



COMMUNITY DEVELOPMENT

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AGENDA

**Village of Niles Planning and Zoning Board
Council Chambers, Niles Village Hall
1000 Civic Center Dr., Niles, IL**

**Monday, August 14, 2023
7:00 p.m.**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES

V. REQUESTS TO MAKE PUBLIC COMMENT OF A GENERAL NATURE

VI. OLD BUSINESS

1. 23-ZP-09, Niles 2040 Comprehensive Plan

A request for approval of a comprehensive amendment to the Niles Comprehensive Plan (Niles 2040 Comprehensive Plan).

2. 23-ZP-19, Zoning Appeal

An appeal of a Zoning Interpretation of the Niles Director of Community Development regarding the definition of 'Park/Playground'.

VII. NEW BUSINESS

1. 23-ZP-20, 9204 N Milwaukee Ave

A request for approval of a Variation from Section 18-171(a) of the Village Ordinance (as allowed by Section 18-172) to allow for a fence that extends beyond the front building line to a street at 9204 N Milwaukee Ave, Niles, IL 60714.

2. 23-ZP-21, 8201 N Wisner St

A request for approval of a Variation from Village of Niles Zoning Ordinance Appendix B Section 4.3(A) to allow a corner side setback of 11.64' where 16.62' is required in order to construct a second-story addition on the home at 8201 N Wisner St, Niles, IL 60714.

3. 23-ZP-22, 8621 N Harlem Ave

A request for approval of a Variation from Village of Niles Zoning Ordinance Appendix B Section 4.3(A) to allow a corner side setback of 10.78' where 14.19' is required in order to construct a canopy – non-structural at 8621 N Harlem Ave, Niles, IL 60714.

4. 23-ZP-23, 6873 N Milwaukee Ave

A request for approval of a Special Use Permit as required by Village of Niles Zoning Ordinance Appendix B Section 5.2(A)(2) to allow a 'Restaurant, Indoor' at 6873 N Milwaukee Ave, Niles, IL 60714.

5. 23-ZP-24, 7403-7421 N Milwaukee Ave

A request for approval of a Variation from Village of Niles Zoning Ordinance Appendix B Section 10.4(A) to allow for 89 parking stalls where 97 are required at 7403-7421 N Milwaukee Ave, Niles, IL 60714.

6. 23-ZP-25, 7900 N Milwaukee Ave

A request for approval of a Special Use Permit as required by Village Ordinance Section 78-92(4)(a) to allow for the installation of two electronic message centers at 7900 Milwaukee Ave, Niles, IL 60714.

7. 23-ZP-26, 8548 W Normal Ave

A request for approval of a Variation from Section 10.3(C)(4)(e) to allow a driveway that extends in front of the house (towards the interior side lot line furthest from the driveway) at 8548 W Normal Ave, Niles, IL 60714.

VIII. OTHER BUSINESS

IX. DISCUSSIONS

X. ADJOURNMENT

All persons interested should attend and will be given an opportunity to be heard. For additional information regarding the above case(s) or should any individual need auxiliary aid or service, such as sign language interpreter or materials in alternative formats, please contact Nathan Bruemmer in the Village of Niles Community Development Department at 847-588-8077.