



## COMMUNITY DEVELOPMENT

### MAYOR

George D. Alpogianis

### ACTING VILLAGE MANAGER

Hadley Skeffington-Vos

### VILLAGE CLERK

Marlene J. Victorine

### TRUSTEES

John C. Jekot

Joe LoVerde

Danette O'Donovan Matyas

Denise M. McCreery

Craig Niedermaier

Dean Strzelecki

## AGENDA NILES PLANNING AND ZONING BOARD Monday, August 16, 2021 7:00 p.m.

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### APPROVAL OF MINUTES

July 12, 2021

### PUBLIC COMMENT

### OLD BUSINESS

### NEW BUSINESS

#### 1. **21-ZP-30, 6672 Albion Ave**

A request for three Variations from Section 4.3(A) of the Niles Zoning Ordinance; the first for an interior side yard setback (west) of 3' where 6' is required, the second for an interior side yard setback (east) of 3' where 6' is required, and the third for a lot width of 30' where a minimum lot width of 35' is required, as well as a Variation from Section 4.4(A) to allow an encroachment of 1.36' into the required building height setback plane at 6672 Albion Ave, Niles, IL 60714.

#### 2. **21-ZP-31, 7034 Milwaukee Ave**

A request for approval of a Special Use Permit to allow a 'Unique Use' (Vinyl Wrapping Business) at 7013 Milwaukee Ave, Niles, IL 60714 as required by Section 8.2(A) of the Niles Zoning Ordinance.

#### 3. **21-ZP-32, 7203 Conrad Ave**

A request for a Variation from Section 10.3(C)(4)(e) of the Niles Zoning Ordinance to allow a driveway that extends towards the interior lot line furthest from the driveway at 7203 W Conrad Ave, Niles, IL 60714.

**4. 21-ZP-34, 8415 Golf Rd**

A request for approval of a Special Use Permit to allow a ‘Smoking Establishment’ at 8415 Golf Rd, Niles, IL 60714 as required by Section 8.2(A) of the Niles Zoning Ordinance.

**5. 21-ZP-35 & 21-ZP-36, 6605-6615 Milwaukee Ave**

A request for a Special Use Permit to allow a ‘Dwelling – Multi-Family’ at 6605-6615 Milwaukee Ave, Niles, Illinois 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 5.3 to allow a rear setback of 12.4’ where 20’ is required.
- A Variation from Niles Zoning Ordinance Section 10.4(A) to provide 23 parking stalls where 28 are required
- A Variation from Niles Zoning Ordinance Section 10.8(B) to provide 0 off-street loading spaces where 1 is required for multi-family dwellings over 10,000 square feet.
- A Variation from Niles Zoning Ordinance Section 11.7(F) which requires a minimum of 10% of the interior of a parking lot to be landscaped.

**DISCUSSIONS**

**ADJOURNMENT**