

# Village of Norridge



## Zoning Board of Appeals Information



## Zoning Board Information

Village of Norridge • 4000 North Olcott Avenue • Norridge, Illinois 60706 • Phone 708.453.0311 • Fax 708.453.1971

Dear Homeowner and Architect,

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

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

Once the fee has been paid it usually takes 3 to 4 months to receive an answer from the Zoning Board of Appeals and we appreciate your patience and consideration.

Thank you,  
Zoning Board of Appeals



## Zoning Board Checklist/Calendar

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

LAST DAY TO SUBMIT ZONING MATERIAL FOR ZONING HEARING	PUBLICATION DATE	ZONING BOARD MEETINGS
November 28, 2011	December 22, 2011	January 9, 2012
January 3, 2012	January 19, 2012	February 6, 2012
January 30, 2012	February 16, 2012	March 5, 2012
February 13, 2012	March 15, 2012	April 2, 2012
April 2, 2012	April 19, 2012	May 7, 2012
April 30, 2012	May 17, 2012	June 4, 2012
June 4, 2012	June 21, 2012	July 9, 2012
July 2, 2012	July 19, 2012	August 6, 2012
July 30, 2012	August 23, 2012	September 10, 2012
August 13, 2012	September 13, 2012	October 1, 2012
October 1, 2012	October 25, 2012	November 12, 2012
October 15, 2012	November 15, 2012	December 3, 2012
December 3, 2012	December 20, 2012	January 7, 2013
December 21, 2012	February 17, 2013	February 4, 2013



## Zoning Fees

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

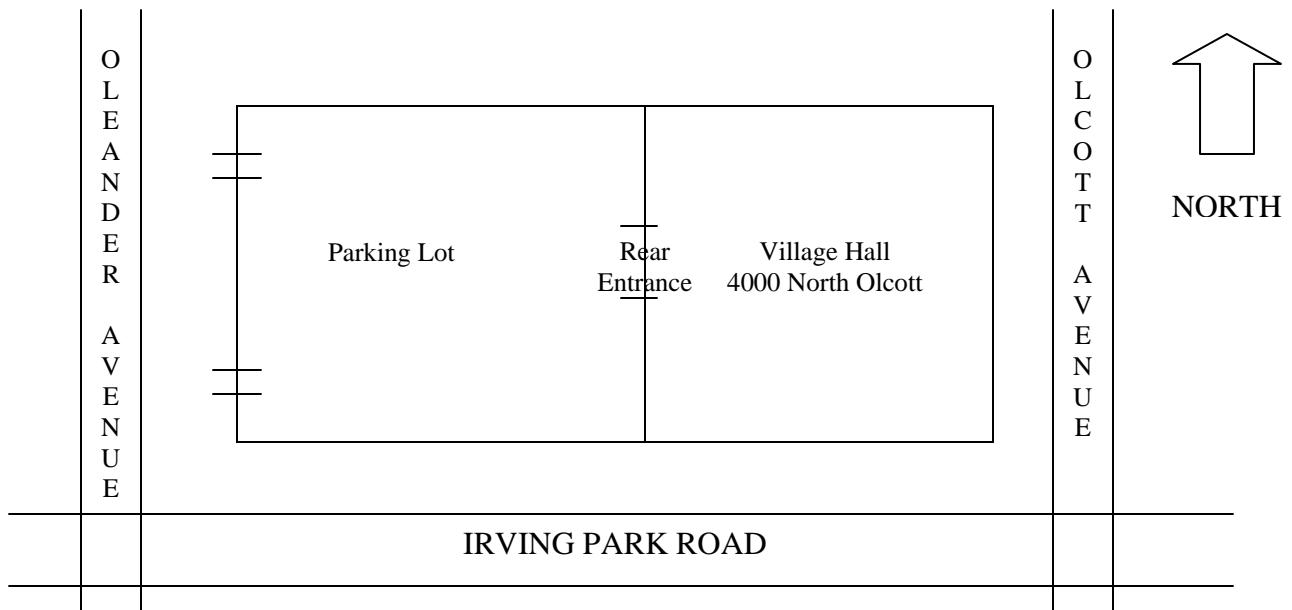
This fee also includes a sign at the location for the variance.



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- The Zoning Board would also appreciate it if the architect, the homeowner, or both were present at the meeting.
- When attending the night of the meeting please park in the lot behind Village Hall and enter through the doors off Olcott Avenue.





# Zoning Variance Worksheet

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Case Number: \_\_\_\_\_

**Property Information:**

Address: \_\_\_\_\_

Zoning District: \_\_\_\_\_ Real Estate Index # \_\_\_\_\_

Project Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Applicant:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

**Owner (if different):**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

**Architect/Sign Contractor:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

Lot Size \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_ square feet

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

Variations Needed:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_