



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

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 6th day of May 2024, 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:	Janice Magnuson, Chairperson Allan Budnik, Secretary Christopher O’Leary, Member Michael Straughn, Member Frank DiPiero, Member Renzo Berardi, Member
	Absent:	Christian Giacalone, Member
	Also attending:	Patrick Gorski, Building Commissioner Jack Bielak, Village Trustee Joan Cherry, Board Attorney Diane Sofiak, Court Reporter

Approval of Minutes - MOTION

To approve the Board Minutes with a date of April 1, 2024 as written was made by Mr. O’Leary, seconded by Mr. DiPiero. A roll call vote was taken:

Yes – Magnuson, Budnik, O’Leary, Straughn, DiPiero, Berardi
No – None
Abstained – None

MOTION CARRIED

Update on Future Cases

Mr. Gorski stated that there are three zoning cases scheduled for June. First one is a variation for detached garage height at 4874 Pontiac. Another is at 4916 Crescent for both side yard setbacks. The third is 5102 Moreland with a rear yard setback variance.



VILLAGE OF NORRIDGE

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

Hearing

Case # 664 was open on January 8, 2024 and the full documented minutes from that date through May 6, 2024 are to follow. Each reopening of the case as it was continued month to month began with Chairperson Magnuson reading the process and rules of the hearings and Norridge Civility Code. She then swore in all present. She also announced the presence of Village Attorney Joan Cherry and Diane Sofiak the Court Reporter to document the hearings.

Case #664 – 7801 West Lawrence Ave & 4750 North Ozanam Ave.

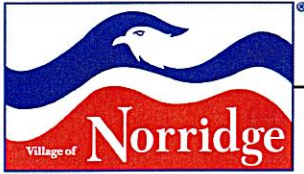
Case # 664 was re-open from the initial start date of January 8, 2024, continued to February 5, 2024, continued to March 4, 2024, Continued to April 1, 2024 and then reopened on May 6, 2024.

Secretary Budnik read the petitioner's letter.

The petitioner was seeking a map amendment from "R-1" Single-Family Residence District to "B-2" Restricted (Shopping Center) Business District for 4750 Ozanam, requesting a special use for the Drive-thru and parking area setback variance relief from 30 feet to 9 feet for 7801 Lawrence.

January 8, 2024

The case was opened and then subsequently continued so that the full Zoning Board would be able to hear the case and vote. The public attendees were all advised of the continuance date and advised to come to the next meeting or submit a statement that could be read at it.



VILLAGE OF NORRIDGE

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

February 5, 2024

The Zoning Board will address the map amendment first, and only if that is approved will they move on to the variances and drive-thru request.

Petitioner Peter Paraskis (architect) – stated that this process started two years ago. The House as currently zoned R-1 encroaches the property of Dunkin Donuts site. Presented to the Board is a revised site plan dated January 31, 2024. Picture is of the two lots together on the site plan. He offered the background of the previous attempt at a zoning change that kept the existing building and added a drive-thru to the south lot. That zoning change was rejected by both the Zoning and Village Boards.

Dunkin Corporate has had changes and a new site plan was developed that would tear down the house and the existing Dunkin structure and rebuild it with a circular rotation of the cars around the building. The newest site plan located the Refuse container to the South/West corner of the parcel. Current site plan also addressed the drive-thru speaker issue and now is located away from the residential neighbor. In addition, an eight-foot-high fence would be added on the South side of the property buffering the resident but would include a step-down fence for the last twenty feet as it nears the sidewalk for better visibility of the residential neighbor's drive-way. This buffered area would also include a full line of shrubbery. The east side of the property which currently has a car entrance/exit would be closed off to Ozanam. There is a thirty-foot setback from parking and there is a by-pass lane on that end so cars will move thru there. Eight to ten-foot-high arborvitaes will be planted on the South end of the property. Illustrations of the fencing type and bushes to be planted are included in your packets. Elevations drawings of the proposed property include a masonry building with some hardy board at the top of the building.

Mr. Paraskis stated that it was unusual to address the map amendment first versus circumstances why we want the B-2 zoning.

Questions from the Board Q = Board question A = Petitioners answer

Secretary Budnik read items that Member Straughn wanted to express as he was unable to attend this meeting. Mr. Straughn's items are listed below:

- I think that we have to recognize that this lot used to be B-1 and then was changed to residential.
- I am a little fuzzy on when this change actually occurred. I know that we saw when the ordinance was written, but I have also heard that this ordinance was never filed (or filed properly) until much later, which



VILLAGE OF NORRIDGE

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

- caused confusion during the purchase. I think it would be a good idea to make sure everyone was clear on the entire timeline during the hearing.
- I will assume that they have done all of the proper permitting with the IDOT, Water Reclamation, etc. This would obviously be a requirement if we were going to approve this (either it is done or it must be part of our approval).
 - We should insist that there be a light barrier for the car light along Ozanam (which will now not have an entrance / exit on it).
 - The house immediately next door is the only one that will really feel the impact of this change. We must do everything we can to protect them from both lights and sound. A large solid fence and vegetation are a must. All other lighting and speakers should be placed to not bother them.
 - The dumpster needs to be placed where it will not affect the resident next door (from noise, smell, etc.).
 - If all of the above are included, I would be in support of allowing this zoning change and variance.

Q: Will the IDOT paperwork be available for us?

A: IDOT takes a long time to get and we need a final site plan for that.

Mr. Gorski stated that IDOT curb cuts are contingent upon where you want the curb cuts and distances.

A: Current curb cuts are 26 feet wide but we are just shifting them over. There will be dedicated left turn lane and a right turn lane to exit the property.

Q: Is there any concern about car stacking?

A: The Dunkin app makes ordering easier and early data shows it is about 1.5 minutes in the drive-up lane so it moves rather quickly. Dunkin requires 5 cars stacking and a 1.5 minutes maximum time for order completion. If someone had 10 bagels toasted, for example, they would be asked to pull into a parking spot. There will be two parking spots designated for drive-up delivery staging

Mr. Gorski stated that MWRD may not allow underground storm water storage on site and would be conditional on that. It depends on the MWRD engineer.

Q: Will there be light spill over at the property line?

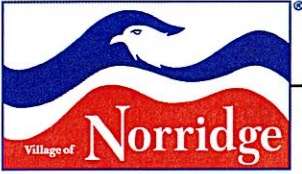
A: We are aware of that and don't see an issue with that.

Q: Is the AC compressor on the roof and screened?

A: Yes, on the roof and screened by the Hardy Board.

Q: Exiting on to the street is designed left turn from the left and right turn from the right?

A: Yes



VILLAGE OF NORRIDGE

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

Q: When you were going to purchase the property, tell us what you thought you could do and who informed you of the property zoning?

A: Mr. Patel (Dunkin owner) stated that he contacted Brian Gaseor about the zoning and told that the house was on a B-2 lot and that their plan to add a drive thru there would be permitted. The previous owner of 4750 Ozanam sold the property to Mr. Patel so that he could correct the issue of the encroachment of the house. Later we learned it would not be allowed and first zoning change request was denied. We went back to the drawing board to redo it.

Q: What is the current status of the house regarding occupancy.

A: There have been no occupants there since purchased.

Q: What are your anticipated hours of operation?

A: We are currently 24 hours a day but would move to either 5AM -10 or 11PM

Q: Why was the location of the garbage dumpster moved?

A: It was moved after a discussion with Mr. Gorski and with the feedback about the fence for the dumpster would be 6 feet high. We would be willing to remove current fencing that borders our property and replace it with the new fence type that the Village requests.

Q: When is garbage picked up?

A: Three times a week by a front-loading garbage truck.

Q: Can the garbage go on the other side?

A: Yes, but we moved it after talking to Mr. Gorski.

Q: Where are the delivery trucks loading area?

A: Showing on the site plan, located East side of the building and drive-thru lane. They need to deliver it to the back door.

Q: When are delivery hours?

A: They will be at off peak hours and sometimes at closing.

Q: What noise will there be with the deliveries?

A: They will all be on wood pallets and be carted in.

Q: Will deliveries be the same as they are currently?

A: Yes, but on a different side.

Mr. Giacalone expressed that he was for the moving of the garbage dumpster from the original site plan.

Chairperson Magnuson stated that the original location was right next to the neighbor's driveway.

Mr. DiPiero stated that the dumpster would be better away from the sidewalk.

Mr. Paraskis stated that the dumpster would be located in the corner and showed it on the site plan.



VILLAGE OF NORRIDGE

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

Mr. Gorski stated that the resident at 4744 Opal voiced concern to him that there was a rodent problem from the garbage. Animal control found no signs of the rodent problem. History of issues with the rodent problem was found but was due to that resident having fruit trees and the fruit on the ground caused the problem. Once the trees were removed, the problem went away.

Q: How tall is the building?

A: Overall height is 18 feet and 8 inches. The upper part of the building is to screen the AC units.

Q: Where is the order board located.

A: It was moved from the original plan to 40 feet away and faces a different direction. No longer facing the residential neighbor. (Pointed it out on the site plan)

Q: Can you show us the proposed fence to be built?

A: Showed a sample of it and stated it will be 8 feet high and we are offering to remove the neighbors' fences so there are no fences on fences.

Mr. Gorski stated that residential fences are only allowed to be six feet tall but the Zoning Board can allow an 8-foot-tall fence to deaden sound. He also stated that fence on fence is not allowed except with a three-foot setback unless there is an agreement with the neighboring lots. It may be possible to reduce the fence-on-fence distance for example to two feet or less if the Zoning Board stipulates that. Mr. Gorski then showed current pictures of the neighboring fences from 4747 Opal and 4744 Ozanam.

Q: What is the expected fence life of the proposed fence.

A: 35 – 40 years

Q: Any discussion with the neighbors about the fences?

A: No, we had a similar issue with the Cumberland site but still built it.

Q: The drive-thru sound pressure report of page 3 states that a concrete fence is better?

A: A concrete fence is better for sound. The drawbacks are to make a masonry wall, a foundation eat up a lot of space. We proposed shrubbery in front of the fence as a soft addition.

Q: Will there be protection to stop the salt from damaging the plants?

A: A silt fence may be added in the winter to protect the arborvitae from the salt.

Mr. Gorski read his Building Commissioner's report that was given to the Zoning Board.



VILLAGE OF NORRIDGE

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

Attorney Cherry explained how zoning is regulated and the we don't want "spot" zoning which is a business zone in the middle of a residential block.

Q: Mr. Gorski asked if the fence absorbs and sound?

A: No, the sound is deflected.

Mr. Gorski stated that 4914 Cumberland that is often mentioned has a 120-foot buffer and much different than the 55-foot buffer between the proposed residential property and Dunkin.

Mr. Paraskis stated that the Chase Bank on Lawrence does not have an alley as a buffer.

This site could not be located, but the Bank of America on Lawrence does not have an alley as a buffer. Instead, there is a drive lane between the structures. This site was shown on Google Earth on the overhead projector. He stated that Harlem and Sunnyside location which is 4455 Harlem also has no alley buffer. This could not be confirmed.

Chairperson Magnuson stated that banks are different than the Dunkin business as they have less traffic and shorter hours.

Mr. Paraskis stated that the Walgreens at Cumberland and Lawrence is very busy uses that drive lane in addition to the bank.

Q: Mr. Gorski asked if seating is being eliminated?

A: No

Mr. Gorski stated that by his calculations that the number of parking spaces on the proposed properties would be adequate.

Q: You state deliveries are "off hours", what does that mean?

A: Usually 3PM – 5PM. Current deliveries are by semi-trucks. New deliveries would be smaller trucks placed in the lot during non-busy hours.

Q: How many parking spots over the required is proposed? Can they handle snow on the site?

A: Snow can also be placed in the triangular areas of landscaping.

Q: Can you verify that at 32 feet from the speaker there is only 64db of sound?

A: It has been checked out and the speaker now faces the West.

Chairperson Magnuson stated that pre-cast concrete would be acceptable but you need trees also to absorb sound.



VILLAGE OF NORRIDGE

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

Q: Did you perform a traffic study?

A: No, because the only change is the one direction of traffic which will be an orderly traffic flow.

Mr. DiPiero stated that the left/right lane split does work for the Harlem businesses.

Public Comment

Chairperson Magnuson asked if the public had any questions at this time.

Arun Sampanthavivat – 4744 N. Ozanam – Asked the Board if this was your house, would you allow the traffic like this? He stated that he would live in fear and have mental anguish if this was approved. He has lived here for 23 years and that he would get nothing out of this. He presented the board with 21 signatures that he states these residents do not want this to happen. How can you predict what happens to you? With traffic comes crime. Construction guys took stuff out of his bedroom. Mice and rodents will come. All unforgettable. Can you stop the light and noise? My bedroom is right there. We have all the fast food we need.

James Grat – 4800 Ozanam – Stated that traffic flow is a nightmare. The new day care on Opal and Lawrence will also have traffic coming in and out. My driveway line up with the Dunkin Donuts across the street and it hard sometimes to back out of the driveway in the morning. Will the cars be forced to go left, and right? We want to keep it nice and quiet. You can hear his dumpster being picked up at 6:30-7 in the morning.

Michael Balko – 7756 Giddings – I can hear them with the truck loading and unloading and hitting the ground. The alley has all these traps. Noisy mufflers on the cars make so much noise. Now has three exits with one on Ozanam. I'm up early. Ozanam is residential and needs to be kept residential.

Mr. Patel stated that he has been here in the business for 31 years and has camera systems on the property and also has pest control.

Chairperson Magnuson thanked the residents for their input.

Zoning Board Comments

Mr. Budnik asked Mr. Sampanthavivat what could Dunkin do to make the proposed new Dunkin acceptable. Mr. Sampanthavivat had no answer. Mr.



VILLAGE OF NORRIDGE

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

Budnik stated that the proposal is to tear down the vacant house, tear down the current Dunkin and put up a new Dunkin with a drive-thru. If the Board decides to deny the request and the Village Board declines it also, the current Dunkin is still going to operate on this site. I grew up a few blocks away and went to the Dunkin Donuts often. They have been here for a long time. It's not like we are going to close him down and force Dunkin out. We value all the residents' input, but we need to work with the businesses in town.

We all just got our real estate tax bills. Look at them. You will see that the Village's portion on the bill is for police pensions. The Village's services are all paid from the retail and business taxes in town

Mr. Budnik gave a hypothetical, let's shut down the Dunkin at this site because these residents don't want it. It's only one business. Then a few blocks down, those residents don't want the businesses near them so let's shut them down. The residents living by the mall probably don't want the mall there, so let's close them down too. Let's close down all the businesses in town and make it all residential and then we have our quiet residential village. Now the Village has no revenue from business so they will collect their portion of the real estate taxes.

Hypothetically that significantly increases your real estate taxes. Will the residents be ok with that? I don't think so.

Mr. Budnik went on to say that the public comments tonight keep bringing up a rodent problem. It has already been stated tonight that there has been no complaints or signs of a rodent problem from this business. The rodent problem a while back originated from a resident's backyard with fruit trees that were not cleaning up the dropped fruit. Once they were removed, the problem went away. Mr. Budnik stated that he doesn't know which way the Zoning Board or the Village Board will vote, but if we do vote to recommend the changes then this is your opportunity to have the Zoning Board place conditions on the recommendation to try and make it acceptable to live nearby.

Mr. Budnik asked who from the public went around and got signatures? They said it was Mr. Balko. Mr. Budnik asked Mr. Balko if he could tell everyone what he actually said to the residents before they allegedly signed the list.

Mr. Balko declined to say anything.

Mr. Budnik stated that we cannot verify if these are actually residents' signatures and what Mr. Balko said to them prior to them putting their name on there. We didn't ask for a list of people allegedly against the change and we didn't ask Dunkin to go out and get signatures of those supporting it. What I don't see on there are several addresses that are within a few houses of the current Dunkin Donuts.



VILLAGE OF NORRIDGE

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

Mr. O'Leary asked if Dunkin has cameras both inside and outside?

Mr. Patel stated yes.

Mr. Berardi stated the increase of traffic or flow of traffic with no exit on Ozanam should give relief to Ozanam.

Chairperson Magnuson asked if there would be an increase of traffic?

Mr. Patel stated the flow feels like it will be better and allow for the increase of traffic.

Mr. Giacalone stated he thinks there will an increase of traffic flow and there will be an adjustment period.

Mr. Berardis asked if there are traffic signs possibly lighted with directional?

Mr. Gorski asked will there be a do not enter sign on the East drive?

Mr. Paraskis stated yes to both.

Mr. Giacalone stated that the Cumberland Dunkin has a divided median to control the flow.

