



COMMUNITY DEVELOPMENT

MAYOR
Andrew Przybylo

**ACTING VILLAGE
MANAGER**
Hadley Skeffington-Vos

VILLAGE CLERK
Marlene J. Victorine

TRUSTEES
George D. Alpgianis
John C. Jekot
Danette O'Donovan Matyas
Denise M. McCreery
Craig Niedermaier
Dean Strzelecki

AGENDA NILES PLANNING AND ZONING BOARD Monday, May 3, 2021 7:00 p.m.

The Planning and Zoning Board Meeting will be called to order electronically via Zoom audio/visual conferencing in accordance with Governor Pritzker's most recent disaster declaration related to public health concerns due to the Covid-19 pandemic. This electronic meeting is open to the public. Members of the public can watch the meeting and participate remotely via Zoom or by phone. Members of the public who wish to provide comment during the public comment session should raise their hand via Zoom to speak and will be called upon. Members of the public wishing to join the Zoom "webinar" and comment during the hearing can visit the following link, enter the access code and password below on zoom.us, or call the following phone number:

- <https://zoom.us/j/91761233759?pwd=Mld3R0E1TzY5WVFSeDNzVFdYQUovUT09>
- Webinar ID 917 6123 3759 and passcode 423823 at zoom.us
- Dial by phone (312) 626-6799 then enter 917 6123 3759#, 0#, 423823#

Written public comments will be accepted via email in advance of the meeting. Public comments received by 5:00 p.m. on the day of the meeting will be read at the public comment period for the relevant case. Any comments received during the meeting will be held until the end of the meeting. Public Comments should be emailed to nbb@vniles.com and contain: name; address (optional); city; phone (optional); and the agenda item you would like to comment on. Members of the public with no access to email may leave a message at 847-588-8077.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL
APPROVAL OF MINUTES
April 5, 2021

PUBLIC COMMENT

OLD BUSINESS

NEW BUSINESS

1. 21-ZP-09 & 21-ZP-10, 7403-7421 N Milwaukee Ave

A request for approval Special Use Permit to allow a ‘Medical/Dental Clinic’ at 7403-7421 N Milwaukee Ave, Niles, IL 60714 as required by Section 8.2(A) of the Zoning Ordinance, as well as the following Variations:

- A Variation from Niles Zoning Ordinance Section 10.1(G)(1) to increase the permitted percentage of shared off-site parking from 20% to 25%.
- A Variation from Niles Zoning Ordinance Section 10.4, Table 10-2 to reduce the required number of off-street parking stalls from 101 to 91.

2. 21-ZP-13 & 21-ZP-14, 7900 N Milwaukee Ave

A request for approval Special Use Permit to allow a ‘Drive-Through Facility’ at 7900 N Milwaukee Ave, Niles, IL 60714 as required by Section 8.2(A) of the Zoning Ordinance, as well as the following Variations:

- A Variation from Niles Zoning Ordinance Section 5.4(B)(1)(a)(1) to allow 0% of the building to be built within the required build-to-zone where 80% is required.
- A Variation from Niles Zoning Ordinance Section 5.4(B)(1)(h) requiring the building to address the unique corner geometry of the site.
- A Variation from Niles Zoning Ordinance Section 5.4(B)(1)(i) prohibiting utility elements on the front façade
- A Variation from Niles Zoning Ordinance Section 5.4(B)(2)(c) to allow a transparency of 65% where a minimum of 75% is required.

3. 21-ZP-15, 8936 N Greenwood Ave

A request for a Special Use Permit to allow a ‘Smoking Establishment’ at 8936 N Greenwood Ave, Niles, Illinois 60714 as required by Section 8.2(A) of the Zoning Ordinance.

4. 21-ZP-19, 249 Golf Mill Center

A request for a Special Use Permit to allow a ‘Massage Services Establishment’ at 249 Golf Mill Center, Niles, Illinois 60714 as required by Section 8.2(A) of the Zoning Ordinance.

5. 21-ZP-20, 8584 Dempster St

A request for a Special Use Permit to allow a ‘Drive-Through Facility’ at 8584 Dempster St, Niles, Illinois 60714 as required by Section 8.2(A) of the Zoning Ordinance.

DISCUSSIONS

ADJOURNMENT