



COMMUNITY DEVELOPMENT

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Dean Strzelecki
Marryann Warda

AGENDA

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

Monday, June 5, 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-15, 8201 N Ozanam

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 12.51' where 16.03' is required in order to construct a second-story addition on the home at 8201 N Ozanam Ave, Niles, IL 60714.

2. 23-ZP-16, Text Amendment

A request for approval of a Text Amendment to Village of Niles Zoning Ordinance Appendix B Section 8.2, Table 8-1 to add 'Towing Services' as a Special Use in the 'M – Limited Industrial District', and any other accompanying text amendments deemed necessary by the Planning and Zoning Board.

3. 23-ZP-17, 6119 Howard St

A request for approval of a Special Use Permit per Village of Niles Zoning Ordinance Appendix B Section 8.2(A) for 'Towing Services' at 6119 W Howard St, Niles, IL 60714.

4. 23-ZP-18, 6119 Howard St

A request for approval of a Variation from Section 18-171(b) of the Village Ordinance (as allowed by Section 18-172) to allow for a fence height of 8' where a maximum height of 6' is permitted at 6119 W Howard St, Niles, IL 60714.

5. 23-ZP-19, Zoning Appeal

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

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.