Mr. Paraskis stated that a signage plan can be sent to Mr. Gorski. The directional signs are listed on the site plan.

Mr. DiPiero stated he doesn't see an increase of traffic as customers can stay in their car.

Mr. Patel stated that sales peaks around 10-11 A.M. and then drops off between 5-10 P.M. The start to get clients in from 5AM. – 7AM. With the greatest volume from 7AM. -11AM.

Mr. Paraskis stated that the speaker sound of 54db will be contained on the property.

Mr. Berardi stated that there are concerns including noise but we can't ignore the upside to the community.

Mr. Budnik stated that with the new structure comes better life safety in regards to the building being fully sprinklered.



VILLAGE OF NORRIDGE

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

Chairperson Magnuson stated that things were are considering are sound, signage, lighting, 4744 Opal and 4744 Ozanam.

Attorney Cherry stated that maybe the Board should consider a continuance of the meeting as it is getting late into the night.

She stated that it sounded like we needed the following items from the petitioner for the next meeting:

- Revised site plan
- Traffic signage
- Fence construction
- Location of garbage dumpster revision

Mr. Giacalone asked the residential neighbors where they would like to see the dumpster located.

Mr. Sampanthavivat stated not by me.

A short discussion took place about other possible locations for the garbage.

Chairperson Magnuson suggested moving it one parking space to the North and move the spot where the Dumpster was located previously to a parking spot.

Mr. Budnik stated make that spot an employee parking spot.

Mr. Paraskis stated that the suggested spot would work and still allow the front load garbage truck to empty it.

The Board asked the petitioner to have the requested documents listed earlier to Mr. Gorski at least ten days prior to the next meeting

The petitioner acknowledged.

The Board discussed other days before our March meeting to continue the hearing, but there was not a day that the current Board members would be able to attend.



VILLAGE OF NORRIDGE

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

MOTION

To continue case # 664 to March 4, 2024 at 7:00 P.M. which will be held at the Estelle Sieb Center 7774 W. Irving Park Road (due to early voting will be in the Village Board room) was made by Mr. Giacalone, seconded by Mr. DiPiero. A roll call vote was taken:

Yes – Magnuson, Budnik, O’Leary, Giacalone, DiPiero, Berardi

No – None

Abstained - None

MOTION CARRIED

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

March 4, 2024

Case # 664 was re-opened from the initial start date of January 8, 2024, continued to February 5, 2024 and then continued to March 4, 2024.

Chairperson Magnuson read the process and rules of the hearings and Norridge Civility Code. She then swore in all present. She also announced the presence of Village Attorney Joan Cherry and Diane Sofiak the Court Reporter to document the hearings.

Mr. Gorski stated that the petitioner was running about 5 minutes late.

Chairperson Magnuson stated we will take a brief recess to wait until he arrives. The time was 7:19 P.M.

At 7:24 P.M. we resumed the hearing.

Mr. Paraskis was sworn in gave a brief recap what they were seeking.

Attorney Cherry stated there were three items in the hearing.

1. The map zoning change from R1 to B2
2. The variance of setback from the 30-foot required to what they would propose to be at 9 feet
3. The drive thru request (Article 9 section 2.4 and 2.5 in the zoning ordinance)

Discussions and testimony on the drive thru and variances but not much on the zoning change

Let's turn it over to the petitioner to see what additional information they have.

Mr. Paraskis presenting handouts of new material to the Zoning Board and it contained a letter from Duncan addressing many of the questions the Zoning Board had at a prior meeting. It also included the WAC lighting plan. Duncan has a national standard, for example if you don't like the orange letters then we can't do this

Mr. Gorski stated the petitioner was notified to provide the materials two weeks prior to this meeting. It was not provided.



VILLAGE OF NORRIDGE

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

Mr. Paraskis stated he had a letter from February 16, 2024 with comments and questions from the Board. He read a letter dated March 4, 2021 which addressed many of those items. This letter is attached.

Mr. Budnik ask for a correction of this letter to reflect the year of 2024 and not the 2021 that was on the letter. Mr. Paraskis agreed.

Mr. Gorski stated we are seeking trees to be planted along the new fence near the Opal property.

Mr. Paraskis stated there was 9 linear feet of fence to be put on that residential side stated there was an existing fence there already. The commercial property that continued down the side has a wooden fence six feet tall with staggered wooden boards.

Mr. Gorski stated the West side of 7801 Lawrence has no fence present.

Mr. Straughn asked if Duncan's property has a fence and shrubs on their side; are you also placing shrubs on the neighbor side?

Mr. Gorski stated yes that's what he was asking for.

Mr. Straughn asked if there was room for them on the Opal property.

Mr. Gorski stated yes. He also asked the architect to clarify the placement and material of the fence.

Mr. Paraskis stated the fence will be two feet away from the property line with a pre-cast concrete material and eight feet tall if the residential neighbors want to keep what is there.

Mr. Straughn asked would you offer to remove the neighbors' fences and landscape their side of the fence.

Mr. Paraskis stated if the neighbors agreed for us to remove their fence, then we would but not landscape their side.

Chairperson Magnuson asked if they could explain the sound diagram on the site map.



VILLAGE OF NORRIDGE

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

Mr. Paraskis stated that the lines of the map depict the target of the speaker whereas the cone is the speaker output and sends the sound out mostly in one direction.

Attorney Cherry 30-foot setback seems to be a number of items in the drive past are the 2 spaces needed for parking we're talking about the 2 South ones and eliminate them and put permeable pavers in the bypass lane

Mr. Paraskis stated putting permeable pavers in the bypass mean is a huge maintenance issue giant tubes can't be required for holding underground water I couldn't make the building smaller it won't function

Mr. Gorski permeable pavers in the buffer and pipe buffer strip is occupied find the drive past lane in vehicles

Mr. Straughn stated the permeable pavers in the business that he works at is a complete issue just like they said

Attorney Cherry asked would moving the dumpster one spot over be possible.

Mr. Gorski stated parking requirements as he calculates it would be five spaces over what they need which are only 11 spaces

Chairperson Magnuson stated maybe move the dumpster one space further north

Mr. Gorski stated they would certainly be getting closer to their parking requirement

Mr. Paraskis doesn't want to move the dumpster one further north as it gets close to the ordering area.

Attorney Cherry stated maybe move the dumpster over 2 spots or leave it up to the Board of Trustees to decide.

Mr. Straughn stated they're asking for a variance, why keep moving the dumpster.

Giachalone stated if you move one more spot it will be right where the speaker is.

Attorney Cherry stated what I was thinking was even if we dropped one below the required parking that would be better than asking for a 70% relief of the buffer strip.



VILLAGE OF NORRIDGE

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

Chairperson Magnuson stated but that would be next to the speaker.

Attorney Cherry asked is there is any information to the increase of business and sales tax

Mr. Patel stated usually a 25% increase with a drive through and no idea in number for sales tax it would probably be another 25% increase and they have always tried to have as many parking spaces as possible on their property.

Mr. Straughn asked why not just change that commercial fence along the west side so it's all the same.

Mr. Paraskis stated we had some restaurants where we add plants in front of it but not an 8-to-12-foot fence replacement.

PUBLIC COMMENT

Attorney Howard Davis

I am the attorney for the owner of the residence South of this property and on the South end of the project. How far is the building to the property line.

Mr. Paraskis stated the building is 40 feet away from the property line.

Mr. Davis asked what is the discussion about the 30-foot buffer if the building is 40 feet away.

Attorney Cherry stated that it's 30 feet of open space and you cannot count the drive thru vehicle lanes.

Mr. Gorski stated that the petitioner is seeking 21 feet of relief from the 30 feet of residential to business buffer.

Mr. Davis asked Mr. Paraskis if he was the architect when purchasing the property. It is tougher to get a use variance than other variances. Stated that they purchased the property as an R-1.

Mr. Budnik stated what the petitioner has testified to how prior to the purchase, they came to the Village and was accidentally informed that the house property was still a B-2. He continued to say that when I searched the property via the internet, that the property was still listed as B-2 on realtor sites. There was only



VILLAGE OF NORRIDGE

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

one place to find out what the listing was and that was speaking to the village official.

Mr. Patel stated that the problem was the neighbor's property was too close to the business and complained about it being too loud.

Mr. Gorski showed Mr. Davis a photo of the house's proximity to the Dunkin business.

Mr. Patel stated that he was simply trying to fix that problem.

Arun Sampanthavivat – 4744 N. Ozanam – Asked if he could read a letter that he prepared for the Board objecting to the zoning change and variance. Letter attached to the end of these minutes.

Chairperson Magnuson thanked him for his comments.

Mr. Davis stated that his understanding is Dunkin wants a use variance, dimensional variance in which the limits should be to ten percent and the owner is trying to fix a self-created problem.

Michael Balko – 7756 Giddings – stated there are a lot of problems on Ozanam and across the street (Lawrence) there is going to be a child care center. He stated people park on our street and go to Dunkin Donuts.

Chairperson Magnuson stated that they are closing off the exit on Ozanam and that should make that better. She then asked the Board about any further discussions.

Attorney Cherry asked the following questions (Q) and the petitioners Answers (A) follow.

Q: Who is actually going to be the owner. Who is the Name on the special use permit if this is granted?

A: Mr. Patel stated he is.

Q: What is the surrounding zoning area?

A: Mr. Patel stated there are several businesses in the area to the West and thinks they are B-2 or B-1.

Q: How long has the current Dunkin Donuts been there?

A: Since 1993 – was a Dunkin before that that went bankrupt.

Q: Was it a sit down?



VILLAGE OF NORRIDGE

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

A: Yes

Q: You are closing the curb cut out Ozanam?

A: Yes

Q: What are you doing about water retention?

A: Under one acre of land, it's not needed

Q: Lot one will all be paved?

A: Yes

Q: How will you avoid flooding?

A: Five feet inside the property will be a curb all the way around the property to hold the water.

Q: How much water will it hold?

A: A site like this might have three catch basins and hold about three inches of rain.

Q: Is the property curbed properly?

A: Not now but the new one will be.

Q: There will be an increase of 25% of business?

A: Yes

Q: There will be a sit-down area, how many seats?

A: It's on the plan – 16. Currently there is more sit-down area because of the counter.

Q: Then there would be a reduction?

A: Yes

Q: What will the time for customers to get served?

A: The goal is 94 seconds in the drive-thru.

Q: Mr. Gorski asked what is the specific LLC?

A: 7801 Lawrence

Mr. Gorski stated that they need the LLC and the managing member set for the use.

Attorney Cherry stated when a special use stops being used, usually six months, I would recommend to the Village Board legally to cease the special use. If the variances are approved, all the conditions would be added to the approvals. All subject to MWRD and IDOT and more relevant for the Village Board that IDOT will want a traffic study. We had a number of revised plans and multiple sets; the building department will want a separate plan for landscaping and fence.

Mr. Paraskis - These plans I handed out has all those separate plans in them including a photometric.



VILLAGE OF NORRIDGE

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

Mr. Gorski. - If we make any condition on the approval of these plans; I think we should leave the suggested masonry fence on the edge of this business property.

Mr. Paraskis - There's a 5' curb around the property and the curb cut, cuts down on the amount of area that the wall can take up.

Mr. Gorski stated we need to protect residents across the street.

Mr. Straughn asked what residents are we protecting? There is only a business across Ozanam.

Mr. Gorski stated we need to protect residents across Lawrence and down Ozanam

Mr. Budnik stated that with the pre-cast concrete fence lining the South end of the property, that there will never be one car headlight reaching any resident on Ozanam.

Mr. Gorski asked where does the fence go on the South end of the property?

Mr. Paraskis – there is 93 feet of fence there.

Attorney Cherry asked that the light spillage plan will show the light spillage at the edge of the property.

Mr. Berardi asked can the current house be used. on lot two?

Mr. Gorski - Yes, there is nothing against the occupancy of the house.

Mr. Paraskis – Can't structurally alter the residential home as it is legal non-conforming, the lot becomes an albatross. No one will invest in the house as it is nonconforming. It is a unique situation. What restrictions will he put on the residents as they now are not the thirty feet away buffer area.?

Mr. Belker – knew the previous owner and he never said they were moving or building there.

Mr. Giacalone - question to the Board - we talked about trees and moving things. Where are we with conditions?



VILLAGE OF NORRIDGE

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

Attorney Cherry - I can read the list of conditions about what I think they should be. (The following was all read by Attorney Cherry unless noted)

Typically, I prepare what I think conditions should look like and each item that the petitioner has requested.

Benefits to the Village:

- Long term occupant of lot one
- Long term business owner
- Neighborhood gathering place
- Closing the curb cut on Ozanam
- New construction building
- Landscaping benefits
- Water retention

Possible conditions for re-zoning R-1 to B-2:

- Guarantee no light spillage at residential property line
- Guarantee no amplified noise from speaker
- No early morning or late-night truck deliveries
- IDOT approval regarding curb cut and locations
- MWRD approval of water retention
- Will present a plat of consolidation of lots 1 and 2 before Village Board approves
- Eight-foot-tall masonry wall along residential properties.
- No flooding of any neighboring properties.
- Green space on lot two with zoning change versus new landscaping there.

Possible variance conditions:

- No parking or parking spaces in setback area
- No garbage enclosure in setback area
- 8-foot masonry wall at south and south west property line in setback area
- Minimum 10-foot-tall arborvitae at south and southwest property line. trees to be set close enough to one another to block light and sound when business opens
- No light spillage at the residential property lines
- Shielding protocol on all lighting to be provided
- No amplified noise from speaker at property lines
- No light pole in parking set back area
- Any pavement in parking set back area to be permeable pavers



VILLAGE OF NORRIDGE

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

- Setback area landscaping needs additional landscaping to be shown on revised and final site plan
- No flooding or drainage from lot 2 onto neighboring and adjacent properties
- Limitations on variations. zoning ordinance article xv sections 3.3, 3.4, 3.5 regarding the authority, conditions on variations and limitations on variations shall apply unless waived by the village board of trustees.
- Immediate go dark – different than what is in the code.
- The variance is limited to the Dunkin drive-through retail coffee and donut establishment described and set forth in the application and testimony for so long as the Dunkin remains open for business at 7801 west Lawrence Avenue. the variance will immediately terminate by operation of law if the Dunkin drive-through retail coffee and donut establishment ceases doing business at the location granted herein. this immediate “go dark” provision is a condition on this variation under article xv sec. 3.4.

Possible special use conditions:

- Hours of operation. Business hours shall be 5 a.m.-10 p.m. seven days per week. Any change will need review by Zoning Board of Appeals and approval by Village Board
- No parking in setback area
- No garbage enclosure in setback area
- 8-foot masonry wall at south and south west property line in setback area
- Minimum 10-foot arborvitae at south and southwest property line
- No light spillage at the residential property lines. Lighting. No on premises lighting will spill over onto adjacent residential properties and shall not be viewable from adjacent residential properties, and all lighting (including security lighting)
- Describe shielding of lights to prevent light spillage onto residential properties.
- When the business is closed to the public, except for necessary security lighting, the lighting of parking areas and the parking setback area shall be prohibited.
- Security lighting. Hours of security lighting? Is it dawn to dusk?
- No amplified noise from speaker at residential property lines at any time of day or night.
- The decibel level of the sound emitted from the intercom/speaker unit to be located on the west side of the new building shall be adjusted as needed to prevent sound spillage at the property line of the opal residence and the Ozanam residence. *Applicant guarantees that, at all times, amplified



VILLAGE OF NORRIDGE

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

sounds emanating from the speaker unit will not be heard at the residential property lines

- No sound amplification used at the pickup window to be located on the east side of the new building on the subject property
- No noise generated by delivery trucks or other vehicles outside of the business hours approved in this ordinance.

Mr. Gorski stated that Dunkin would have to modify the size of the truck for deliveries; possibly no semi-trucks.

Attorney Cherry continued:

- No light pole in parking set back area
- Any pavement in parking set back area to be permeable pavers
- Product and product delivery; No baking will take place on the premises. Product will be delivered to the premises for sale to customers. Loading shall take place only at the area designated on the site plan and only during business hours. There shall be no on street loading at any time.
- Parking and employee parking will be self-contained on site. At times when the business is closed to the public, parking shall be prohibited on the property. construction of parking spaces shall be in accordance with the revised and final site plans and the zoning and building regulations of the village.
- Masonry walls include an 8-foot-high masonry wall shall be installed at various places including the south perimeter of lot 2 along the perimeter property lines as shown on the site plan and, at the Southwest corner of lot 2 adjacent to the property line of the Opal residence as shown on the revised and final site plan A 3-foot-high masonry wall shall be installed at various places on the subject property on the east perimeter of the subject property as shown on the revised and final site plan;

Mr. Gorski stated that he would recommend the fences be removed on the Opal property.

