

Village of Norridge



Zoning Board of Appeals Information



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

Zoning Board Information

Dear Homeowner and Architect,

The Norridge Zoning Ordinance is a system of rules for regulating the use and development of property in Norridge in order to protect the health and welfare of Norridge residents and to maximize property values. The Zoning Board of Appeals (ZBA) holds public hearing to make findings and recommendations to the Village Board on applications regarding such regulations, subject to the standards set out in the Zoning Ordinance. The ZBA is vested with the following jurisdiction and authority:

- To decide appeals from any order, requirement, decision, or determination made by the Building Commissioner under the Zoning Ordinance.
- To decide upon applications for variations from the terms provided in this comprehensive ordinance in the manner of and subject to the standards set out in this code.
- To decide on applications for Special Uses under the terms of the Ordinances.
- To decide all matters referred to it or upon which it is required to pass under the zoning Ordinance.

Once the fee has been paid it usually takes 3 to 4 months to receive a final answer from the Village Board and we appreciate your patience and consideration.

Thank you,
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Zoning Fees

For Variations	Fee
R1 and R1A Districts	\$300.00
R2 and R2A Districts	\$350.00
R3, R4, and R5 Districts	\$450.00
B1, B2, B3, and B4 Districts	\$550.00
C – Commercial Districts	\$750.00
M – Manufacturing Districts	\$800.00
For Rezoning	Fee
To R1, R1A, R2, and R2A Districts	\$350.00
To R3 District	\$450.00
To R4 District	\$550.00
To R5 District	\$800.00
To B1, B2, and B3 Districts	\$800.00
To B4 District	\$850.00
To C – Commercial Districts	\$850.00
To M – Manufacturing Districts	\$900.00
For Special Use	Fee
Under One (1) Acre	\$800.00
One (1) to Five (5) Acres	\$1,050.00
Over Five (5) Acres	\$1,550.00
For Planned Unit Development	Fee
0.4 to Five (5) Acres	\$1,300.00
Five (5) to Ten (10) Acres	\$2,550.00
Over Ten (10) Acres	\$3,050.00
Major Change to Planned Unit Development	Fee
0.4 to Five (5) Acres	\$1,300.00
Five (5) to Ten (10) Acres	\$2,550.00
Over Ten (10) Acres	\$3,050.00
Minor Change to Planned Unit Development	Fee
0.4 to Five (5) Acres	\$675.00
Five (5) to Ten (10) Acres	\$1,300.00
Over Ten (10) Acres	\$1,550.00

This fee also includes a sign at the location for the variance.



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Zoning Variance Worksheet

Case Number: _____

Property Information:

Address: _____

Zoning District: _____ Real Estate Index # _____

Project Description: _____

Applicant:

Name: _____

Address: _____

Phone Number(s): _____

Owner (if different):

Name: _____

Address: _____

Phone Number(s): _____

Architect/Sign Contractor:

Name: _____

Address: _____

Phone Number(s): _____

Lot Size X = square feet

Lot Measurements	Measurements
Green Space Required	
Green Space Actual	
Side Yard Required	
Side Yard Actual	
Front Yard Required	
Front Yard Actual	
Intensity of Lot Coverage Allowed	
Intensity of Lot Coverage Proposed	
Height Allowed	
Height Proposed	
Rear Yard Required	
Rear Yard Actual	
Corner Lot	Yes or No

Variances Needed:



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Zoning Board Checklist/Calendar

Qty.	Description
1	Letter to the President and Board of Trustees of the Village of Norridge, requesting that a Zoning Board of Appeals hearing be scheduled to consider the petition. List variations and/or re-zoning needed, and the reason why.
4	Sets of stamped, original sets of blueprints.
10	Plat of Survey (No more than 1 year old, 11" by 17").
10	Elevations (11" by 17").
10	Floor Plans (11" by 17").
10	Site Plan (11" by 17").
10	Pictures and/or sketches of the project
10	Letters or petitions from neighbors, if applicable
1	Variances Worksheet (Form BD Green Space 1).
1	Proof of ownership document.
1	Zoning Hearing Fees (Payable in Cash or Certified Check payable to the Village of Norridge).

<u>Last Day to Submit Zoning Material for Zoning Hearing</u>	<u>Publication Date</u>	<u>Zoning Meeting Date</u>
November 22, 2023	December 21, 2023	January 8, 2024
November 22, 2023	January 19, 2024	February 5, 2024
January 8, 2024	February 15, 2024	March 4, 2024 **
February 7, 2024	March 14, 2024	April 1, 2024
March 6, 2024	April 18, 2024	May 6, 2024
April 3, 2024	May 16, 2024	June 3, 2024
May 8, 2024	June 13, 2024	July 1, 2024
June 5, 2024	July 18, 2024	August 5, 2024
July 10, 2024	August 22, 2024	September 9, 2024
August 7, 2024	September 19, 2024	October 7, 2024
September 4, 2024	October 24, 2024	November 11, 2024 *
September 24, 2024	November 14, 2024	December 2, 2024
October 23, 2024	December 19, 2024	January 6, 2025
November 20, 2024	January 16, 2025	February 3, 2025
January 8, 2025	February 13, 2025	March 3, 2025

* Note: Change of date due to use of Board Room for early voting

** Note: Meeting will be held at the Estelle Sieb Center 7774 W Irving Park Rd, Norridge