

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 a final answer from the Village Board and we appreciate your patience and consideration.

Thank you,
Zoning Board of Appeals



Zoning Fees

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

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



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

Variances Needed:



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 Green Space 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 26, 2018	December 20, 2018	January 7, 2019
November 26, 2018	January 17, 2019	February 4, 2019
January 7, 2019	February 14, 2019	March 4, 2019
February 11, 2019	March 21, 2019	April 8, 2019
March 11, 2019	April 18, 2019	May 6, 2019
April 8, 2019	May 16, 2019	June 3, 2019
May 6, 2019	June 13, 2019	July 1, 2019
June 10, 2019	July 18, 2019	August 5, 2019
July 8, 2019	August 22, 2019	September 9, 2019
August 12, 2019	September 19, 2019	October 7, 2019
September 9, 2019	October 17, 2019	November 4, 2019
October 7, 2019	November 14, 2019	December 2, 2019
November 25, 2019	December 19, 2019	January 6, 2020
November 25, 2019	January 16, 2020	February 3, 2020
January 6, 2020	February 13, 2020	March 2, 2020