Mr. Paraskis stated they did not get that owners approval.

Attorney Cherry continued:

- Landscaping.



VILLAGE OF NORRIDGE

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

- Applicant must provide landscape plan prior to final Zoning Board action.
 - Landscaping (10 foot to 12-foot-high arborvitae trees at the time of planting or replanting if necessary) shall be installed adjacent to the 8-foot masonry wall along the south perimeter of lot 2 and in the southwest corner of lot 2 in the area adjacent to the opal residence
 - Landscaping (minimum 5-foot plantings at the time of planting or replanting if necessary) shall be installed adjacent to the 3-foot masonry wall on the east side of the subject property
 - Landscaping shall be maintained and replaced in a first-class manner throughout the special use period.
 - All landscaping to be shown on the revised and final site plan or separate landscaping plan.
 - Landscaping to be installed on adjacent residential properties.
- Garbage and refuse. - One refuse container will be onsite in the area shown on the revised and final site plan, and garbage will be first bagged and then deposited into the container. The area shall be enclosed by a 6-foot-high masonry wall with a composite or wood gate at the access point. Garbage pickup shall occur only between the hours of 7 a.m. to 7 p.m. and shall occur no less than 3 times per week. Garbage enclosure shall not intrude into 30-foot setback area
- Traffic, stacking on and off site
- Vehicular ingress and egress to the drive-through lanes shall be one way in and one way out as shown on the revised and final site plan.
 - The current curb cut on Ozanam avenue will be permanently closed.
 - On-site traffic signage to be a shown on the revised and final site plan
 - IDOT approval is needed regarding traffic and stacking on Lawrence Avenue.
- All signs must be in accordance with the Village's sign ordinance and signage may be subject to review by the Village appearance review commission. Any signage needing a variance shall be reviewed by the Zoning Board and approved by Village Board.
- Maintenance of the property and all landscaping in first class conditions at its sole cost and expense.
- MWRD. - Applicant to obtain whatever MWRD permits or waiver of storm water retention on the subject property prior to applying for a building permit.



VILLAGE OF NORRIDGE

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

If MWRD requires storm water detention on the subject property then applicant shall notify the building commissioner who will then determine whether the MWRD requirement has a material effect on the special use permit or the variation or the conditions to either, and if so, the applicant shall be required to appear before the zoning board of appeals for a hearing to determine whether the previously granted special use or variation should be changed, modified or repealed.

Possible limitations on special use.

- Immediate go dark – different than what is in the code.
- The special use permit is limited to the Dunkin drive-through retail coffee and donut establishment described and set forth in the application and testimony for so long as the Dunkin remains open for business at 7801 West Lawrence Avenue. The special use permit will immediately terminate by operation of law if the Dunkin drive-through retail coffee and donut establishment ceases doing business at the location granted herein. This immediate “go dark” provision is an exception to Zoning Ordinance Article XV 4.5(c).
- Prior approval of map amendment to rezoning the property from R-1 to B-2 Article IX "B-2" restricted (shopping center) district is approved by the Village Board prior to the special use being considered by the Village Board.
- If conditions to special use and variation are not met you will not get a permit to operate.

Do you understand and agree to all of these conditions as the applicant?

Mr. Paraskis stated that variations usually run with the land.

Attorney Cherry stated that if the business goes under then a new owner would need to reapply.

Mr. Paraskis stated it is unusual that the variation special use would cease.

Attorney Cherry stated that it is unusual but it is a condition that I'm suggesting.

Mr., Paraskis asked then a new owner would have to state from zero?

Attorney Cherry stated yes.



VILLAGE OF NORRIDGE

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

Mr. Gorski stated that it was because the new owner would have to know all the conditions that were in place.

A short discussion about this item ensued.

Mr. Budnik stated that if things are going well with the prior operation of the business, then I think it's not a big deal. If there have been issues with the operations, then it's a big deal.

Chairperson Magnuson stated that we may need to continue this hearing to next month's meeting on April 1, 2024 at 7 P.M. back at the Village Hall Board room.

A short discussion took place to see if the whole Board had any prior dates before our next meeting to continue the hearing.

Mr. Straughn asked what are we to do with the list?

Attorney Cherry stated review it and the petitioner should also review it to see if there are any conditions they would reject.

Mr. Straughn stated that he is not necessarily for every condition mentioned. He pointed out the adjacent business to the west has no thirty-foot buffer area. He thought maybe they had fifteen feet and that was an area cars or truck could drive in. He stated that he could see these items on his computer that was showing Google Maps.

MOTION

Motion to Continue the hearing Case # 664 to April 1, 2024 at 7 P.M. at the Village Hall in the Board Room was made by Mr. Giacalone and seconded by Mr. Berardi. A voice vote was taken:

Yes – Magnuson, Budnik, O'Leary, Giacalone, Straughn, DiPiero, Berardi
No – None
Abstained - None

MOTION CARRIED

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

April 1, 2024

Case # 664 was re-opened from the initial start date of January 8, 2024, continued to February 5, 2024, continued to March 4, 2024 and then continued to April 1, 2024.

Chairperson Magnuson read the process and rules of the hearings and Norridge Civility Code. She then swore in all present. She also announced the presence of Village Attorney Joan Cherry and Diane Sofiak the Court Reporter to document the hearings.

Mr. Paraskis (architect) stated that due to the amount of information request from the Village, he forwarded the information request to his sources to get answers for the board. He had not received all the information back; therefore, he was asking for a continuance to next month's meeting to try and compete it.

Mr. Straughn asked who wrote the list of conditions?

Mr. Gorski stated he wrote it.

Attorney Cherry stated that it was a list of possible condition for this case.

Mr. Straughn asked why the list was sent to the petitioner as the list contained items that may or may not be included with any action by the Zoning Board.

Attorney Cherry stated that it was an attempt to speed things up.

Mr. Straughn asked who was sent the list of potential conditions.

Mr. Gorski stated the petitioner and the citizen's attorney Howard Davis.

A short discussion ensued as to why the list of conditions that was not agreed upon by the Zoning Board was sent out to the petitioner along with Attorney Howard Davis.

Mr. Paraskis stated that it was because of this list that caused him to ask for a continuance as they could not address all the items on the list.

Attorney Cherry stated that there may be some conditions that we want forever on these properties.



VILLAGE OF NORRIDGE

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

A short discussion took place about conditions and special uses.

A few examples were discussed relating to placing conditions on properties and businesses.

The areas that may have conditions placed on them for this case are:

- Map re-zoning
- Variation Conditions
- Special Use Conditions
- General Conditions.

A short recess was called by Chairperson Magnuson at 7:30 P.M. due to a thunderstorm taking place causing water to leak into the board room.

The meeting was restarted at 7:37 P.M.

The Zoning Board discussed a great many conditions for nearly 2.5 hours. The following is the list of potential conditions that was the outcome of those conditions that may be placed on this case:

Rezoning Conditions

No Light Spillage. There shall be no light spillage at residential property line at any time.

No Amplified Noise. There shall be no amplified noise from speaker at residential property lines at any hour.

Truck Deliveries. Any loading or unloading of product must be contained within the Subject Property, not at any time in the public way, and shall be done only during permitted business hours. Truck delivery hours at the Subject Property shall only occur during permitted business hours, 7:00 A.M. to 10:00 P.M. daily.

Masonry Walls and Barriers. Petitioner shall install an 8-foot masonry wall on the Subject Property adjacent to residential property lines. The masonry wall shall be stepped down as necessary for traffic safety including appropriate height plantings. Petitioner shall provide a 3-foot-high barrier on the east perimeter of the Subject Property to block light spillage from the Subject Property.



VILLAGE OF NORRIDGE

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

Variation Conditions

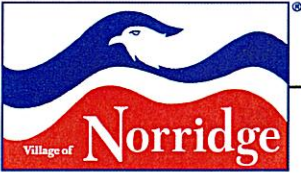
Employee Parking. Parking in the parking area setback shall be for employee parking only and only in the two designated parking spaces in the parking setback area and shall be designated as such on the Revised and Final Site Plan.

Masonry Walls and Barriers. Petitioner shall install an 8-foot-high masonry wall along the perimeter of the Subject Property on south and west sides only at adjacent residential property lines. The masonry wall is to be stepped down where necessary for traffic safety sight lines including appropriate height plantings. Petitioner shall install a 3-foot-high light barrier at various places on the east perimeter of the Subject Property as shown on the Revised and Final Site Plan. The setback in this location shall not interfere with the public way. Masonry wall and barrier details to be shown on the Revised and Final Site Plan.

Landscaping. Petitioner shall install minimum 10-foot-high arborvitae all season evergreen trees to be planted at the south, southwest and west property line. These trees shall be set close enough to one another to block light and sound from the Subject Property. The trees shall be installed at or before the Petitioner commences business on the Subject Property. The trees shall be 10-foot to 12-foot arbor vitae at the time of planting or replanting (if necessary to be replanted at any time). The trees shall be installed adjacent to the 8-foot masonry wall along the south perimeter of Lot 2, in the southwest corner of Lot 2 in the area adjacent to the Opal Avenue residence, and on the west perimeter of Lot 2 (including, but not limited to, in the 30-foot parking area setback) to be continued north to the end of the residential property line. All season landscaping shall be installed along the B-2 property line up to the adjacent neighboring building in the B-2 zoning district. In any area where the masonry wall is stepped down for traffic safety reasons all plantings shall be of an appropriate height and shall not interfere with sight lines. Petitioner shall specify these plantings on the Revised and Final Landscape Plan.

Site Lighting. There shall be no light spillage from the Subject Property at the residential property lines. Petitioner shall provide shielding protocol for all lighting on the Subject Property. Lighting details and shielding shall be shown on the Revised and Final Photometric and Revised and Final Site Plans.

Light Pole Location. No light pole or standards shall be erected in the parking area set back.



VILLAGE OF NORRIDGE

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

Setback for Fences, Walls and Barriers. All fencing, walls and barriers erected on the Subject Property that are adjacent to residential property lines shall be erected to Village 3-foot minimum setback code requirements.

Water Detention. There shall be no flooding or drainage from Lot 1 and Lot 2 onto neighboring and adjacent properties. Petitioner to obtain MWRD permits or waiver of storm water retention on the Subject Property prior to applying for a building permit. The building permit process shall include Village Engineer review and approval of flooding and drainage issues. Petitioner shall provide the Village with a copy of any study prepared for MWRD. If MWRD requires storm water detention on the Subject Property then Petitioner shall notify the Building Commissioner who will then determine whether the MWRD requirement has a material effect on the Special Use permit or the Variation or the conditions to either for the Subject Property. If so, the Petitioner shall be required to appear before the Zoning Board of Appeals for a hearing to determine whether the previously granted Special Use or Variation or the General Conditions thereto, should be changed, modified or repealed. Petitioner shall follow the procedures set forth in Article XV of the Zoning Ordinance.

Traffic. Petitioner shall seek IDOT approval regarding traffic issues and curb cut relocation prior to applying for a building permit for the Subject Property. Petitioner shall provide the Village with a copy of any traffic study prepared for IDOT. In the event that IDOT requires modification of the Site Plan and Project, Petitioner shall notify the Village and if in the determination of Building Commissioner that a material change to the Project is then required to the Project on Lot 1 and Lot 2, a hearing before the Zoning Board of Appeals shall be required. In that event, Petitioner shall follow the procedures set forth in Article XV of the Zoning Ordinance.

Limitations on Variations. Article XV Sections 3.3, 3.4, 3.5 of the Village of Norridge Zoning Ordinance - 1962 regarding the authority, conditions on variations and limitations on variations shall apply unless waived or modified by the Village Board of Trustees.

Limitation on Article XV Sec. 3.4. This Variation from the provisions of the Village of Norridge Zoning Ordinance - 1962 is limited to the Project defined as the Dunkin Drive-Through Retail Coffee and Donut Establishment described and set forth in the application and testimony ("Dunkin") for so long as the Dunkin remains open for business at 7801 West Lawrence Avenue. The Variation will immediately terminate by operation of law if the Dunkin drive-through retail coffee and donut establishment ceases doing business at the location granted



VILLAGE OF NORRIDGE

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

herein. This immediate “go dark” provision is a condition of this Variation under Article XV Sec. 3.4.

Conditions Required. If Petitioner does not meet the Conditions imposed for the rezoning of the Property and those imposed on the Special Use and Variation the Dunkin Project will not receive a permit to operate from the Village.

Agreement. The Petitioner, Owner, Operator of Dunkin shall understand and agree to all of the Conditions required by the Village Board of Trustees stated in the applicable Ordinances and that shall be evidenced by the Petitioner's execution of any and all applicable Ordinances affecting this Project. All Ordinances governing this Project and the Subject Property shall be timely recorded against the Subject Property at Petitioner's cost and expense.

Special Use

Hours of Operation. Business hours shall be 5:00 A.M. to 10:00 P.M. seven days per week. Any change in business hours will require review by the Zoning Board of Appeals and approval by Village Board of Trustees.

Masonry Wall and Barriers. There shall be an 8-foot-high masonry wall at the south and south west property line of the Subject Property in the parking lot set back area at the property lines of the adjacent residential properties. The masonry wall shall continue north along the west perimeter of Lot 2 (including, but not limited to, in the 30-foot parking area setback) to be continued past the residential property line and then along the B-2 property line up to the adjacent neighboring commercial building in the B-2 zoning district. The masonry wall shall be stepped down where necessary so as not to interfere with traffic safety sight lines and that shall be shown on the Revised and Final Site Plan. Petitioner shall install a 3-foot-high barrier on the east side of the Subject Property to block light emanating from the Subject Property as shown on the Revised and Final Site Plan. The setback in this location shall not interfere with the public way.

Landscaping. Petitioner shall install minimum 10-foot-high arborvitae all season evergreen trees to be planted at the south, southwest and west property line. These trees shall be set close enough to one another to block light and sound from the Subject Property. The trees shall be installed at or before the Petitioner commences business on the Subject Property. The trees shall be 10-foot to 12-foot high at the time of planting or replanting (if necessary to be replanted at any time) the trees shall be installed adjacent to the 8-foot masonry wall along the



VILLAGE OF NORRIDGE

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

south perimeter of Lot 2, in the southwest corner of Lot 2 in the area adjacent to the Opal Avenue residence, and on the west perimeter of Lot 2 (including, but not limited to, in the 30-foot parking area setback) to be continued north to the end of the residential property line. All season landscaping shall be installed along the B-2 property line up to the adjacent neighboring building in the B-2 zoning district. All trees and other landscaping shall be installed so as not to interfere with traffic safety sight lines. Petitioner shall specify these plantings on the Revised and Final Landscape Plan.

Site Lighting. There shall be no light spillage from the Subject Property at the residential property lines. Petitioner shall provide shielding protocol for all lighting (including security lighting) on the Subject Property. Lighting details and shielding shall be shown on the Revised and Final Photometric and Revised and Final Site Plans. When the business is closed to the public, except for necessary security lighting, the lighting of parking areas and the parking setback area shall be prohibited.

Security Lighting. Hours of security lighting are dawn to dusk.

Noise. Petitioner guarantees that there shall be no amplified noise from the speaker discernable at residential property lines at any time of day or night. The decibel level of the sound emitted from the intercom/speaker unit to be located on the west side of the new building shall be adjusted as needed to prevent sound spillage at the property line of the adjacent Opal Avenue residence and the adjacent Ozanam Avenue residence. No noise contour line on the Speaker Sound Diagram shall encroach onto any residential property line from the Subject Property. The Revised and Final Speaker Sound Diagram SP.4 shall show zero decibel level from the speaker at all residential property lines. There shall be no sound amplification used at the pickup window to be located on the east side of the new building on the Subject Property.

Truck Noise. There shall be no noise generated on the Subject Property by delivery trucks (subject to truck delivery hours) or other vehicles outside of the business hours approved in this ordinance.

Light Poles and Standards. Petitioner shall not install any light poles or light standards in the parking set back area.

Product and Product Delivery. No baking or cooking shall take place on the premises. Product will be delivered to the premises for sale to customers. Only warming of products is permitted.



VILLAGE OF NORRIDGE

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

Loading. Loading and unloading shall take place only at the area designated on the Revised and Final Site plan and only between 7:00 A.M. and 10:00 P.M. seven days per week. There shall be no on street loading or unloading at any time.

