

****NOTICE****

The Zoning Board of Appeals for the Village of Riverdale will meet
on **Tuesday, November 18, 2025 at 6:30 p.m.** at the Riverdale Fire Station
725 West 138th Street, Riverdale, Illinois 60827

Zoning Board of Appeals Meeting AGENDA

1. Call to Order

2. Roll Call

3. Old Business:

- a. Approval of May 20, 2025 meeting minutes.
- b. Staff Updates

4. New Business:

- a. ZBA 25-06T: Public hearing on a text amendment application to amend Section 17.12.020 of the Riverdale Zoning Ordinance to add and define “banquet hall” and to amend Section 17.08.210(C) to add “banquet hall” as a conditional use in the B-2 Service Business District. (Applicant: Olusoji and Omotola Oyedapo)
- b. ZBA 25-06C: Public hearing on a conditional use application to operate a “banquet hall” on the property located at 14116-14130 S. Indiana Avenue, Riverdale, IL in the B-2 Service Business District. (Applicant: Olusoji and Omotola Oyedapo)
- c. ZBA 25-07T: Public hearing on a text amendment application to amend Section 17.19.200(C) of the Riverdale Zoning Ordinance to add “physical culture and health services, gymnasiums, or reducing salon” as a conditional use in the I-1 Restricted Industrial District. (Applicant: Synergy Fitness & Rehab Gym LLC)
- d. ZBA 25-06C: Public hearing on a conditional use application to operate a “physical culture and health services, gymnasiums, or reducing salon” use on the property located at 500-504 W. 138th Street, Riverdale, IL in the I-1 Restricted Industrial District. (Applicant: Olusoji and Omotola Oyedapo)

- e. ZBA 25-03: Public hearing on a text amendment application to amend Chapter 17.13 of the Riverdale Zoning Ordinance to allow a “gun shop” use in the Northeast Overlay District. (Applicant: Village of Riverdale)
- f. ZBA 25-04: Public hearing on a text amendment application to amend Section 17.12.020 of the Riverdale Zoning Ordinance to add and define “industrial outdoor storage” and to amend Chapter 17.09 to add “industrial outdoor storage” as a conditional use, with regulations, in the industrial districts. (Applicant: Village of Riverdale)

5. Public Comment

6. Adjournment