



COMMUNITY DEVELOPMENT

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**BUILDING AND ZONING COMMITTEE MEETING
MINUTES
VILLAGE HALL – SECOND FLOOR CONFERENCE ROOM #218
April 20th, 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 8:21 AM.

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

Absent: 2 – Kanelos, Grcic

Guests: 0

II. Approval of Building & Zoning Committee minutes from the meeting on March 16th, 2023

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

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

NAYS: 0

ABSTAIN: 0

Motion passed.

III. Old Business

a) Development Updates

- I. Ostman provides an update on the 9201 Milwaukee project. The development is still held up by MWRD.
- II. The Costco Parking lot located 7310 Melvina is also in the process of getting their permit but needs MWRD approval.
- III. The property located at 7649 Milwaukee, formerly known as Schmeissers, will be undergoing an interior remodel and will be turning the space into a restaurant.
- IV. 6105 Milwaukee is still in the process of obtaining permits conversion of the industrial building to apartments
- V. 7333 Caldwell, also known as Cityline Bible church, will be adding an addition and undergo a complete interior and exterior remodel. The permit is still being reviewed.
- VI. 5637 Touhy, formerly known as Pier 1 Imports located at Village Crossing, will be turned into a swim school and is undergoing the permitting process.
- VII. Wlodarski states a Taco Pros will be taking place at 7874 Milwaukee which used to be a Subway. This project has fully approved permits and the build out should take place soon.
- VIII. Ostman states the department hopes to see Oak Mill bring in a new restaurant.

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 on May 24th. This event will consist of architectural drawings showing residents how they can expand and beautify their homes. Another architect will be providing drawings and ideas on how residents can beautify their homes by just changing the facade and some changes to the exterior. This is a cheaper option for residents who just want a minor upgrade to their home.
- II. Niedermaier asks if any of the drawings included a proposed front porch.
- III. Rich said one drawing in particular added a front porch. Incorporating a porch is important because it adds character to the neighborhood.
- IV. Niedermaier agrees and states it encourages interaction. The point of this is to improve the look and appeal of the community bringing young families to the neighborhood. He states when you are outside and you can be seen, you have a chance of interacting with others.
- V. Niedermaier states that presenting multiple uniform color options to the residents will be important as well.
- VI. Niedermaier asks how this event is being advertised. Wlodarski states it is largely promoted through social media. A large mailing will be done for the people who have recently moved into Niles.

IV. New Business

A.) Pending Zoning Cases

- I. Bruemmer states Lin Mar towing, which is currently based in Morton Grove, is looking to move into 6119 Howard St which is formerly known as a school district property. Lin Mar would like to use this as a tow yard and the existing building would serve as storage. A wall would be built screening the tow yard. Bruemmer provides proposed pictures. A meeting will take place with Lin Mar discussing how else the project could be improved.
- II. Niedermaier asks how long this property has been vacant for.
- III. Ostman states the property has been vacant for 10 years.
- IV. Niedermaier states that this type of business can increase traffic and add on the already existing traffic.
- V. Bruemmer clarifies that towing yards are currently not allowed within the Village of Niles. Lin Mar is asking for a text amendment that allows them to exist.
- VI. Niedermaier asks why Lin Mar is leaving their current Morton Grove location.

- VII. Bruemmer states the company has outgrown the location in Morton Grove and is looking for a permanent place to conduct business with more space.
- VIII. Bruemmer shows the proposed plans for the apartment complex taking the place of the former property known as Hesco at 6633 Milwaukee. The project ran into funding issues due to material costs and the project was saved by removing the ground floor parking beneath the building and reducing the unit count.
- IX. Niedermaier states he would like to see more overhang in apartment complexes.
- X. Bruemmer states the developer for the new Dunkin Donuts located at 8584v Dempster is looking to open a car wash behind that property.
- XI. Niedermaier states that there should be a limit on how many car washes are allowed.
- XII. Bruemmer states staff is opposed to this because it is amongst a residential area.
- XIII. Niedermaier wants to know how many car washes are located in the neighboring cities like Park Ridge and Morton Grove in comparison to Niles.

B.) Chapter 18 Code Adoption of 2021 International Codes

- I. Bruemmer provides an update on the Lakota Group. Lakota is coming up with scenarios on how to successfully redevelop the Touhy Triangle.
- II. Niedermaier asks what the board thinks about the Lakota group as a provider.
- III. Ostman states they are very happy with the staff at Lakota.
- IV. Ostman also states that Camiros is used to help with the commercial and residential guidelines.

C.) Title Search Results

- I. A title search was completed for the park located at the corner of Harlem and Milwaukee and it was discovered the park belongs to Chicago and not Niles. This triangle is in question of being mentioned in the comprehensive plan although there is a large water main that leads to the north end of Niles that leads to that alley.
- II.) Ostman states another title search was done for St. Matthew's Cemetery but the results have not been received yet.

Next May 20th, 2023 .

V. Adjournment

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