Parking And Employee Parking. Employee parking will be self-contained onsite. At times when the business is closed to the public, parking shall be prohibited on the Subject Property. Construction of parking spaces shall be in accordance with the Revised and Final Site Plans and the zoning and building regulations of the Village.

Fences, Setback for Fences, Walls and Barriers. All fencing, walls and barriers erected on the Subject Property that are adjacent to residential property lines shall be erected to Village 3-foot minimum setback code requirements.

Landscaping Maintenance. Landscaping shall be maintained and replaced in a first-class manner during the term of the special use period. All landscaping shall be shown on the Revised and Final Site Plan and Revised and Final Site Plan Landscaping Plan.

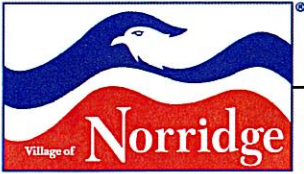
Garbage And Refuse. One refuse container will be onsite in the area shown on the Revised and Final Site Plan. Garbage will be first bagged and then deposited into the container. The refuse container area shall be enclosed by a 6-foot-high masonry wall with a composite or wood gate at the access point. Garbage pickup shall occur only between the hours of 7:00 A.M. to 7:00 P.M. and shall occur no less than 3 times per week.

Traffic, Stacking On and Off Site, Traffic Signage. Vehicular ingress and egress to the drive-through lanes shall be one way in and one way out as shown on the Revised and Final Site Plan.

The existing curb cut on Ozanam Avenue shall be permanently closed.

Onsite traffic signage shall be shown on the Revised and Final Site Plan or Revised and Final Sign Plan.

IDOT approval is needed regarding traffic and stacking on Lawrence Avenue and IDOT approval is required regarding traffic and curb cut relocation. Petitioner shall provide IDOT with any required traffic studies and shall provide the Village



VILLAGE OF NORRIDGE

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

with a copy of any traffic study prepared for IDOT. In the event that IDOT requires modification of the Site Plan and Project, Petitioner shall notify the Village and if in the determination of Building Commissioner that a material change is required to the Project on Lot 1 and Lot 2, a hearing before the Zoning Board of Appeals shall be required. In that event, Petitioner shall follow the procedures set forth in Article XV of the Zoning Ordinance.

Signs. All signs must be in accordance with the Village's Sign Ordinance and signage may be subject to review by the Village Appearance Review Commission. Any signage needing a variance shall be reviewed by the Zoning Board of Appeals and approved by Village Board of Trustees. In that instance a hearing before the Zoning Board of Appeals shall be required and Petitioner shall follow the procedures set forth in Article XV of the Zoning Ordinance.

Property Maintenance. The Subject Property, including but not limited to all walls, fences, and all landscaping, shall be maintained by the Petitioner in first class condition at its sole cost and expense.

MWRD and Water Detention. There shall be no flooding or drainage from Lot 1 and Lot 2 onto neighboring and adjacent properties. Petitioner to obtain MWRD permits or waiver of storm water retention on the Subject Property prior to applying for a building permit. The building permit process shall include Village Engineer review and approval of flooding and drainage issues. Petitioner shall provide the Village with a copy of any study prepared for MWRD. If MWRD requires storm water detention on the Subject Property then Petitioner shall notify the Building Commissioner who will then determine whether the MWRD requirement has a material effect on the Special Use permit or the Variation or the conditions governing the Subject Property. If so, the Petitioner shall be required to appear before the Zoning Board of Appeals for a hearing to determine whether the previously granted Special Use or Variation or the General Conditions thereto, should be changed, modified or repealed. In that event, Petitioner shall follow the procedures set forth in Article XV of the Zoning Ordinance.

Limitations On Special Use. Zoning Ordinance Article XV Sections 4.3, 4.4 and 4.5 regarding the authority, conditions on special uses and limitations on Special Use Permit shall apply unless otherwise stated herein or as determined by the Village Board of Trustees.

Immediate Go Dark – Exception to Zoning Ordinance. The Special Use Permit is limited to the Dunkin Drive-Through Retail Coffee and Donut Establishment described and set forth in the application and testimony for so long as the Dunkin



VILLAGE OF NORRIDGE

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

remains open for business at 7801 West Lawrence Avenue. The Special Use Permit will immediately terminate by operation of law if the Dunkin Drive-Through Retail Coffee and Donut Establishment ceases doing business at the location granted in any ordinance. This immediate “go dark” provision is an exception to Zoning Ordinance Article XV 4.5(C).

Prior Approval of Map Amendment. A map amendment rezoning the Subject Property from R-1 to B-2 Article IX "B-2" Restricted (Shopping Center) District shall be approved by the Village Board of Trustees prior to a special use or variation being considered by the Village Board of Trustees.

Agreement. The Petitioner, Owner, Operator of Dunkin shall understand and agree to all of the Conditions required by the Village Board of Trustees stated in the applicable Ordinances and that shall be evidenced by the Petitioner's execution of any and all applicable Ordinances affecting this Project. All Ordinances governing this Project and the Subject Property shall be timely recorded against the Subject Property at Petitioner's cost and expense.

A short recess took place at 10:01 P.M.

Meeting resumed at 10:04 P.M.

General Conditions

IDOT. Petitioner shall petition Illinois Department of Transportation ("IDOT") for approval regarding traffic issues and proposed curb cut relocation for the Subject Property. Petitioner shall timely provide the Village with a copy of any traffic study it prepares for IDOT. In the event that IDOT requires modification of the Site Plan and Project, Petitioner shall notify the Village. If the Building Commissioner determines that a material change to the Project is necessary, a hearing before the Zoning Board of Appeals shall be required. In that event, Petitioner shall follow the procedures set forth in Article XV of the Zoning Ordinance.

MWRD. Petitioner shall seek Metropolitan Water Reclamation District ("MWRD") approval of water detention and drainage issues. Petitioner to timely provide a copy of all such submissions to the Village. MWRD requirements for the Subject Property will control including watershed and water detention issues unless a review by the Village Engineer determines otherwise. All deficiencies from MWRD requirements or stipulations by the Village Engineer shall be rectified by Petitioner.



VILLAGE OF NORRIDGE

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

Plat of Consolidation. Petitioner shall have a Plat of Consolidation for Lot 1 and Lot 2 prepared and presented to the Village Board of Trustees for approval at or before applying for building permit for the Project and this is a condition of obtaining a building permit. The Plat of Consolidation is to be recorded with Cook County prior to the issuance of building permits for the Project.

Petitioner Agreement. Petitioner (Owner/ Operator) shall understand and agree to all conditions placed on the Subject Property by the Village Board of Trustees. The Petitioner (Owner/Operator) shall be required to execute all ordinances affecting the Subject Property. Ordinances will be recorded against the Subject Property at Petitioner's cost and expense.

Required Conditions. If Petitioner does not meet and comply with the conditions to the Special Use and Variation Petitioner will not receive a permit to operate.

Assignment and Ownership. There shall be no transfer or assignment of the Special Use or Variation granted by the Village Board of Trustees to any entity or party (unless as an intrafamily transfer for estate planning purposes as specified herein). In the event that the signatory owner of Lot 1 and Lot 2 and the Subject Property wishes to change ownership of Dunkin, the prospective purchaser or contract purchaser shall apply for zoning relief for the Subject Property pursuant to the requirements of Article XV of the Village of Norridge Zoning Ordinance - 1962.

Transfers, Successors and Assigns – Immediate Family Members – Estate Planning Purposes. There shall be no transfer or assignment of the Variation or Special Use for the Subject Property (excepting for intra family transfers for estate planning purposes only). In the event that Petitioner seeks to transfer or assign the Special Use or Variation to an immediate family member for estate planning purposes, Petitioner shall provide prior written notification to the Village. This provision applies in situations including for a change in the managing member of the Petitioner's LLC, or a change in the ownership structure of the Subject Property to another immediate family member, or a change in the ownership structure of the Dunkin business to another immediate family member (Petitioner's immediate family members are limited to spouse, father, mother, adult children, siblings) for estate planning purposes. In any of these events, the new immediate family member once approved by the Village, shall be substituted as the Petitioner, required to provide a sworn statement that the managing member or authorized signatory of the new entity will abide by all terms and conditions of all ordinances governing Lot 1, Lot 2, the Subject Property and the



VILLAGE OF NORRIDGE

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

Project. Failure to provide this sworn statement shall cause the immediate termination by operation of law of any special use or variation previously granted for the Subject Property by the Village Board of Trustees.

Plats and Plans. Petitioner shall provide the Village with revised and final site plans for the Subject Property and the Project. Approval of the Plats and Plans shall be a condition of any ordinance granted by the Village Board of Trustees governing the Subject Property and the Dunkin Project.

End of Conditions

The hearing was unable to be completed on this date. The petitioner's continuance was granted. It was continued to May 6, 2024 at 7 P.M. in our normal meeting space, the Village Hall Board Room. All in attendance was informed of the continuance and location.

MOTION

To continue case # 664 to May 6, 2024 at 7:00 P.M. in the Village Board room was made by Mr. Giacalone, seconded by Mr. Straughn. A roll call vote was taken:

Yes – Magnuson, Budnik, O'Leary, Giacalone, Straughn, DiPiero, Berardi
No – None
Abstained - None

MOTION CARRIED

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

May 6, 2024

Case # 664 was re-opened from the initial start date of January 8, 2024, continued to February 5, 2024, continued to March 4, 2024, continued to April 1, 2024 and then continued to May 6, 2024.

The Zoning Board re-opened the case and the architect Peter Paraskis asked for a continuance based on the fact that they have submitted to MWRD and IDOT and do not have the results. They are also considering other options for the 30' set back. They think they could be ready for June.

Mr. Budnik commented that he does not believe his or other board members position will change in one month as everyone has said and heard everything already. He stated that the need for a public hearing has been met and the Zoning Board has put in a substantial amount of time into this case to protect the residences in the Village while giving the business a chance to thrive.

Mr. Straughn stated he agreed with Mr. Budnik and asked if they are thinking about alternates, what did they submit? If there really was going to be a different design presented, then a continuance would be warranted. If not, then we should proceed.

Attorney Cherry said that she was concerned about us approving without complete documents and approval.

Mr. Straughn stated that we do that all the time and we would say contingent on all the approvals which was already in the set of conditions.

A long discussion took place about moving forward with the case or whether to continue it.

Attorney Cherry stated that the board would have to approve or deny the drawings that were to be re-worked for the Board of Trustees.

Chairperson Magnuson suggested we agree to the continuance with the condition that if they are not ready for the June meeting then we automatically deny the requests.

Mr. Budnik said that he did not see why we could not proceed as long as we set the conditions and suggested we enter the list of conditions into the record as Exhibit # 1 that were finalized last meeting and sent to the petitioner.



VILLAGE OF NORRIDGE

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

Mr. Straughn asked if the copy of the conditions that the Zoning Board received on April 11, 2024 is the final copy.

Mr. Gorski stated that there was a final copy of them that was the one sent to the petitioner on April 12, 2024.

Although the board did not receive it, it was confirmed that copies were sent to both the petitioner as well as the people that have spoken against the petitioner.

Mr. Straughn stated that he would like to get a copy of that at this time along with copies for the board so that we all knew what was being entered into the record as an exhibit.

We agreed that we could not accept a document as an exhibit unless we all had a chance to review it.

Chairperson Magnuson stated we will take a short recess so that copies could be made and distributed.

Recess at 7:40 P.M.

The hearing resumed at 7:57 P.M.

Everyone on the board had a copy of the conditions along with anyone in the audience that wanted one.

MOTION

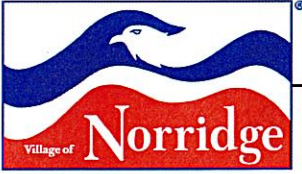
Motion to enter the list of proposed recommended conditions drafted on April 12, 2024 as "Exhibit # 1" was made by Mr. Budnik and seconded by Mr. Straughn. A voice vote was taken:

Yes – Magnuson, Budnik, O’Leary, Straughn, DiPiero, Berardi

No – None

Abstained - None

MOTION CARRIED



VILLAGE OF NORRIDGE

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

Chairperson Magnuson moved to the Findings.

Findings – (For Map Amendments)

The proposed recommended conditions were read from Exhibit # 1 pertaining to the rezoning request.

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

And the Board of Appeals recommends and the Board of Trustees finds that the proposed amendment is reasonably necessary to the promotion of the public health, safety or general welfare of the Village.

There were no absolutes against the Findings

MOTION

To recommend to the Village Board to APPROVE the request for a text and map amendment with conditions listed in Exhibit # 1 was made by Mr. Straughn, seconded by Mr. Berardi. A roll call vote was taken:

Yes – Magnuson, Budnik, O’Leary, Straughn, DiPiero, Berardi
No – None
Abstained - None

MOTION CARRIED



VILLAGE OF NORRIDGE

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

Findings – (For Variations)

The proposed recommended conditions were read from Exhibit # 1 pertaining to the variation request.

- (a) Will not impair an adequate supply of light and air to adjacent property.
- (b) Will not increase the hazard from fire and other dangers to said property.
- (c) Will not diminish the taxable value of land and buildings throughout the village.
- (d) Will not increase the congestion of the public streets.
- (e) Will not otherwise impair the public health, safety, comfort, morals, and welfare of the inhabitants of said Village.
- (f) The purpose of the variation is not based exclusively upon a desire to make more money out of the property.

There were no absolutes against the Findings.

MOTION

To recommend to the Village Board to APPROVE the request for variations with conditions listed in Exhibit # 1 and with the condition of site plans and permit approval by the Building Commissioner was made by Mr. Straughn, seconded by Mr. O'Leary. A roll call vote was taken:

Yes – Magnuson, Budnik, O'Leary, Straughn, DiPiero, Berardi

No – None

Abstained - None

MOTION CARRIED



VILLAGE OF NORRIDGE

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

Findings – (For Special Use – Drive Thru)

The proposed recommended conditions were read from Exhibit # 1 pertaining to the special use request.

(a) The proposed special use will be in harmony with the general and specific purposes for which this Zoning Ordinance was enacted and for which the regulations of the district in question were established.

(b) The proposed special use will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

(c) The proposed special use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.

(d) The proposed special use will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries and schools, or the applicant will provide adequately for such services.

(e) The proposed special use complies with all additional standards imposed on it by the particular provision of this Zoning Ordinance authorizing such use.

There were no absolutes against the Findings.

MOTION

To recommend to the Village Board to APPROVE the request for special use (drive-thru) with conditions listed in Exhibit # 1 and with the condition of site plans and permit approval by the Building Commissioner was made by Mr. Straughn, seconded by Mr. DiPiero. A roll call vote was taken:

Yes – Magnuson, Budnik, O’Leary, Straughn, DiPiero, Berardi

No – None

Abstained - None

MOTION CARRIED

The case was closed and will be forwarded to the Village Board for the June meeting. The Court Reporter was released at this time and all were thanked for their efforts.



VILLAGE OF NORRIDGE

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

Discussion - Updates to the proposed new zoning ordinance was given to the board. The initial timeline of getting this document through the process has been delayed as zoning cases take precedence.

Public Comment - None

MOTION

Motion to Adjourn the meeting was made by Mr. O'Leary and seconded by Mr. DiPiero. A voice vote was taken:

Yes – Magnuson, Budnik, O'Leary, Straughn, DiPiero, Berardi

No – None

Abstained - None

MOTION CARRIED

MEETING ENDED at 8:18 P.M.

Allan Budnik
Secretary

Janice Magnuson
Chairperson

REZONING CONDITIONS

1. REZONING - MAP CHANGE / AMENDMENT FROM R-1 TO B-2 - CONDITIONS GOVERNING THE REZONING. IF APPROVED BY THE VILLAGE BOARD THESE CONDITIONS WILL BE PART OF ANY ORDINANCE.

A. No Light Spillage. There shall be no light spillage at residential property line at any time.

B. No Amplified Noise. There shall be no amplified noise from speaker at residential property lines at any hour.

C. Truck Deliveries. Any loading or unloading of product must be contained within the Subject Property, not at any time in the public way, and shall be done only during permitted business hours. Truck delivery hours at the Subject Property shall only occur during permitted business hours, 7:00 A.M. to 10:00 P.M. daily.

D. Masonry Walls and Barriers. Petitioner shall install an 8-foot masonry wall on the Subject Property adjacent to residential property lines. The masonry wall shall be stepped down as necessary for traffic safety including appropriate height plantings. Petitioner shall provide a 3-foot high barrier on the east perimeter of the Subject Property to block light spillage from the Subject Property.

