



COMMUNITY DEVELOPMENT

MAYOR

George D. Alpogianis

VILLAGE MANAGER

Joseph S. La Margo

VILLAGE CLERK

Marlene J. Victorine

TRUSTEES

John C. Jekot

Joe LoVerde

Danette O'Donovan Matyas

Craig Niedermaier

Dean Strzelecki

**BUILDING AND ZONING COMMITTEE MEETING
MINUTES
VILLAGE HALL – SECOND FLOOR CONFERENCE ROOM #218
March 17th, 2022**

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

Hadley Skeffington-Vos – Acting Village Manager

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: 8 – Chairperson Niedermaier, Thake, Ostman, Wlodarski, Grcic, Kanelos, Mangold, Thake,

Absent: 1 – Mayor George Alpogianis

Guests: 1 – Carol (member of the public)

II. Approval of Building & Zoning Committee minutes from the meeting on January 20th, 2022

Niedermaier motioned to approve of meeting minutes for January 20th, 2022.

AYES: 8 – Chairperson Niedermaier, Thake, Ostman, Wlodarski, Grcic, Kanelos, Mangold, Thake

NAYS: 0

ABSTAIN: 0

Motion passed.

III. Old Business

A. Discussion on Outdoor Dining

- i. Ostman states that the existing regulations for outdoor dining were re-examined. The language does discuss outdoor seating in terms of public right of way which is an important factor that all municipalities regulate as well. It also covers solid barriers which are required to protect patrons dining outdoors as well as alcohol regulations. Overall, the language does not need any changes and is well covered. Ostman states that these regulations should be foreseen by the liquor commissioner and wants to bring the discussion back in the next meeting.
- ii. Wlodarski states that late hours of operation and noise can potentially be a cause for concern.
- iii. Ostman states that the language can be adjusted for businesses adjoining residential areas.
- iv. Grcic states that the hours should be consistent with the business's liquor license hours of operation. Most of the bars and restaurants that have outdoor seating as an option are surrounding a residential area.
- v. Niedermaier suggests looking at what has happened in past experience prior to adjusting any language.
- vi. Grcic states that there hasn't been any formal noise complaints in regards to outdoor dining within the village.
- vii. Thake asks if there is a difference between outdoor seating and patios connected to the business as the language doesn't distinguish the two.
- viii. Ostman states that the definitions and hours of operation will be reviewed again.

B. Home to Market Act

- ix. Ostman states that the village attorney was requested to draft the language for the ordinance to allow at home businesses to operate without disruption to the neighborhood.
- x. Mangold states it seems difficult to enforce.
- xi. Grcic reiterates that if issues with at home businesses arise, having an ordinance is important.
- xii. Mangold states that an increase in garbage from businesses can be a cause for concern.
- xiii. Niedermaier asks if this would be considered a public nuisance.
- xiv. Grcic states that community development has issued citations for overflow of garbage and garbage that isn't contained properly.
- xv. Niedermaier asks for clarification on if the village is made aware when residents operates a business from home if business licenses do not have to be granted.
- xvi. Grcic states that it is a state law, therefore the state and county govern the operations. Village of Niles governs this through its ordinance.
- xvii. Ostman states that these operations will not require a business license, but rather have to register within the village which will include a \$40 fee.
- xviii. Grcic states that the registration form should include location and what kind of business being conducted is specified, along with the requirement of the food service management safety certification completed.
- xix. Kanelos asks Ostman if he has any concerns how this diminishes the regulations already in place.
- xx. Ostman states that it will not diminish them, and that the main priority is to not create any disturbance within the neighborhood.
- xxi. Niedermaier makes a motion to propose this text amendment to the Village Board

AYES: 8 – Chairperson Niedermaier, Thake, Ostman, Wlodarski, Grcic, Kanelos, Mangold, Thake,

NAYS: 0

ABSTAIN: 0

C.) Electric charging stations

- xxii. Ostman states that language in regard to charging stations is still a work in progress and the language Schamburg has is being compared to.
- xxiii. Niedermaier agrees that a lot of thought and thorough research should take place prior to forming the language considering these stations cannot be compared to the standard gas station. Electric vehicle charging stations will appear very often in many different types of places and require a lot of time to charge the vehicle. Handicap accessibility should also be considered.

- xxiv. Ostman agrees that electric charging stations are becoming a lot more common particularly in large grocery store parking lots.
- xxv. Niedermaier states that places that routinely keep people for a long period of time such as shopping centers and grocery stores should have these stations as they have become a necessity for people. Facilities like these will be paving the way for these charging stations

IV. New Business

A. Discussion on proposed change to rental license ordinance

- i. Ostman states that the crime free rental housing program has existed for a long time. The ordinance states that it requires the landlord to take a training class take crime free housing course through the police department. He states that since that has begun, it has been hardly enforced. Ostman suggests that it be changed where the program would still exist, but it wouldn't interfere with receiving a rental license. He states the next rental license renewal will be in October.
- ii. Grcic asks for clarification if the owner no longer has to partake in the program but still abide by all its rules.
- iii. Ostman confirms this and states this should be brought up to the village board
- iv. Niedermaier makes a motion to propose the crime free housing seminar rental license ordinance change proposal in front of the Village board.

AYES: 8 –Chairperson Niedermaier, Thake, Ostman, Wlodarski, Grcic, Kanelos, Mangold, Thake,
NAYS: 0
ABSTAIN: 0

Next Meeting April 21st, 2021

V. Adjournment

Niedermaier asked for a motion to adjourn. Ostman motioned to adjourn until April 21st, 2021. Wlodarski seconded.

AYES: 8 –Chairperson Niedermaier, Thake, Ostman, Wlodarski, Grcic, Kanelos, Mangold, Thake,
NAYS: 0
ABSTAIN: 0

Motion passed.