



## COMMUNITY DEVELOPMENT

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# AGENDA

## NILES PLANNING AND ZONING BOARD

Monday, June 4, 2018  
7:00 p.m.

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### APPROVAL OF MINUTES

April 2, 2018

### NEW BUSINESS

#### **18-ZP-6**

Requesting text amendments to the following sections of the Village of Niles Zoning Code Appendix B:

- 1) Table 4-1 in Section 4.3 adding new side-yard set-back requirements for homes with attached carports;
- 2) Section 4.6(E) to define 'New Construction';
- 3) Table 8-1 in Section 8.2 to include 'Day Care Center' as a 'special use' in the 'P-I—Public Institutional' zoning district;
- 4) Section 9.2(E)(3) to eliminate exceptions for light-pole heights for outdoor recreational facilities;
- 5) Section 9.3 adding a provision to allow storage tanks as permitted accessory structures in the 'M' Manufacturing zoning district and a rule for their permitted locations;
- 6) Table 9-1 in Section 9.4 adding 'Treehouses' as permitted encroachments in rear yards in residential zoning districts and a rule for their permitted height;
- 7) Section 15.3(H) creating procedures for revoking special use permits that were previously approved; and
- 8) Section 15.8 adding additional considerations for the approval or denial of temporary use permits.

**18-ZP-7**

Requesting approval of 1) a special use permit per Niles Zoning Ordinance 9.2(C)(2) to allow multiple new light poles that will each be 60-feet in height on the outdoor playing fields at Emerson Middle School located at 8101 North Cumberland Avenue, Niles, Illinois; and 2) a variation from Village of Niles parking requirements as provided in Zoning Ordinance Section 10.4 and Table 10-2 to allow fewer parking stalls than required for soccer club use of the outdoor playing fields at Emerson Middle School located at 8101 North Cumberland Avenue.

**18-ZP-08**

Requesting approval of the following variations from Village of Niles Zoning Ordinances to allow a proposed 3-unit townhome development at 7501 Waukegan Road, Niles, Illinois:

- 1) A variation of one-foot and ten and one-half inches from Section 4.3(A) for front yard set-back requirements, to allow a thirteen-foot one and one-half inch front set-back where fifteen feet is required;
- 2) A variation of four-feet and six inches from Section 4.3(A) for rear yard set-back requirements, to allow a twenty-five foot and six-inch rear set-back where thirty feet is required;
- 3) A variation of seven feet from Section 4.3(A) for corner side set-back requirements, to allow an eight-foot corner side set-back where fifteen-feet is required;
- 4) A variation of four feet four and one-half inches from Section 9.4 for unenclosed porch encroachments, to allow unclosed porches to encroach into the front yard four feet four and one-half inches; and
- 5) A variation from Section 11.9(A)(1) for landscape buffer yard requirements, to allow the developer to construct a privacy fence instead of a required ten-foot wide landscaped buffer yard along the east property line.

**18-ZP-09**

Requesting approval of an amendment to the special use permit granted by Ordinance 1964-47 to allow auto repair and limited outdoor vehicle storage at 8795 North Milwaukee Avenue.

**DISCUSSIONS**

**ADJOURNMENT**