[This space intentionally left blank]

2. VARIATION CONDITIONS

VARIATION – PARKING AREA SET BACK – CONDITIONS. IF APPROVED BY THE VILLAGE BOARD THESE CONDITIONS WILL BE PART OF ANY ORDINANCE.

A. Employee Parking. Parking in the parking area setback shall be for employee parking only and only in the two designated parking spaces in the parking setback area and shall be designated as such on the Revised and Final Site Plan.

B. Masonry Walls and Barriers. Petitioner shall install an 8-foot high masonry wall along the perimeter of the Subject Property on south and west sides only at adjacent residential property lines. The masonry wall is to be stepped down where necessary for traffic safety sight lines including appropriate height plantings. Petitioner shall install a 3-foot high light barrier at various places on the east perimeter of the Subject Property as shown on the Revised and Final Site Plan. The setback in this location shall not interfere with the public way. Masonry wall and barrier details to be shown on the Revised and Final Site Plan.

C. Landscaping. Petitioner shall install minimum 10-foot high arborvitae all season evergreen trees to be planted at the south, southwest and west property line. These trees shall be set close enough to one another to block light and sound from the Subject Property. The trees shall be installed at or before the Petitioner commences business on the Subject Property. The trees shall be 10-foot to 12-foot arbor vitae at the time of planting or replanting (if necessary to be replanted at any time). The trees shall be installed adjacent to the 8-foot masonry wall along the south perimeter of Lot 2, in the southwest corner of Lot 2 in the area adjacent to the Opal Avenue residence, and on the west perimeter of Lot 2 (including, but not limited to, in the 30-foot parking area setback) to be continued north to the end of the residential property line. All season landscaping shall be installed along the B-2 property line up to the adjacent neighboring building in the B-2 zoning district. In any area where the masonry wall is stepped down for traffic safety reasons all plantings shall be of an appropriate height and shall not interfere with sight lines. Petitioner shall specify these plantings on the Revised and Final Landscape Plan.

D. Site Lighting. There shall be no light spillage from the Subject Property at the residential property lines. Petitioner shall provide shielding protocol for all lighting on the Subject Property. Lighting details and shielding shall be shown on the Revised and Final Photometric and Revised and Final Site Plans.

E. Light Pole Location. No light pole or standards shall be erected in the parking area set back.

F. Setback for Fences, Walls and Barriers. All fencing, walls and barriers erected on the Subject Property that are adjacent to residential property lines shall be erected to Village 3-foot minimum setback code requirements.

G. Water Detention. There shall be no flooding or drainage from Lot 1 and Lot 2 onto neighboring and adjacent properties. Petitioner to obtain MWRD permits or waiver of storm water retention on the Subject Property prior to applying for a building permit. The building permit process shall include Village Engineer review and approval of flooding and drainage issues. Petitioner shall provide the Village with a copy of any study prepared for MWRD. If MWRD requires storm water detention on the Subject Property then Petitioner shall notify the Building Commissioner who will then determine whether the MWRD requirement has a material effect on the Special Use permit or the Variation or the conditions to either for the Subject Property, If so, the Petitioner shall be required to appear before the Zoning Board of Appeals for a hearing to determine whether the previously granted Special Use or Variation or the General Conditions thereto, should be changed, modified or repealed. Petitioner shall follow the procedures set forth in Article XV of the Zoning Ordinance.

H. Traffic. Petitioner shall seek IDOT approval regarding traffic issues and curb cut relocation prior to applying for a building permit for the Subject Property. Petitioner shall provide the Village with a copy of any traffic study prepared for IDOT. In the event that IDOT requires modification of the Site Plan and Project, Petitioner shall notify the Village and if in the determination of Building Commissioner that a material change to the Project is then required to the Project on Lot 1 and Lot 2, a hearing before the Zoning Board of Appeals shall be required. In that event, Petitioner shall follow the procedures set forth in Article XV of the Zoning Ordinance.

I. Limitations on Variations. Article XV Sections 3.3, 3.4, 3.5 of the Village of Norridge Zoning Ordinance - 1962 regarding the authority, conditions on variations and limitations on variations shall apply unless waived or modified by the Village Board of Trustees.

J. Limitation on Article XV Sec. 3.4. This Variation from the provisions of the Village of Norridge Zoning Ordinance - 1962 is limited to the Project defined as the Dunkin Drive-Through Retail Coffee and Donut Establishment described and set forth in the application and testimony ("Dunkin") for so long as the Dunkin remains open for business at 7801 West Lawrence Avenue. The Variation will immediately terminate by operation of law if the Dunkin drive-through retail coffee and donut establishment ceases doing business at the location granted herein. This immediate "go dark" provision is a condition of this Variation under Article XV Sec. 3.4.

K. Conditions Required. If Petitioner does not meet the Conditions imposed for the rezoning of the Property and those imposed on the Special Use and Variation the Dunkin Project will not receive a permit to operate from the Village.

L. Agreement. The Petitioner, Owner, Operator of Dunkin shall understand and agree to all of the Conditions required by the Village Board of Trustees stated in the applicable Ordinances and that shall be evidenced by the Petitioner's execution of any and all applicable Ordinances affecting this Project. All Ordinances governing this

Project and the Subject Property shall be timely recorded against the Subject Property at Petitioner's cost and expense.

[This space intentionally left blank]

3. SPECIAL USE - CONDITIONS FOR DRIVE-THROUGH IN B-2 ZONING DISTRICT. IF APPROVED BY THE VILLAGE BOARD THESE CONDITIONS WILL BE PART OF ANY ORDINANCE.

A. Hours of Operation. Business hours shall be 5:00 A.M. to 10:00 P.M. seven days per week. Any change in business hours will require review by the Zoning Board of Appeals and approval by Village Board of Trustees.

B. Masonry Wall and Barriers. There shall be an 8-foot high masonry wall at the south and south west property line of the Subject Property in the parking lot set back area at the property lines of the adjacent residential properties. The masonry wall shall continue north along the west perimeter of Lot 2 (including, but not limited to, in the 30-foot parking area setback) to be continued past the residential property line and then along the B-2 property line up to the adjacent neighboring commercial building in the B-2 zoning district. The masonry wall shall be stepped down where necessary so as not to interfere with traffic safety sight lines and that shall be shown on the Revised and Final Site Plan. Petitioner shall install a 3-foot high barrier on the east side of the Subject Property to block light emanating from the Subject Property as shown on the Revised and Final Site Plan. The setback in this location shall not interfere with the public way.

C. Landscaping. Petitioner shall install minimum 10-foot high arborvitae all season evergreen trees to be planted at the south, southwest and west property line. These trees shall be set close enough to one another to block light and sound from the Subject Property. The trees shall be installed at or before the Petitioner commences business on the Subject Property. The trees shall be 10-foot to 12-foot high at the time of planting or replanting (if necessary to be replanted at any time) the trees shall be installed adjacent to the 8-foot masonry wall along the south perimeter of Lot 2, in the southwest corner of Lot 2 in the area adjacent to the Opal Avenue residence, and on the west perimeter of Lot 2 (including, but not limited to, in the 30-foot parking area setback) to be continued north to the end of the residential property line. All season landscaping shall be installed along the B-2 property line up to the adjacent neighboring building in the B-2 zoning district. All trees and other landscaping shall be installed so as not to interfere with traffic safety sight lines. Petitioner shall specify these plantings on the Revised and Final Landscape Plan.

D. Site Lighting. There shall be no light spillage from the Subject Property at the residential property lines. Petitioner shall provide shielding protocol for all lighting (including security lighting) on the Subject Property. Lighting details and shielding shall be shown on the Revised and Final Photometric and Revised and Final Site Plans. When the business is closed to the public, except for necessary security lighting, the lighting of parking areas and the parking setback area shall be prohibited.

E. Security Lighting. Hours of security lighting are dawn to dusk.

F. Noise. Petitioner guarantees that there shall be no amplified noise from the speaker discernable at residential property lines at any time of day or night. The decibel

level of the sound emitted from the intercom/speaker unit to be located on the west side of the new building shall be adjusted as needed to prevent sound spillage at the property line of the adjacent Opal Avenue residence and the adjacent Ozanam Avenue residence. No noise contour line on the Speaker Sound Diagram shall encroach onto any residential property line from the Subject Property. The Revised and Final Speaker Sound Diagram SP.4 shall show zero decibel level from the speaker at all residential property lines. There shall be no sound amplification used at the pickup window to be located on the east side of the new building on the Subject Property.

G. Truck Noise. There shall be no noise generated on the Subject Property by delivery trucks (subject to truck delivery hours) or other vehicles outside of the business hours approved in this ordinance.

H. Light Poles and Standards. Petitioner shall not install any light poles or light standards in the parking set back area.

I. Product and Product Delivery. No baking or cooking shall take place on the premises. Product will be delivered to the premises for sale to customers. Only warming of products is permitted.

J. Loading. Loading and unloading shall take place only at the area designated on the Revised and Final Site plan and only between 7:00 A.M. and 10:00 P.M. seven days per week. There shall be no on street loading or unloading at any time.

K. Parking And Employee Parking. Employee parking will be self-contained onsite. At times when the business is closed to the public, parking shall be prohibited on the Subject Property. Construction of parking spaces shall be in accordance with the Revised and Final Site Plans and the zoning and building regulations of the Village.

L. Fences, Setback for Fences, Walls and Barriers. All fencing, walls and barriers erected on the Subject Property that are adjacent to residential property lines shall be erected to Village 3-foot minimum setback code requirements.

M. Landscaping Maintenance. Landscaping shall be maintained and replaced in a first class manner during the term of the special use period. All landscaping shall be shown on the Revised and Final Site Plan and Revised and Final Site Plan Landscaping Plan.

N. Garbage And Refuse. One refuse container will be onsite in the area shown on the Revised and Final Site Plan. Garbage will be first bagged and then deposited into the container. The refuse container area shall be enclosed by a 6-foot high masonry wall with a composite or wood gate at the access point. Garbage pickup shall occur only between the hours of 7:00 A.M. to 7:00 P.M. and shall occur no less than 3 times per week.

O. Traffic, Stacking On and Off Site, Traffic Signage. Vehicular ingress and egress to the drive-through lanes shall be one way in and one way out as shown on the Revised and Final Site Plan.

The existing curb cut on Ozanam Avenue shall be permanently closed.

Onsite traffic signage shall be shown on the Revised and Final Site Plan or Revised and Final Sign Plan.

IDOT approval is needed regarding traffic and stacking on Lawrence Avenue and IDOT approval is required regarding traffic and curb cut relocation. Petitioner shall provide IDOT with any required traffic studies and shall provide the Village with a copy of any traffic study prepared for IDOT. In the event that IDOT requires modification of the Site Plan and Project, Petitioner shall notify the Village and if in the determination of Building Commissioner that a material change is required to the Project on Lot 1 and Lot 2, a hearing before the Zoning Board of Appeals shall be required. In that event, Petitioner shall follow the procedures set forth in Article XV of the Zoning Ordinance.

P. Signs. All signs must be in accordance with the Village's Sign Ordinance and signage may be subject to review by the Village Appearance Review Commission. Any signage needing a variance shall be reviewed by the Zoning Board of Appeals and approved by Village Board of Trustees. In that instance a hearing before the Zoning Board of Appeals shall be required and Petitioner shall follow the procedures set forth in Article XV of the Zoning Ordinance.

Q. Property Maintenance. The Subject Property, including but not limited to all walls, fences, and all landscaping, shall be maintained by the Petitioner in first class condition at its sole cost and expense.

R. MWRD and Water Detention. There shall be no flooding or drainage from Lot 1 and Lot 2 onto neighboring and adjacent properties. Petitioner to obtain MWRD permits or waiver of storm water retention on the Subject Property prior to applying for a building permit. The building permit process shall include Village Engineer review and approval of flooding and drainage issues. Petitioner shall provide the Village with a copy of any study prepared for MWRD. If MWRD requires storm water detention on the Subject Property then Petitioner shall notify the Building Commissioner who will then determine whether the MWRD requirement has a material effect on the Special Use permit or the Variation or the conditions governing the Subject Property. If so, the Petitioner shall be required to appear before the Zoning Board of Appeals for a hearing to determine whether the previously granted Special Use or Variation or the General Conditions thereto, should be changed, modified or repealed. In that event, Petitioner shall follow the procedures set forth in Article XV of the Zoning Ordinance.

S. Limitations On Special Use. Zoning Ordinance Article XV Sections 4.3, 4.4 and 4.5 regarding the authority, conditions on special uses and limitations on Special Use

Permit shall apply unless otherwise stated herein or as determined by the Village Board of Trustees.

T. Immediate Go Dark – Exception to Zoning Ordinance. The Special Use Permit is limited to the Dunkin Drive-Through Retail Coffee and Donut Establishment described and set forth in the application and testimony for so long as the Dunkin remains open for business at 7801 West Lawrence Avenue. The Special Use Permit will immediately terminate by operation of law if the Dunkin Drive-Through Retail Coffee and Donut Establishment ceases doing business at the location granted in any ordinance. This immediate “go dark” provision is an exception to Zoning Ordinance Article XV 4.5(C).

U. Prior Approval of Map Amendment. A map amendment rezoning the Subject Property from R-1 to B-2 Article IX "B-2" Restricted (Shopping Center) District shall be approved by the Village Board of Trustees prior to a special use or variation being considered by the Village Board of Trustees.

V. Agreement. The Petitioner, Owner, Operator of Dunkin shall understand and agree to all of the Conditions required by the Village Board of Trustees stated in the applicable Ordinances and that shall be evidenced by the Petitioner's execution of any and all applicable Ordinances affecting this Project. All Ordinances governing this Project and the Subject Property shall be timely recorded against the Subject Property at Petitioner's cost and expense.

[This space intentionally left blank.]

4. GENERAL CONDITIONS. IF APPROVED BY THE VILLAGE BOARD THESE CONDITIONS WILL BE PART OF ANY ORDINANCE.

- A. IDOT. Petitioner shall petition Illinois Department of Transportation ("IDOT") for approval regarding traffic issues and proposed curb cut relocation for the Subject Property. Petitioner shall timely provide the Village with a copy of any traffic study it prepares for IDOT. In the event that IDOT requires modification of the Site Plan And Project, Petitioner shall notify the Village. If the Building Commissioner determines that a material change to the Project is necessary, a hearing before the Zoning Board of Appeals shall be required. In that event, Petitioner shall follow the procedures set forth in Article XV of the Zoning Ordinance.
- B. MWRD. Petitioner shall seek Metropolitan Water Reclamation District ("MWRD") approval of water detention and drainage issues. Petitioner to timely provide a copy of all such submissions to the Village. MWRD requirements for the Subject Property will control including watershed and water detention issues unless a review by the Village Engineer determines otherwise. All deficiencies from MWRD requirements or stipulations by the Village Engineer shall be rectified by Petitioner.
- C. Plat of Consolidation. Petitioner shall have a Plat of Consolidation for Lot 1 and Lot 2 prepared and presented to the Village Board of Trustees for approval at or before applying for building permit for the Project and this is a condition of obtaining a building permit. The Plat of Consolidation is to be recorded with Cook County prior to the issuance of building permits for the Project.
- D. Petitioner Agreement. Petitioner (Owner/ Operator) shall understand and agree to all conditions placed on the Subject Property by the Village Board of Trustees. The Petitioner (Owner/Operator) shall be required to execute all ordinances affecting the Subject Property. Ordinances will be recorded against the Subject Property at Petitioner's cost and expense.
- E. Required Conditions. If Petitioner does not meet and comply with the conditions to the Special Use and Variation Petitioner will not receive a permit to operate.
- F. Assignment and Ownership. There shall be no transfer or assignment of the Special Use or Variation granted by the Village Board of Trustees to any entity or party (unless as an intrafamily transfer for estate planning purposes as specified herein). In the event that the signatory owner of Lot 1 and Lot 2 and the Subject Property wishes to change ownership of Dunkin, the prospective purchaser or contract purchaser shall apply for zoning relief for the Subject Property pursuant to the requirements of Article XV of the Village of Norridge Zoning Ordinance - 1962.
- G. Transfers, Successors and Assigns – Immediate Family Members – Estate Planning Purposes. There shall be no transfer or assignment of the Variation or Special Use for the Subject Property (excepting for intra family transfers for estate planning purposes only). In the event that Petitioner seeks to transfer or assign the Special Use

or Variation to an immediate family member for estate planning purposes, Petitioner shall provide prior written notification to the Village. This provision applies in situations including for a change in the managing member of the Petitioner's LLC, or a change in the ownership structure of the Subject Property to another immediate family member, or a change in the ownership structure of the Dunkin business to another immediate family member (Petitioner's immediate family members are limited to spouse, father, mother, adult children, siblings) for estate planning purposes. In any of these events, the new immediate family member once approved by the Village, shall be substituted as the Petitioner, required to provide a sworn statement that the managing member or authorized signatory of the new entity will abide by all terms and conditions of all ordinances governing Lot 1, Lot 2, the Subject Property and the Project. Failure to provide this sworn statement shall cause the immediate termination by operation of law of any special use or variation previously granted for the Subject Property by the Village Board of Trustees.

