



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

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Allan J. Budnik

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AGENDA

ZONING BOARD OF APPEALS

NORRIDGE VILLAGE HALL

MONDAY – 3 JUNE 2024

7:00 P.M.

- I. CALL TO ORDER
- II. ROLL CALL
- III. HEARING (PREVIOUS) – CASE #664 - 7801 WEST LAWRENCE AVENUE & 4750 NORTH OZANAM AVENUE

MOTION AND SECOND TO REOPEN CASE #664 TO ACCEPT PETITIONER'S REVISED PLATS AND PLANS AND TO INCLUDE IN THE MINUTES OF CASE #664 PETITIONER'S REVISED PLATS AND PLANS AND THE REVISED FINAL CONDITIONS THAT REFLECT PETITIONER'S REVISED PLAT AND PLANS, EACH OF WHICH IS ATTACHED TO THE MINUTES AS AN EXHIBIT. THE VILLAGE RECEIVED THE REVISED PLATS AND PLANS FROM PETITIONER ON MAY 16, 2024.

MOTION AND SECOND TO CLOSE CASE #664.

MOTION AND SECOND TO ACCEPT AND APPROVE THE MINUTES OF CASE #664.

- IV. APPROVAL OF MINUTES (WITH EDITS TO ACCEPT NEW DOCUMENTS SUBMITTED BY THE PETITIONER FOR PREVIOUS CASE #664)
- V. CASE UPDATES AND PLANNING
- VI. HEARINGS (NEW)
CASE # 666 - 4916 N. CRESCENT AVE. – (LEGAL NOTICE ATTACHED)
CASE # 667 – 5102 NORTH MORELAND AVE. – (LEGAL NOTICE ATTACHED)
CASE # 668 – 4874 N. PONTIAC AVE. – (LEGAL NOTICE ATTACHED)





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- VII. CONTINUATION OF REVIEW AND DISCUSSION OF THE RECOMMENDATIONS FROM THE CHICAGO METROPOLITAN AGENCY FOR PLANNING (CMAP) FOR CHANGES TO THE NORRIDGE ZONING ORDINANCES
- VIII. PUBLIC COMMENT
- IX. ADJOURN

Posted: May 29, 2024
Allan J. Budnik – Zoning Board Secretary



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Legal Notice

Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals on Monday, June 3, 2024, at 7:00 P.M. at the Village Hall, 4000 N. Olcott Avenue in the Village of Norridge, to consider a petition requesting variations from the requirements of Article IV-A "R-IA" Single-Family Residence District, Section 3 – Area Regulations 3.4 - Side Yard The interior side-yard setback is to be a minimum of 10% of the lot size; the exterior side-yard, (street side), setbacks must be a minimum of 20% of the lot size and Section 3 - Area Regulations 3.1 - Intensity of the Use of Lot (b) No building with its accessory buildings including garages shall occupy in excess of thirty-five (35) percent of any lot. The remaining area shall be used for driveway, service walks and open space (green area). Green area (open space) shall be a minimum of 50% of the lot size to assure proper drainage and improve the environment in general of the Zoning Ordinance of the Village of Norridge for the purpose of removing the existing house/garage and construct a 61'6" by 66' new 1 story ranch style home with a 2-car attached garage with a required 7'4" south side yard setback requesting relief to 6'0" and a required 7'4" north side yard setback requesting relief to 5'6", and the intensity of lot coverage required at 35% to requesting relief to 35.6% on the property located on the following described property:

LOT 25 IN FIFTH ADDITION TO CHARMAINE ESTATES, A SUBDIVISION IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANAGE 12 EAST OF THE THIRD PRINCIPAL MEIRDIAN, IN COOK COUNTY, ILLINOIS.

The property is commonly known as 4916 N. Crescent Ave., Norridge, Illinois 60706.

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

ZONING BOARD OF APPEALS
VILLAGE OF NORRIDGE
By: Janice J. Magnuson, Chairperson

PUBLISHED BY me this 16th day of May 2024
in the Norridge-Harwood Heights News.

Gabriela Krasinski, Village Clerk



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LOT 40 IN WILLIAM J. MORELAND'S "MONTERY VILLA", BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM A TRACT OF SIX SQUARE RODS IN DOCUMENT 13147874, ON SEPTEMBER 27, 1943, IN COOK COUNTY, ILLINOIS.

The property is commonly known as 5102 N. Moreland Ave., Norridge, Illinois 60706.

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

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Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals on Monday, June 3, 2024, at 7:00 P.M. at the Village Hall, 4000 N. Olcott Avenue in the Village of Norridge, to consider a petition requesting variations from the requirements of Article II Definitions 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 nonconforming use and subject to the requirements of Article XIV, Section 1, hereof of the Zoning Ordinance of the Village of Norridge, for the purpose of enclosure of the existing third car stall of the garage to expand the footprint to 1156 sq. ft. (34' by 34') from existing 816 sq. ft. and expand the garage height to 2'6" to 16'6" from existing 14' (extend the roof to soften the pitch) on the property located on the following described property:

Lot 186 in Cumberland Heights, a Subdivision in the West ½ of the Southwest ¼ of Section 11, Township 40 North, Range 12 East of the Third Principal Meridian, according to the plat thereof registered as Document No. 1314083, in Cook County, Illinois

The property is commonly known as 4874 N. Pontiac Ave., Norridge, Illinois 60706.

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

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