



## COMMUNITY DEVELOPMENT

### MAYOR

George D. Alpgianis

### TRUSTEES

John C. Jekot  
Danette O'Donovan Matyas  
Craig Niedermaier  
Dean Strzelecki

### VILLAGE MANAGER

Joseph S. La Margo

### VILLAGE CLERK

Marlene J. Victorine

## BUILDING AND ZONING COMMITTEE MEETING MINUTES VILLAGE HALL – SECOND FLOOR CONFERENCE ROOM #218 March 16th, 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 8:15 AM.

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

Absent: 1 – Grcic

Guests: 0

### II. Approval of Building & Zoning Committee minutes from the meeting on December 15th, 2022

Niedermaier motioned to approve of meeting minutes for December 15th, 2022. Thake seconds motion.

AYES: 6 – Chairperson Niedermaier, Thake, Ostman, Wlodarski, Kanelos, Mangold,

NAYS: 0

ABSTAIN: 0

Motion passed.

### **III. Old Business**

#### **a) Development Updates**

- I. Wlodarski states the property at 6633 Milwaukee (previously known as Hesco) has obtained their demolition permit and has begun demolition. The developer wants to change the proposed plans due to financing issues and construction will more than likely begin next year.
- II. Kanelos asks if these proposed changes will have to come across the board.
- III. Wlodarski states that the project is under a PUD in which it most likely would come across the board for any major changes.
- IV. Wlodarski provides an update on the property located at 6935 Touhy known as Maryville Academy. The school is undergoing an interior remodel and addition. The permit is ready to be issued after a long review process with MWRD, due to the addition. The project is estimated to be nine million dollars.
- V. Wlodarski states that the proposed development located at 9201 Milwaukee is held up by a lawsuit before any approval. A new restaurant chain called Taco Pros will also be taking the place of the Subway located at 7874 Milwaukee. The property has obtained permits for construction.
- VI. Niedermaier asks what is taking place of 7649 Milwaukee and if the facade will remain the same
- VII. Wlodarski states that plans are being reviewed for a proposed restaurant that will be mainly doing interior work.

#### **B.) Housing Stock Improvement Program Update**

- I. Wlodarski provides an update on the Grow Your Home program. An informational event promoting the program will be held at the Niles Public Library. Community Development has been working closely with the chosen architect for this program.
- II. Niedermaier asks what the determining factor is for the type of individuals these events are advertised to.
- III. Wlodarski states that data is collected for new residents and this program is mainly targeted for new families just coming into Niles. The presentation will include useful information in regard to zoning issues, permitting process, and the overall step by step process to apply for the program and obtain permits.
- IV. Wlodarski shows the committee renderings provided by the architect that will be presented at the library event.
- V. Thake asks what the plan is moving forward to measure the success of this program after the presentation.
- VI. Wlodarski states that the current grow your home program in place isn't effective and this new plan will not cost the department any funds.
- VII. Niedermaier states that the program should promote Niles as a long term place to live rather than a starting city for young families.
- VIII. Niedermaier states that overall this event is a great idea to promote the program.

### **IV. New Business**

#### **A.) Pending Zoning Cases**

- I. There currently is a residential lot on Greenwood with a U-shaped driveway that wants to replace the concrete material with pavers. This case will be happening next week.
- II. Niedermaier asks what the width of this property is.
- III. Wlodarski states 65ft.
- IV. Niedermaier states that Niles shouldn't encourage any U-shaped driveways as the properties aren't big enough.
- V. Kanelos states one reason a circular driveway can be beneficial is that it keeps cars off the street.

## **B.) Chapter 18 Code Adoption of 2021 International Codes**

- I. Wlodarski states that every three years Community Development moves to the most recent edition in international codes. There were two major significant changes that were made. The first change is new detached garages require bigger pipes for electric cars. The second change is balconies above 8ft above grade must have a 42" railing.
- II. Ostman states the fence code was reorganized.
- III. Kanelos asks what the code is for fire sprinklers for new single family residences.
- IV. Wlodarski states all brand new construction requires fire sprinklers. The sprinklers are also a requirement if a certain amount of walls are removed which would classify the project as new construction.

## **C.) Chapter 78 Signs**

- I.) Wlodarski states minor changes were made to signs for clarification. The language now states that businesses are allowed two exempt signs. Temporary signs must be kept out of the parkway and cannot be larger than 32 square feet. Temporary signs are allowed for up to 6 months of the year to minimize excessive advertising.

## **D.) Chapter 54 Article IV- Air Pollution**

- I.) Ostman states that there is an issue with a restaurant located at 8501 Dempster with large amounts of smoke being poured out of the commercial exhaust for the kitchen. Niles doesn't have any language that addresses the measurement of that smoke and other municipalities do.
- II.) Ostman states residents have complained particularly in the summer seasons but there is nothing to measure the smoke within the ordinance.
- III.) Niedermaier asks how the smoke will be mitigated.
- IV.) Ostman states the restaurant has a smoke control unit.
- V.) Ostman states that this is the only property in Niles that has this issue.
- VI.) Niedermaier asks what the estimated cost of the filtration system is.
- VII.) Ostman states the cost is around \$100,000

## **E.) Solid Security Shutters Prohibited**

- I.) Ostman states the language for this was borrowed from a neighboring municipality. Solid security shutters are prohibited for commercial spaces. Although, this language would allow shutters but they would have to be on the inside of the property. The property wouldn't have to obtain a permit but rather be subject to this language.
- II.) Thake asks if the police department has any concerns related to the shutters.
- III.) Ostman states the police department hasn't been consulted with.
- IV.) Kanelos states the interior shutters should offer the same type of protection as exterior shutters.
- V.) Ostman states that the police department will be consulted with to see what kind of security the shutters provide and if it is effective for businesses like Cardinal Liquors that are occasionally broken into.

**Next Meeting April 20<sup>th</sup>, 2023 .**

## **V. Adjournment**

Niedermaier asked for a motion to adjourn. Ostman motioned to adjourn until April 20th, 2023.