H. Plats and Plans. Petitioner shall provide the Village with revised and final site plans for the Subject Property and the Project. Approval of the Plats and Plans shall be a condition of any ordinance granted by the Village Board of Trustees governing the Subject Property and the Dunkin Project.

[This space intentionally left blank.]

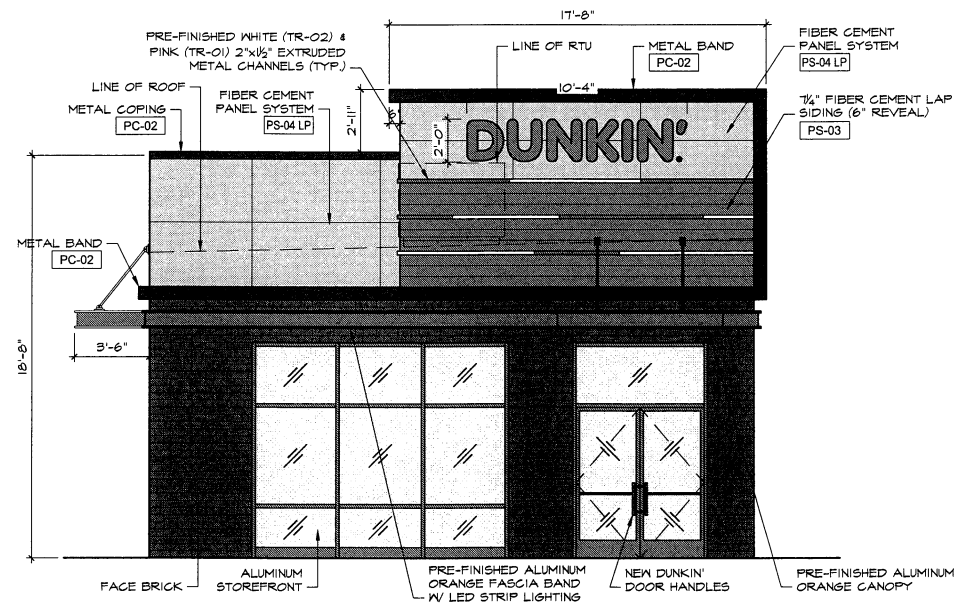
5. PLATS AND PLANS

PETITIONER SHALL PROVIDE THE VILLAGE WITH THE MOST RECENT REVISIONS OF SITE PLAN AND ELEVATIONS. THESE DOCUMENTS WILL BE ENTERED UPON THE RECORD WITH THE ZBA MINUTES AND THEN IN ANY FINAL ORDINANCE IF APPROVED BY THE VILLAGE BOARD.

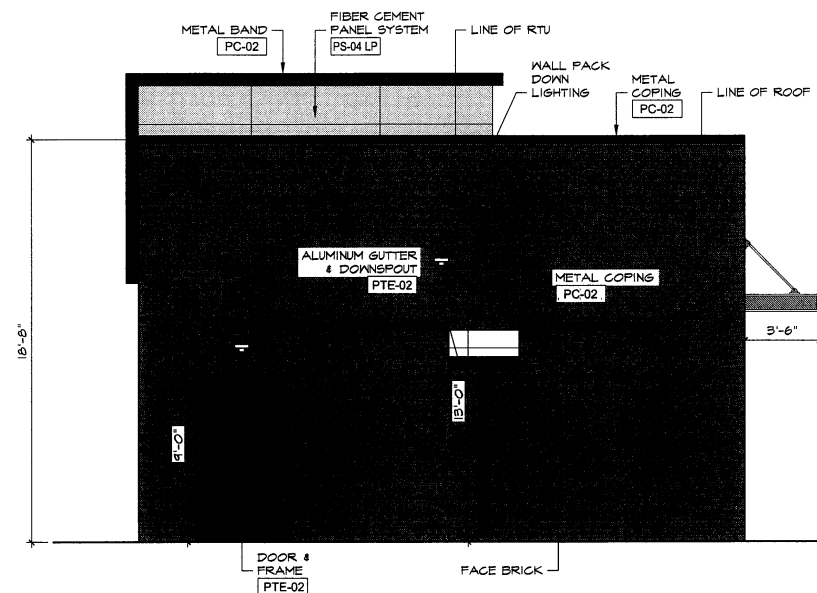
APPROVAL OF PLATS AND PLANS.

- A. Site Plan ("SP.1") prepared by Architect Peter Paraskis revision dated May 8, 2024, with any further revisions only as approved by the Building Commissioner.
- B. Site Signage Plan and Details ("SP.2") prepared by Architect Peter Paraskis revision dated May 8, 2024, with any further revisions only as approved by the Building Commissioner.
- C. Photometric Site Plan ("SP.3") prepared by Architect Peter Paraskis revision dated May 8, 2024, with any further revisions only as approved by the Building Commissioner.
- D. Exterior Elevations ("A.1") prepared by Architect Peter Paraskis revision dated May 8, 2024, with any further revisions only as approved by the Building Commissioner.
- E. Floor Plan ("A.2") prepared by Architect Peter Paraskis revision dated May 8, 2024, with any further revisions only as approved by the Building Commissioner.
- F. Landscape Plan ("L-1") prepared by Ives Ryan Group, Inc. Landscape Architects revision dated May 15, 2024, with any further revisions only as approved by the Building Commissioner.
- G. Landscape Plan ("L-2") prepared by Ives Ryan Group, Inc. Landscape Architects revision dated May 15, 2024, with any further revisions only as approved by the Building Commissioner.
- H. Speaker Sound Diagram ("SP.4") prepared by Architect Peter Paraskis revision dated May 8, 2024, with any further revisions only as approved by the Building Commissioner.

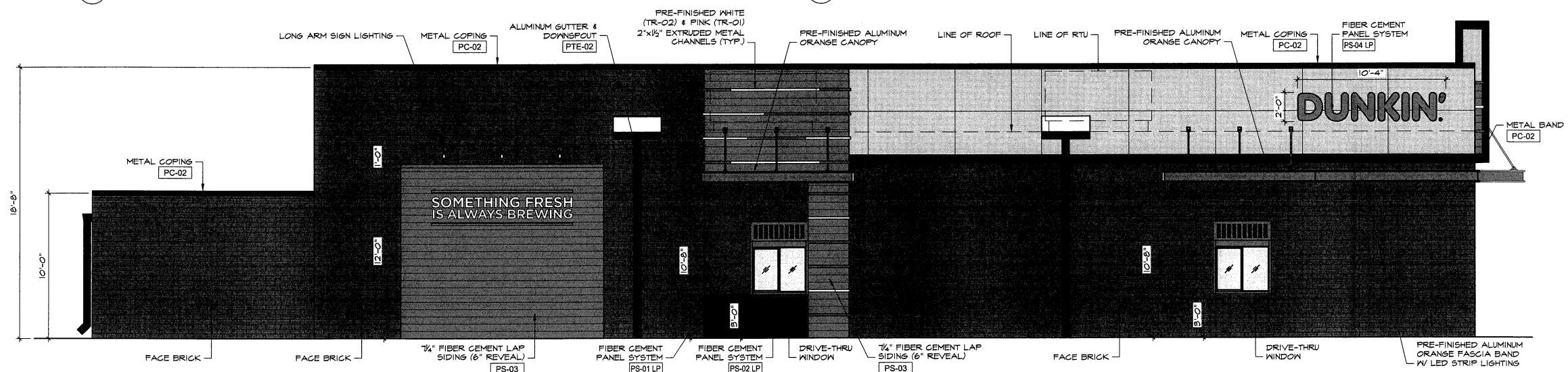
THE PLAT AND PLANS APPROVAL IS A CONDITION THAT WILL BE PART OF ANY VILLAGE BOARD ORDINANCE



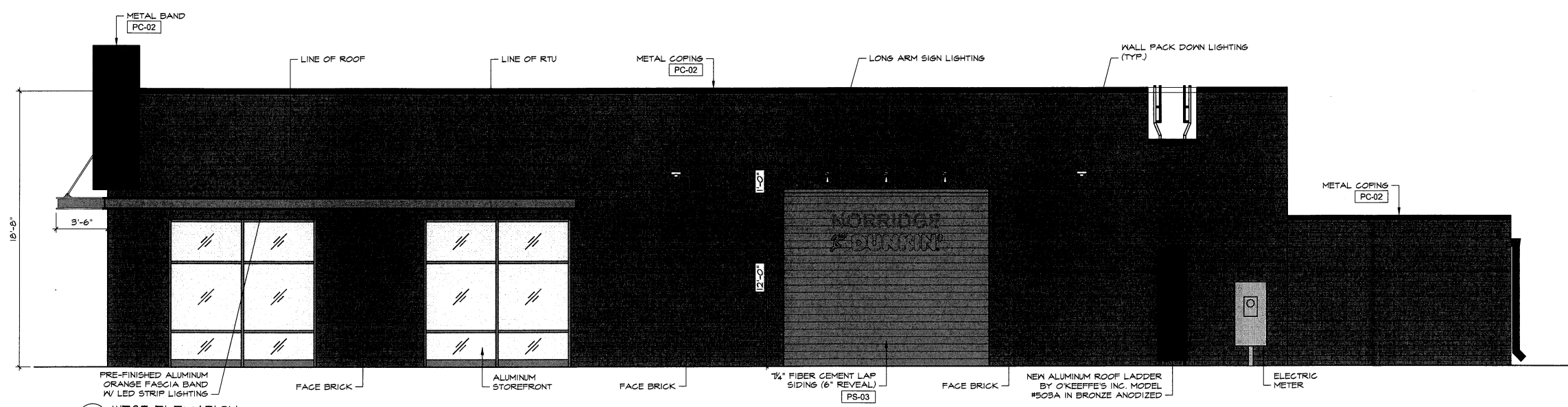
3 NORTH ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

REVISIONS

3	2-7-24
4	3-13-24
5	5-8-24

JOB#PGPK23
DATE: 10-26-23

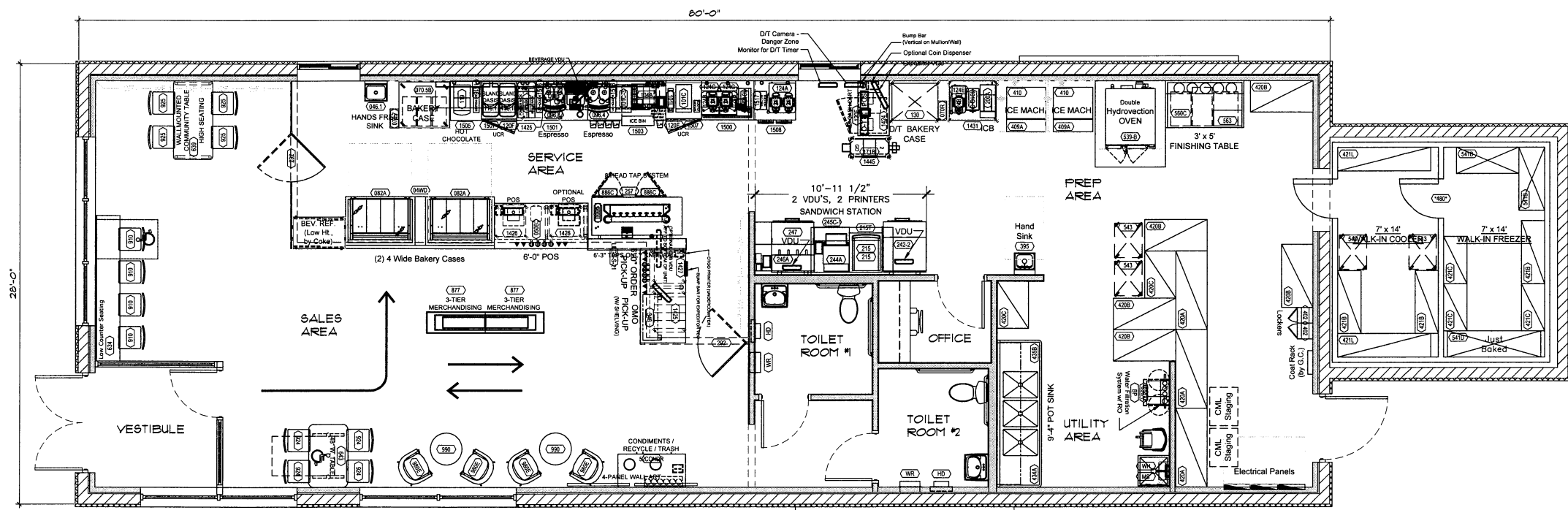
7801 W. LAWRENCE AVE.
NORRIDGE, IL 60068

DUNKIN' INSPIRE
by Dunkin'

PETER G. PARASKIS
ARCHITECT, LTD.
ARCHITECTS
111 S. WASHINGTON ST.
SUITE 1000
CHICAGO, IL 60604
TEL: 312.467.9999
FAX: 312.467.9990
WWW.PGPARASKIS.COM

EXTERIOR
ELEVATIONS

A.1



1 FLOOR PLAN
 1/4" = 1'-0"

REVISIONS

3	2-7-24
5	5-8-24

JOB# RGP2K23
 DATE: 10-26-23

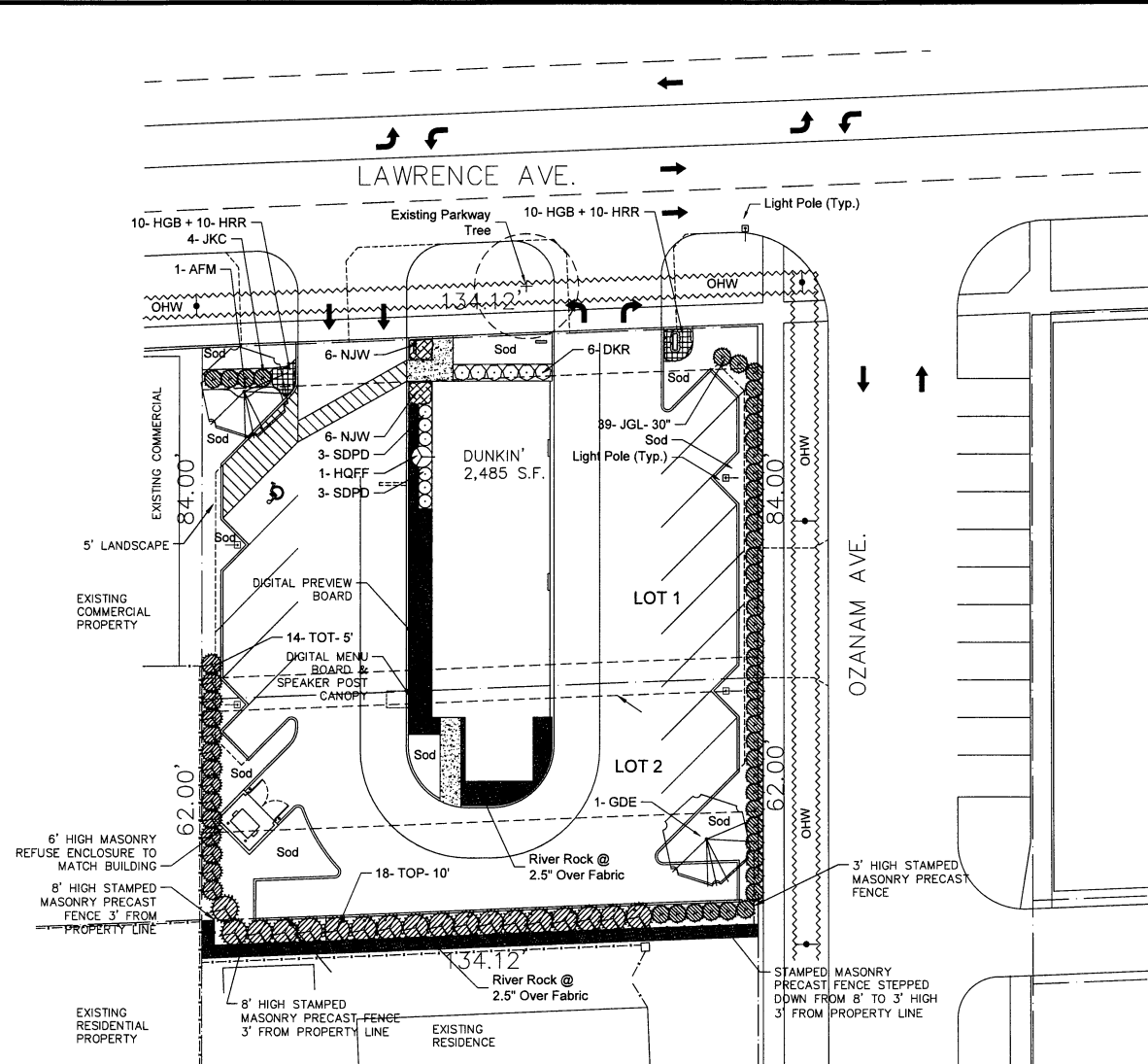
780 W. LAWRENCE AVE.
 NORRIDGE, IL 60706

