



## COMMUNITY DEVELOPMENT

### MAYOR

George D. Alpogianis

### VILLAGE MANAGER

Joseph S. La Margo

### VILLAGE CLERK

Marlene J. Victorine

### TRUSTEES

Morgan Dubiel

John C. Jekot

Danette O'Donovan Matyas

Craig Niedermaier

Dean Strzelecki

Marryann Warda

**BUILDING AND ZONING COMMITTEE MEETING  
MINUTES  
VILLAGE HALL – SECOND FLOOR CONFERENCE ROOM #218  
May 18th, 2023**

#### **Chairman**

Craig Niedermaier – Trustee

#### **Members**

Kathy Thake – Deputy Village Manager

Charles Ostman – Community Development Director

Rich Wlodarski – Community Development Assistant Director

Tom Kanelos – Chairman Planning and Zoning

Danielle Grcic – Village Attorney

Rich Mangold – Resident

## **I. Call To Order/Roll Call**

The Niles Building and Zoning Committee meeting was called to order at 8:20 AM.

Present: 6 – Chairperson Niedermaier, Thake, Ostman, Wlodarski, Kanelos, Breummer

Absent: 2 – Grcic, Mangold

Guests: 0

## **II. Approval of Building & Zoning Committee minutes from the meeting on April 20th, 2023**

Niedermaier motioned to approve of meeting minutes for April 20th, 2022. Wlodarski seconds motion.

AYES: 4 – Chairperson Niedermaier, Thake, Ostman, Wlodarski,

NAYS: 0

ABSTAIN: 1- Kanelos

Motion passed.

### **III. Old Business**

#### **A) Development Updates**

- I. Wlodarski provides an update on the development of the apartment buildings located at 6633 Milwaukee. Before the project is reviewed, IDOT will be requiring a traffic study. The project is under review with MWRD as well.
- II. Costco is looking to expand their gas pumps and is going through their first review.
- III. A project to build a new swim school located at 5637 Touhy is going through its first review and will be called "Bear Paddle Swim School." This is taking the place of Pier 1 Imports located in Village Crossing.
- IV. Cityline Bible church located at 7333 Caldwell has submitted plans to completely renovate as well as add an addition.

#### **B.) Project Update**

- I. Ostman states Lakota recently submitted a conceptualization for the Touhy Triangle which will be reviewed by staff.
- II. Wlodarski states Camiros has submitted their preliminary guidelines/ proposals for the residential portion of design guidelines which will be reviewed by staff.
- III. Kanelos asks if the design guidelines will come across the planning and zoning board.
- IV. Ostman states that if the guidelines touch the zoning codes, they will come across the board.

#### **C.) Title Search**

- I. Ostman states a title search took place for St. Matthew's church. The village of Niles currently cuts the grass for this location. There are many abandoned cemeteries within Illinois.
- II. Kanelos asks if there is a history of A St. Matthew's church
- III. Ostman states that he will look into this and if there is anyone responsible for this cemetery.

#### **D.) Chapter 18 Text Amendments**

- I. Ostman states the text amendments were asked to be brought up to the building and zoning committee.
- II.) Wlodarski states some language was amended. If the state adopts the 2021 energy code, the village of Niles has to follow the code. This code may be adopted possibly in June or July.
- III.) Kanelos asks about the changes to the rules for smoke detectors. Originally, all smoke detectors have to be in every room within 15 feet of the doorway. The code now states the detectors have to be in the "immediate vicinity" of the bedroom. Kanelos asks for clarification
- IV.) Wlodarski states this reinforces that every bedroom has a smoke detector no matter the location of the room.
- V.) Wlodarski states that all homes now must have a 10 year smoke detector. A battery is integrated into the smoke detector that cannot be removed.
- VI.) Kanelos states that some of these changes raised the cost of construction
- VII.) Ostman states that these codes have to be adopted per the state.
- VIII.) Ostman states the National Association of Home Builders web page summarizes all the significant code changes and it will be posted on the Village of Niles website for reference. The web page also provides the estimated construction costs due to the changes.

### **IV. New Business**

#### **A.) Upcoming Zoning Cases**

**i.) Parking variation discussion 7403-7421 Milwaukee Ave.**

I. Bruemmer states the new doctor's office located at 7403 Milwaukee has to leave an empty parking space after being approved by the zoning board. Although, the property was approved by the state for a surgicenter and are now looking for additional parking.

II.) Ostman states they are doing a parking study

**ii.) Lin Mar**

I.) Bruemmer provides an update on the plans for Lin Mar and states staff has been working on getting an 8 foot wall to go around the majority of the outdoor storage area. Lin Mar will be seeking a text amendment to allow towing as a special use with the M district and a fence variation to allow 8ft in height rather than 6 ft

II.) Niedermaier asks if the area Lin Mar is seeking to build under Lakotas review

III.) Bruemmer confirms that it is and Lakota's review is still pending.

IV.) Niedermaier states that this will cause an increase in traffic.

**iii.) Appeal Director of Community Development decision on definition(s)**

I.) Bruemmer states there is an appeal for the Community Development Director's decision on if the forest preserve is considered a park. This is due to the potential plan for a cannabis dispensary that was to take place at wildwood tavern but it was determined the nearby forest preserve is considered to be a park in which dispensaries are not allowed to be within 200 ft. of

**B.) Proposed changes to Grow Your Home incentive program**

I. Wlodarski states that currently this program offers up to \$5000 in permit fees for any residential additions and this offer will continue. The department is proposing the idea of offering up to \$3000 in permit fees for improving the facade as well as paying for well-drawn architectural designs that have to meet certain requirements made by the department which include shutters, columns, rood line, porch etc,. The department has budgeted around \$15,000 to pay for the architectural drawings which can ultimately fund about 7-8 homes within Niles for anyone residents that are interested.

II. The informational seminar for this program will be held at the Niles Public Library on May 24th at 6:00pm. A mailing was done to advertise this event for people who have purchased a home within the last five years.

Niedermaier motions to approve \$3000 incentive for the facade improvement based on the criteria listed

AYES: 5 – Chairperson Niedermaier, Thake, Ostman, Wlodarski, Kanelos

NAYS: 0

ABSTAIN: 0

Motion passed.

**Next Meeting June 15th, 2023 .**

**V. Adjournment**

Niedermaier asked for a motion to adjourn. Mangold motioned to adjourn until June 15th, 2023.