case No. 665

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, Section 4 CO District and the amendments to the Village of Norridge Zoning Map, and various other Articles of the Zoning Ordinance include, but may not be limited to the following:



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1. Article XI-B, Section 4.1 - Area 1 Properties in the Village of Norridge. Repealing the text of Section 4.1 which included the property index numbers of property located in CO District Area 1 and replacing the text of Section 4.1 with boundary line descriptions of Area 1, and replacing the Area 1 map with a map showing Area 1 boundary lines superimposed on a Sidwell map.

4.1 – Area 1 Properties in the Village of Norridge.

The following text describes the boundary lines of CO District Area 1 and as identified on the map of Area 1: The parcels fronting the south side of W. Lawrence Avenue between N. Thatcher Avenue and N. Cumberland Avenue; and, The second parcel south of W. Lawrence Avenue adjacent to N. Thatcher Avenue; and, The third parcel south of W. Lawrence Avenue adjacent to N. Cumberland Avenue.

2. Article XI-B, Section 4.2 - Area 2 Properties in the Village of Norridge. Repealing the text of Section 4.2 which included the property index numbers of property located in CO District Area 2 and replacing the text of Section 4.2 with boundary line descriptions of Area 2, and replacing the Area 2 map with a map showing Area 2 boundary lines superimposed on a Sidwell map.

4.2 – Area 2 Properties in the Village of Norridge.

The following text describes the boundary lines of CO District Area 2 and as identified on the map of Area 2: The parcels fronting the east side of N. Harlem Avenue, north of Sunnyside Avenue and south following the Norridge municipal border to the north and east; and, The first three parcels fronting the west side of N. Harlem Avenue, north of W. Montrose Avenue, south of the Norridge municipal border; and, The parcels fronting the east side of N. Harlem Avenue south from W. Sunnyside Avenue to W. Pensacola Avenue; and, The parcels fronting the west side of N. Harlem Avenue south from W. Montrose Avenue to W. Cullom Avenue; and, The corner parcel at the northeast corner of N. Harlem Avenue and W. Cullom Avenue; and, The parcels bounded by N. Octavia Avenue to the west, W. Cullom Avenue to the north, N. Sayre Avenue to the east and W. Forest Preserve Drive to the south; excluding the four parcels immediately to the west of the N. Sayre Avenue terminus; and, The parcels bounded by W. Forest Preserve Drive to the northwest, N. Harlem Avenue to the east and W. Irving Park Road to the south; and, Excluding, as previously



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erroneously included, the parcels bearing Permanent Index Numbers: 13-18-318-005-0000; 13-18-318-006-0000; 13-18-318-007-0000; 13-18-318-008-0000 collectively known as Norridge Gardens, 7001 W. Cullom Avenue, a residential use.

3. Article XI-B, Section 4.3 - Area 3 Properties in the Village of Norridge. Repealing the text of Section 4.3 which included the property index numbers of property located in CO District Area 3 and replacing the text of Section 4.3 with the boundary line descriptions of Area 3 and replacing the Area 3 map with a map showing the Area 3 boundary lines superimposed on a Sidwell map.

4.3 – Area 3 Properties in the Village of Norridge.

The following text describes the boundary lines of Area 3 located in the CO District and as identified on the map of Area 3: The four business zoned parcels at the northeast corner of W. Montrose Avenue and N. Cumberland Avenue.

4. Article XI-B, Section 4.4 - Area 4 Properties in the Village of Norridge. Repealing the text of Section 4.4 which included the property index numbers of property located in CO District Area 4 and replacing the text of Section 4.4 with boundary line descriptions of Area 4, and replacing the Area 4 map with a map showing Area 4 boundary lines superimposed on a Sidwell map.

4.4 – Area 4 Properties in the Village of Norridge.

The following text describes the boundary lines of Area 4 located in the CO District and as identified on the map of Area 4: The first two parcels bounded by the Norridge municipal border to the south and west and N. Cumberland Avenue to the east.

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 Building Commissioner, at Village Hall 4000 N. Olcott, Norridge, Illinois 60706. The proposed text amendments and map amendments may be added to or otherwise revised as a result of the public hearing. All interested persons should attend and



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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 Building Commissioner at Village Hall 4000 N. Olcott, Norridge, Illinois 60706, prior to 4:00 p.m. on the day of the public hearing. If you have any questions please contact Patrick Gorski - Village Building Commissioner at 708-453-0800 ext. 5757. The public hearing may be continued to a further date, time and place without additional notice.