DUNKIN' INSPIRE

PETER G. PARASKIS
 ARCHITECT, LTD.
 1125 N. WILSON AVE.
 CHICAGO, IL 60642

FLOOR PLAN

A2



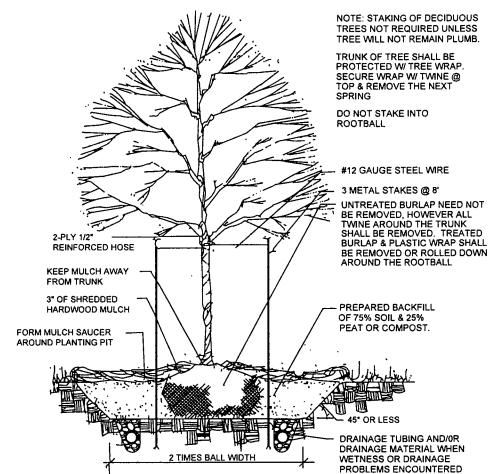
PLANT LIST : DUNKIN, Norridge, IL

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFM	1	Acer f. 'Marmo'	Marmo Freeman Maple	2.5"BB
GDE	1	Gymnocladus d.'Espresso'	Espresso Ken. Coffeetree	2.5"BB
DECIDUOUS SHRUBS				
DKR	6	Diervilla 'G2X885411'	Red Kodiak Diervilla	#3
HQFF	1	Hydrangea p.'SMNHMP'	Quick Fire Fab Hydrangea	#5
SDPD	6	Spirea j.'NCSX2'	Double Play Doozie Spirea	#3
EVERGREEN SHRUBS				
JGL	39	Juniperus c.'Gold Lace'	Gold Lace Juniper	30"
TOP	18	Thuja o.'Pyramidalis'	Pyramidal Arborvitae	10"BB
TOT	14	Thuja o. 'Bailjohn'	Technito Arborvitae	5"BB
PERENNIALS & GROUNDCOVERS				
HGB	20	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1(18"OC)
HRR	20	Hemerocallis 'Rosey Returns'	Rosey Returns Daylily	#1(18"OC)
NJW	12	Nepetax f.'Novanepjun'	Junior Walker Catmint	#1(24"OC)

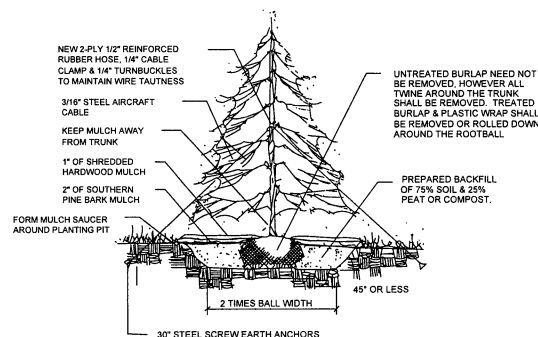
MATERIALS LIST:

- 300 SY Sod (Kentucky Bluegrass Blend-mineral base-per Specs)
- 19 CY Mulch (Shredded non-dyed Hardwood)
- 19 CY Compost (Mushroom or Yard Waste)
- 127 SF River Rock @ 2.5" over Fabric

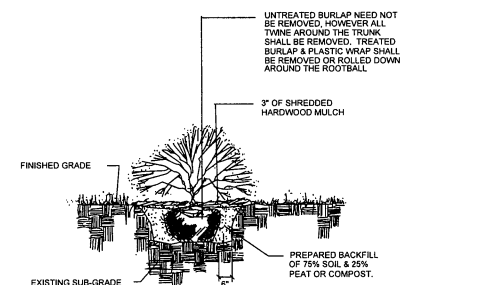
NOTE: THE QUANTITIES ABOVE ARE PROVIDED AS A CONVENIENCE. HOWEVER ALL BIDDERS AND THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES AND SHALL INSTALL ALL MATERIALS AS NEEDED TO REFLECT THE ILLUSTRATED AND SPECIFIED MATERIALS ON THIS LANDSCAPE PLAN.



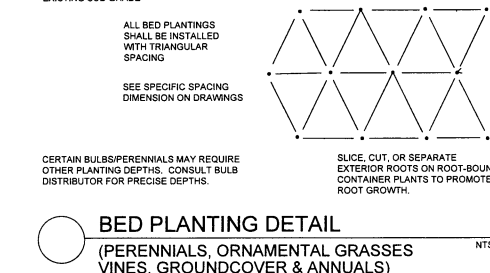
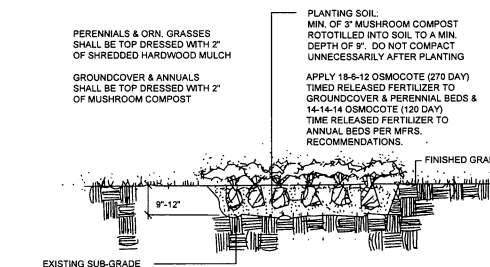
DECIDUOUS TREE NTS



EVERGREEN TREE NTS



SHRUBS NTS



GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

© 2024 Ives/Ryan Group, Inc.
The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of IVES/RYAN GROUP, INC.

REVISIONS

NO.	DATE	DESCRIPTION

DUNKIN DONUTS

7801 W. Lawrence Ave.
Norridge, IL



IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0728

Landscape Architecture
Park & Recreation Design
Municipal Consulting

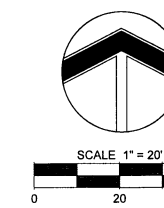
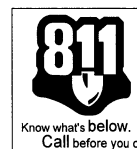
www.ivesryangroup.com

LANDSCAPE PLAN

PROJECT NO.: JOB NO.:
L724 - 4415

DATE: 2024-05-15
SCALE: 1"=20'
PLANNER: JMR
DRAWN BY: RP
CHECKED: _____

SHEET
L-1



REVISIONS	DATE
1	11-14-23
2	1-31-24
3	2-29-24
4	3-13-24
5	5-8-24

JOB#P2K23
DATE: 10-26-23

1801 N. LAWRENCE AVE.
NORRIDGE, IL 60106

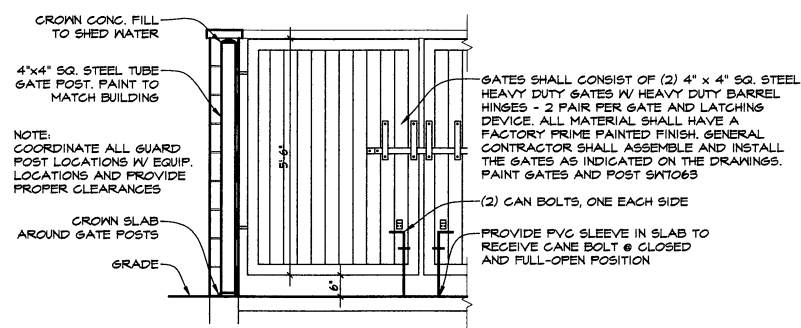
DUNKIN' INSPIRE
BY DESIGN

PETER G. PARASKIS
ARCHITECT, LTD.
1801 N. LAWRENCE AVE.
NORRIDGE, IL 60106
TEL: 630-481-8888
WWW.PARASKISARCHITECT.COM

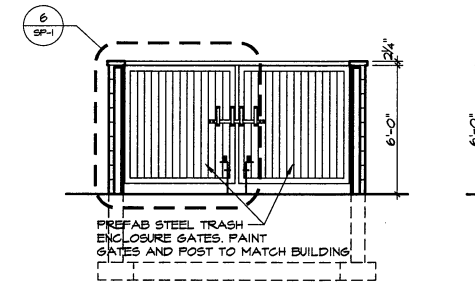
SITE PLAN & DETAILS

SP-1

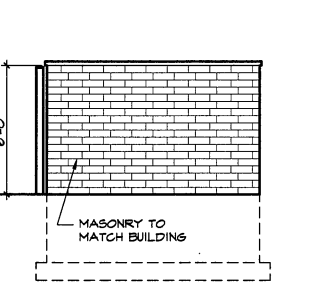
PROJECT DATA			
ZONING USE: B-2 RESTRICTED (SHOPPING CENTER) BUSINESS DISTRICT			
TOTAL LAND AREA: EXISTING LOT #1 = 11,256 SF ADDITIONAL PROPOSED LOT #2 = 8,308 SF TOTAL = 19,564 SF			
BUILDING AREA: 2,485 SF			
PARKING: RESTAURANT = 1 PER 2 SEATS 16 SEATS = 8 SPACES 5 EMPLOYEES = 5 SPACES TOTAL REQUIRED = 13 SPACES TOTAL PROVIDED = 15 SPACES			
LANDSCAPE SETBACKS:	REQUIRED	PROVIDED	
FRONT/ NORTH:	0 FT	10 FT	
SIDE/ EAST:	0 FT	5 FT	
SIDE/ WEST:	0 FT	5 FT	
REAR/ SOUTH:	0 FT	9 FT	
PARKING SETBACKS:	REQUIRED	PROVIDED	
FRONT/ NORTH:	0 FT	10 FT	
SIDE/ EAST:	0 FT	5 FT	
SIDE/ WEST:	0 FT	5 FT	
REAR/ SOUTH:	30 FT	9 FT	



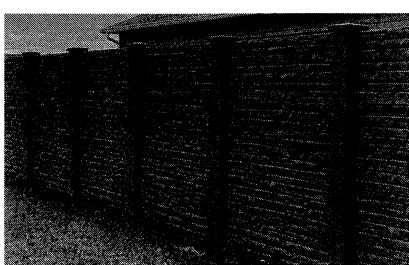
6 REFUSE DOOR DETAIL
1/2" = 1'-0"



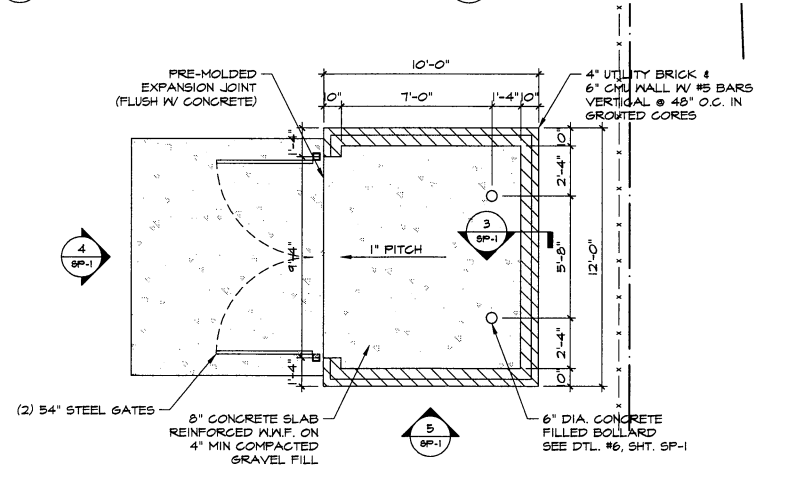
4 REFUSE ENCLOSURE ELEVATION
1/4" = 1'-0"



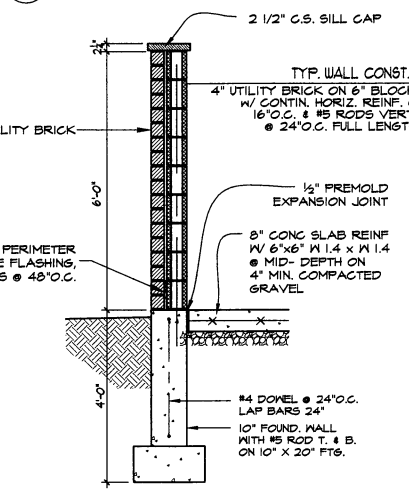
5 REFUSE ENCLOSURE ELEVATION
1/4" = 1'-0"



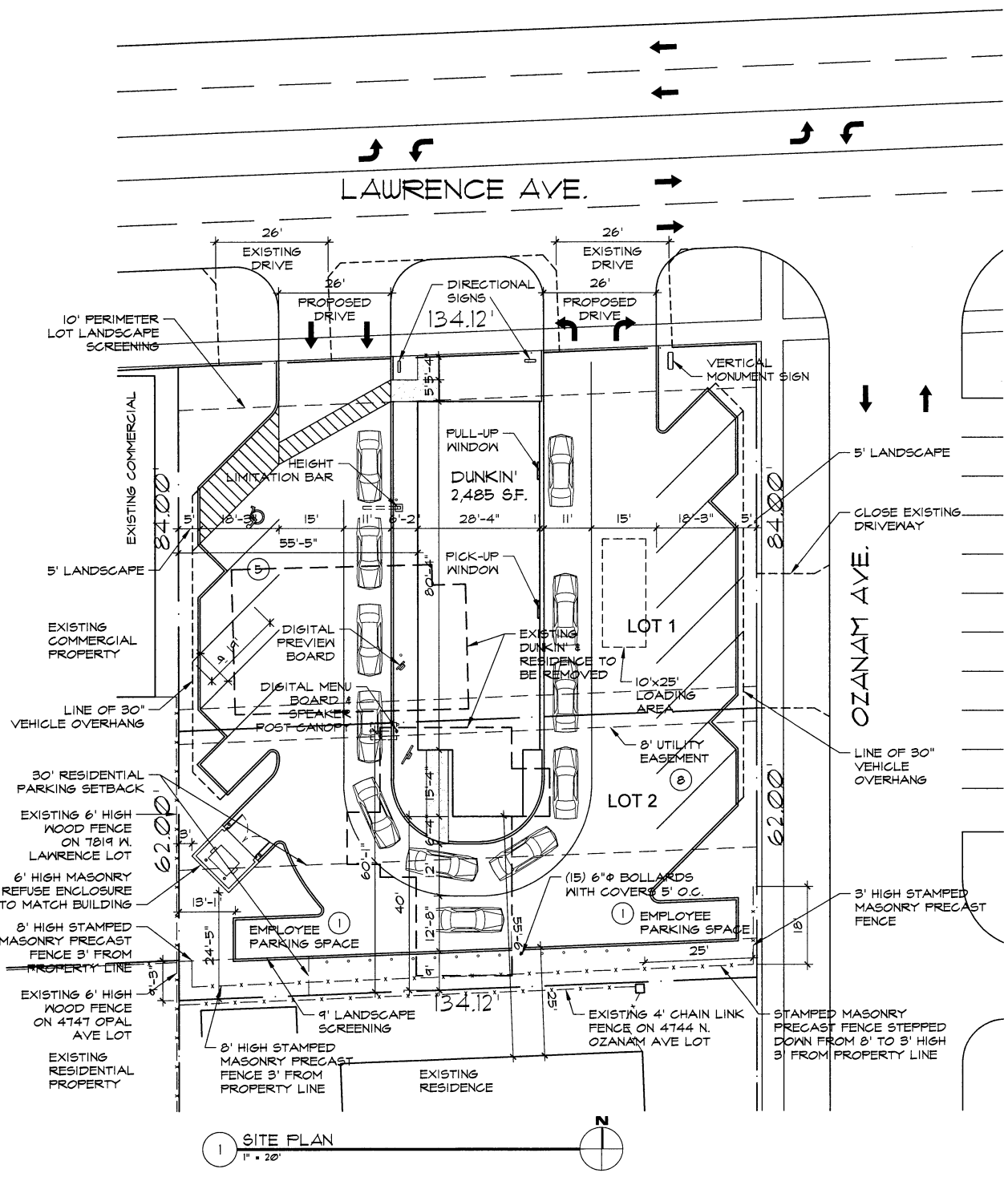
1 STAMPED MASONRY PRECAST FENCE
N.T.S.



