



## COMMUNITY DEVELOPMENT

### MAYOR

George D. Alpogianis

### VILLAGE MANAGER

Joe La Margo

### VILLAGE CLERK

Marlene J. Victorine

### TRUSTEES

John C. Jekot

Joe LoVerde

Danette O'Donovan Matyas

Craig Niedermaier

Dean Strzelecki

**AGENDA**  
**NILES PLANNING AND ZONING BOARD**  
**COUNCIL CHAMBERS – 1000 Civic Center Dr, Niles, IL**  
**Monday, June 6, 2022**  
**7:00 p.m.**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

May 2, 2022

### **PUBLIC COMMENT**

### **OLD BUSINESS**

#### **1. 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.

#### **2. 22-ZP-13, Text Amendment**

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.

### **NEW BUSINESS**

#### **1. 22-ZP-14, 8584 W Dempster St**

A request for approval of a Preliminary and Final Plat of Subdivision to subdivide the property at 8584 W Dempster St, Niles, IL 60714.

**2. 22-ZP-15, 7007 N Austin Ave**

A request for approval of a Special Use Permit per Village of Niles Zoning Ordinance Appendix B Section 8.3(Y) to allow additional wireless telecommunications equipment to be installed on an existing monopole tower at 7007 Austin St, Niles, IL 60714.

**3. 22-ZP-16, 9201 N Milwaukee Ave**

A request for approval of the following variations from the Village of Niles Zoning Ordinance Appendix B to allow for the construction of a new mixed-use building at 9201 N Milwaukee Ave, Niles, IL 60714:

- A Variation from Niles Zoning Ordinance Section 5.3(A) to allow for a building height of 52' where a maximum of 40' is allowed
- A Variation from Niles Zoning Ordinance Section 10.4(A) to provide 129 parking stalls where 132 are required
- A Variation from Niles Zoning Ordinance Section 11.7(F) to allow for an interior parking lot landscaping coverage of 0% where 10% is required
- A Variation from Niles Zoning Ordinance Section 11.9(B) to allow a driveway to encroach into the required landscape buffer yard

**4. 22-ZP-17, Zoning Interpretation Appeal**

An appeal of a Zoning Interpretation of the Niles Director of Community Development that classified a car stereo business proposed to be located at 7320 Milwaukee Ave, Niles, IL 60714, as a prohibited 'Vehicle Repair – Minor' use per Village of Niles Zoning Ordinance Appendix B Section 8.2(B).

**DISCUSSIONS**

**ADJOURNMENT**