



## COMMUNITY DEVELOPMENT

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Danette O'Donovan Matyas  
Craig Niedermaier  
Dean Strzelecki  
Marryann Warda

## AGENDA

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

Monday, September 11, 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).

**VII. NEW BUSINESS**

**1. 23-ZP-28, 5960 W Touhy Ave**

A request for approval of a Special Use Permit as required by Village of Niles Zoning Ordinance Appendix B [Section 8.2\(A\)](#) to allow 'Vehicle Repair – Minor' at 5960 W Touhy Ave, Niles, IL 60714.

**2. 23-ZP-29, 5960 W Touhy Ave**

A request for approval of a Variation from Village of Niles Zoning Ordinance Appendix B [Section 6.4\(A\)](#) to allow parking in the required front yard setback at 5960 W Touhy Ave, Niles, IL 60714.

**3. 23-ZP-30, 8026 N Milwaukee Ave**

A request for approval of a Special Use Permit as required by Village of Niles Zoning Ordinance Appendix B [Section 8.2\(A\)](#) to allow 'Animal and Pet Sales' at 8026 N Milwaukee Ave, Niles, IL 60714.

**4. 23-ZP-31, 8625 N National Ave**

A request for approval of a Variation from Village of Niles Zoning Ordinance Appendix B [Section 9.4, Table 9-1](#) to allow for a shed with an area of 133 square feet where a maximum of 65 sf is allowed, and a height of 9.75' where a maximum of 7' is allowed, at 8625 N National Ave, Niles, IL 60714.

**5. 23-ZP-32, 8347 N Ottawa Ave**

A request for approval of a Variation from Village of Niles Zoning Ordinance Appendix B [Section 10.3\(C\)\(4\)\(a\)](#), to allow for the expansion of a driveway that does not lead to a garage by 28 sf at 8347 N Ottawa 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.*