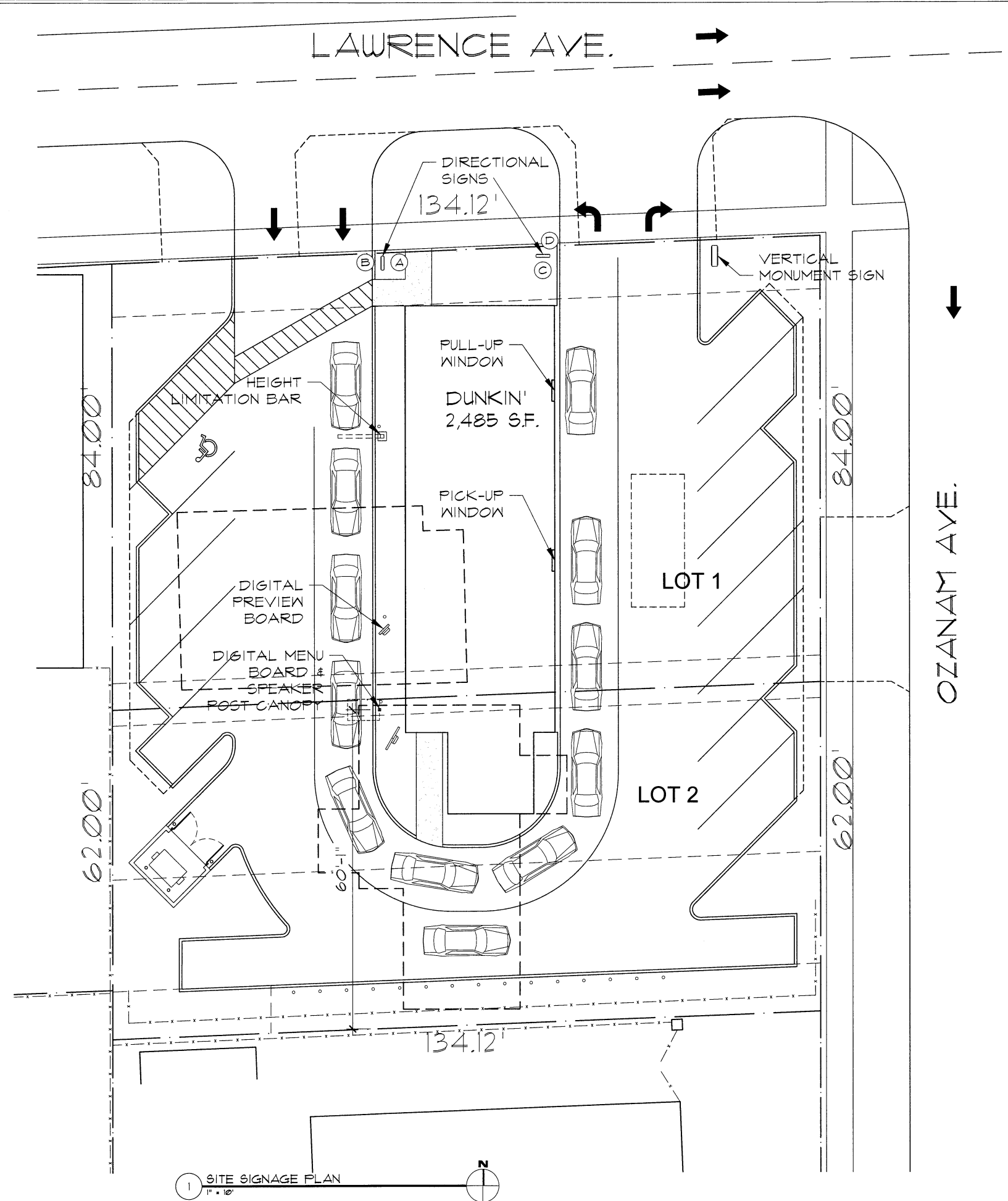
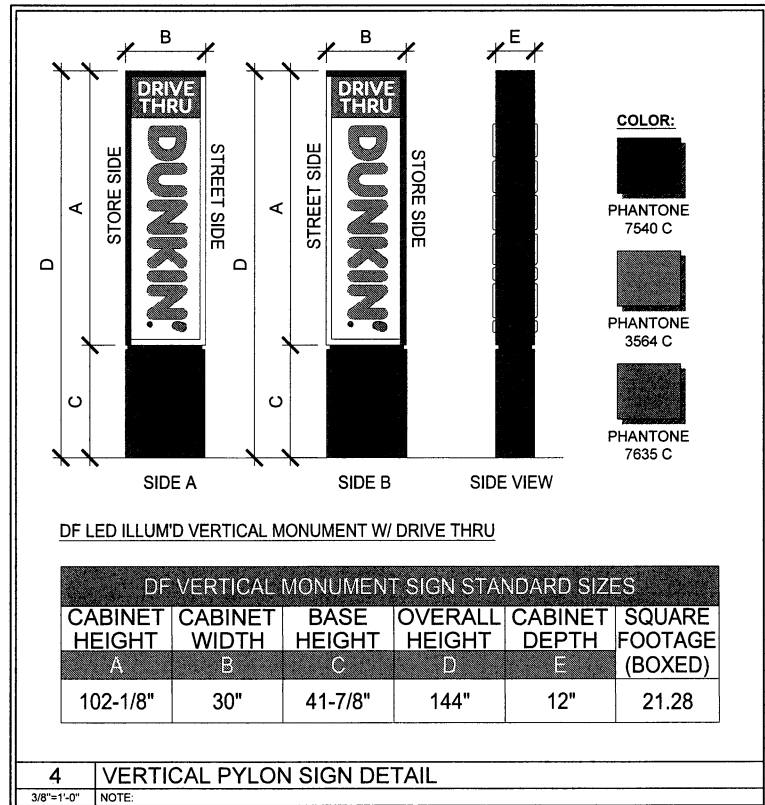
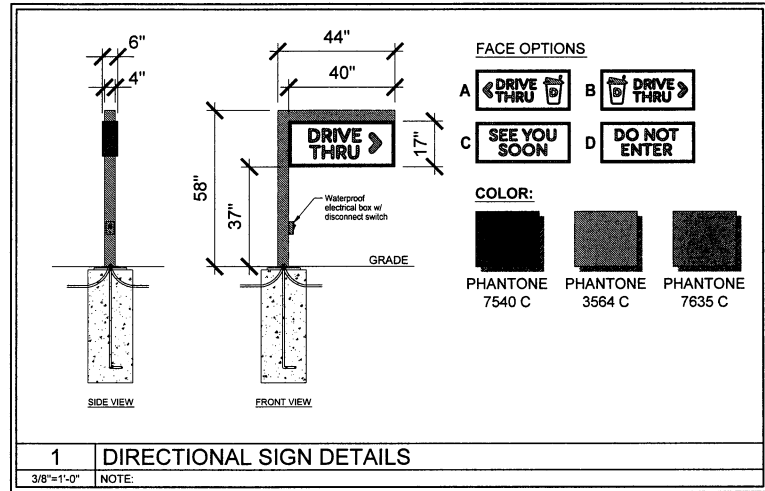
2 REFUSE ENCLOSURE PLAN
1/4" = 1'-0"



3 REFUSE ENCLOSURE SECTION
1/4" = 1'-0"



1 SITE PLAN
1" = 20'



REVISIONS
 3 2-7-24
 5 5-8-24

JOB#FGP2K23
 DATE: 10-26-23

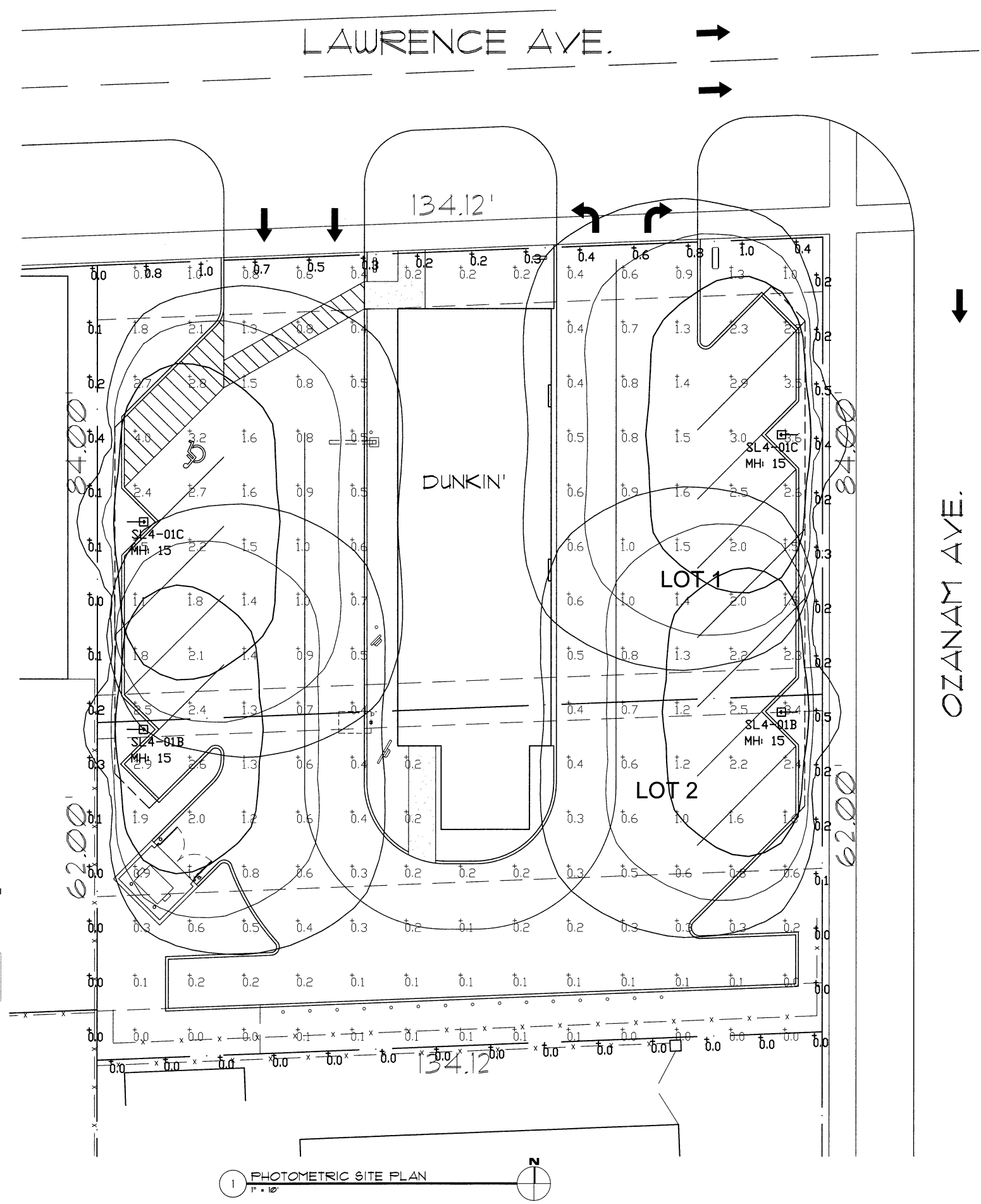
1801 W. LAWRENCE AVE.
 NORRIDGE, IL 60166

DUNKIN' INSPIRE
by hand

PETER G. PARASKIS
 ARCHITECT, LTD.
1801 W. LAWRENCE AVE.
 SUITE 100
 NORRIDGE, IL 60166
 PH: 630-481-3300
 FAX: 630-481-3301
 PGP ARCHITECTURE

SITE SIGNAGE PLAN
 & DETAILS

STU.2



Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63103
 (800)325-0693
 www.villalighting.com

GC to field verify ceiling heights for stem/cord mounted fixtures.

Refer to architectural interior elevations for fixture mounting heights.

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.

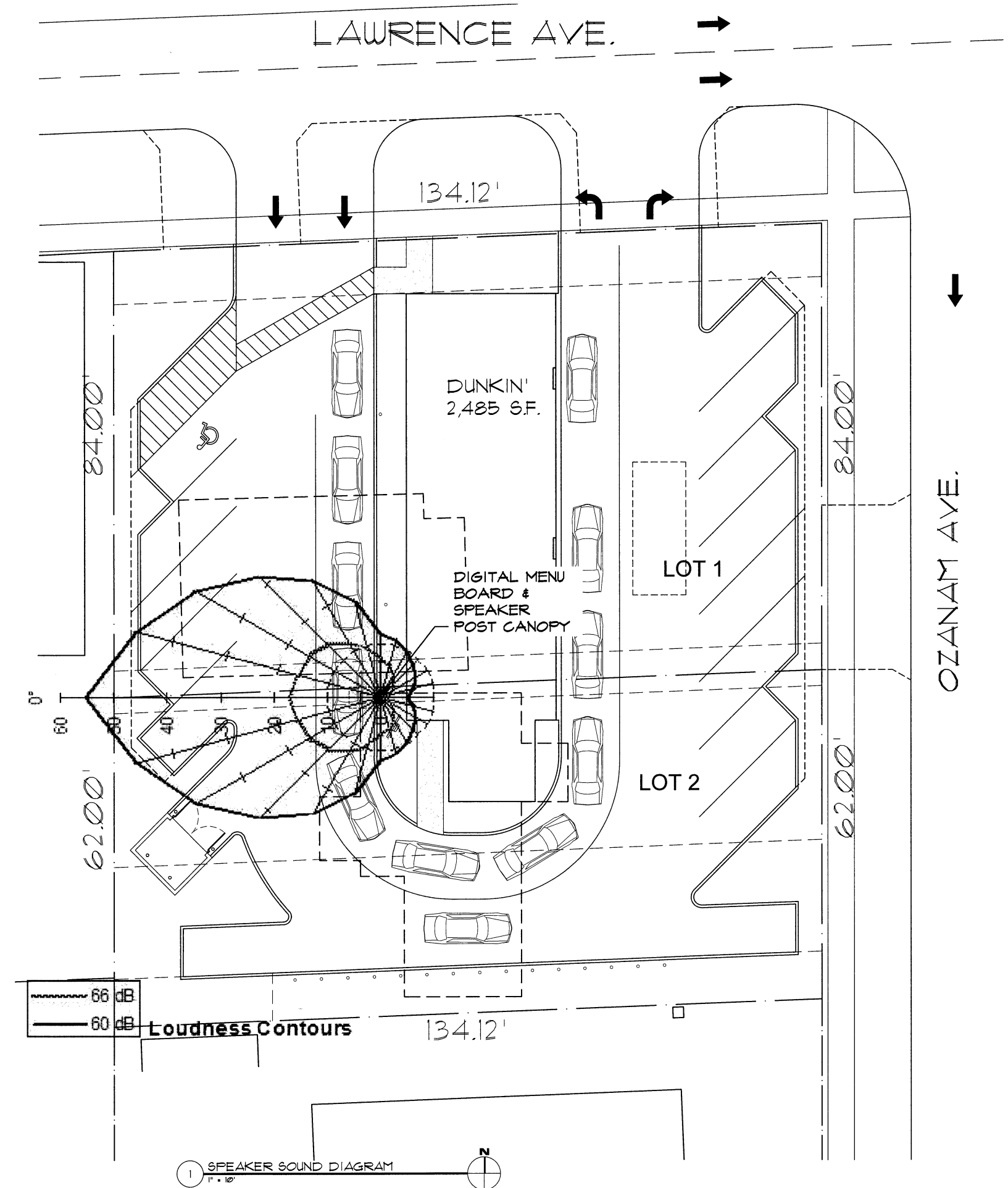
Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.

Fixtures mounted on 12' pole & 3' base
 Light level calculated on the ground

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
SL4-01B	2	SL4-01B	Single	GLEON-SA1B-740-U-SL4-HSS	0.850	4857	44	88
SL4-01C	2	SL4-01C	Single	GLEON-SA1C-740-U-SL4-HSS	0.850	6011	59	118

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg
PARKING LOT	Illuminance	Fc	1.02	4.0	0.0	N.A.	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.21	1.0	0.0	N.A.	N.A.	N.A.

1 PHOTOMETRIC SITE PLAN
 1" = 10'



- - - - - 66 dB
 _____ 60 dB

Loudness Contours

1 SPEAKER SOUND DIAGRAM
1" = 10'



REVISIONS

3	2-1-24
5	5-8-24

JOB#PGP2K23
DATE: 10-26-23

1801 W. LAWRENCE AVE.
NORRIDGE, IL 60106

DUNKIN' INSPIRE
by

PETER G. PARASKIS
ARCHITECT, LTD.
1400 OAK PARK AVENUE
CHICAGO, IL 60610

SPEAKER SOUND
DIAGRAM

SD.4