



COMMUNITY DEVELOPMENT

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AGENDA

NILES PLANNING AND ZONING BOARD

COUNCIL CHAMBERS – 1000 Civic Center Dr, Niles, IL

Monday, May 2, 2022

7:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

April 4, 2022

PUBLIC COMMENT

OLD BUSINESS

1. 22-ZP-02, Text Amendment

~~A request for approval of a Text Amendment to Section 7.4(A) of the Niles Zoning Ordinance to expand the boundaries of the southern Cannabis Establishment Overlay District.~~ **WITHDRAWN**

2. 22-ZP-07, Text Amendment

A request for approval of a Text Amendment to Niles Code of Ordinances Appendix B, Section 7.4(A), Section 8.3(Z), and any other sections deemed necessary, to expand the boundaries of the southern Cannabis-Establishment Overlay District.

NEW BUSINESS

1. 22-ZP-09, 8041 Merrill St

A request for approval of a Preliminary and Final Plat of Subdivision to subdivide the property at 8041 N Merrill St, Niles, IL 60714 into two lots.

2. 22-ZP-10, 7401 W Oakton St

A request for approval of a Zoning Map Amendment to rezone the property at 7401 W Oakton St, Niles, IL 60714 from its current zoning designation of 'R-2 – Single-Family Residential' to 'PI - Public/Institutional Lands District'.

3. 22-ZP-11, 7401 W Oakton St

A request for approval of a Preliminary and Final Plat of Subdivision to subdivide the property at 7401 W Oakton St, Niles, IL 60714 into two lots.

4. 22-ZP-12, 6638 W Albion Ave

A request for approval of a Variation from Section 4.3(A) of the Niles Zoning Ordinance to allow an impervious surface coverage of 66% where a maximum of 60% is allowed, a Variation from Section 10.3(C) to allow a drive aisle width of 11.75' where a minimum of 12' is allowed, and a Variation from Section 10.3(A) to allow a stall depth of 17' where 21' is required, all for a new parking area at 6638 Albion Ave, Niles, IL 60714.

5. 22-ZP-13, Text Amendments

A request for various text amendments to the Village of Niles Code of Ordinances, Appendix B Zoning Ordinance, which includes, but is not limited to, Section 4 – Residential Districts, Section 5 – Commercial Districts, Section 8 – Uses, Section 10 – Off-Street Parking & Loading, Section 12 – Planned Unit Developments, Section 15 – Zoning Applications and Section 16 – Nonconformities.

DISCUSSIONS

ADJOURNMENT