



COMMUNITY DEVELOPMENT

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BUILDING AND ZONING COMMITTEE MEETING MINUTES VILLAGE HALL – SECOND FLOOR CONFERENCE ROOM #218 August 17th, 2023

Chairman

Craig Niedermaier – Trustee

Members

Charles Ostman – Community Development Director

Tom Kanelos – Chairman Planning and Zoning

Chris Ball – Resident

Joseph Macchione – Resident

I. Call To Order/Roll Call

The Niles Building and Zoning Committee meeting was called to order at 8:16 AM.

Present: 5 – Chairperson Niedermaier, Ostman, Kanelos, Ball, Macchione

Absent: 0

Guests: 6 - Nathan Bruemmer, Bill Przybylski, Kathy Thake, Dean Strzelecki, Rich Mangold, Stan Urban

II. Approval of Building & Zoning Committee minutes from the meeting on June 15th, 2023

Niedermaier motioned to approve meeting minutes for June 15th, 2023. Ostman seconds motion.

AYES: 3 – Chairperson Niedermaier, Ostman, Kanelos

NAYS: 0

ABSTAIN: 2 - Ball, Macchione

Motion passed.

III. Old Business

a) Discussion & Consideration for or Text Amendment, allowing certain accessory structures in corner side yards.

- I. Niedermaier states some residents within Niles that do not have backyards would like to add accessory structures in order to have outdoor space opportunities.
- II. Ostman states a resident was approved by the Planning and Zoning Board to add a structure even though the property did not meet the setbacks. He states he will provide proposed language and samples at the next meeting for what should be allowed for residents who do not meet the setbacks.

IV. New Business

a) Discussion & Consideration for contracting with Hera Registry

- I. Wlodarski states the Village started working with ProChamps in 2020. The company explores and governs foreclosures within the Village of Niles which has helped the Property Maintenance Division. ProChamps has filed for bankruptcy and a few of its employees now work for Hera Registry. Hera Registry provides the same services along with additional services which the Community Development Department would like to work with considering the success they have had with ProChamps in the past.
- II. Ostman states that this is an essential resource that has helped the Village because it is difficult finding responsible parties of vacant properties. He states there are only four vacant properties the Village maintains the grass on.
- III. Stan from Hera Registry states that the company helps municipalities find foreclosures and registration makes certain that the found party is made aware of its responsibilities to maintain the property up to code. Once a municipality is signed up with them, they will be able to login into their platform and see any foreclosures for both residential and commercial properties.

Ostman makes a motion to move forward with contracting Hera Registry. Niedermaier seconds this motion.

AYES: 5 – Chairperson Niedermaier, Ostman, Kanelos, Ball, Macchione

NAYS: 0

ABSTAIN: 0

Motion passed.

b) Discussion on Sec. 78-42. - Specifically prohibited signs, billboards/off-premises signs

- I. Przybylski, who is one of the owners of Community Digital Displays, states he has been looking to find opportunities within the Village of Niles for digital messaging. Community Digital Displays provides advertisements for various surrounding municipalities. He states he has identified a site at the East end of Touhy Avenue which would be a good fit for a monument display.
- II. Ostman asks how the signage process works
- III. Przybylski states that Community Digital Displays does the construction, maintenance, the ongoing advertising on the signs, landscaping, and the promotions of public messaging. The company looks for guidance and ideas from the village in terms of the design. Przybylski shows concepts of the sign to the committee members and requests feedback from the Village. The multimedia sign will provide advertising for local businesses along with community messaging.
- IV. Ostman reiterates that the construction of the signage would not be an expense to taxpayers and would be covered by the company entirely.
- V. Ostman asks what the typical cost is for the construction of the signage.

- VI. Przybylski states that a sign like the one being proposed is approximately a quarter of a million dollars.
- VII. Ostman asks how many slots the village would have on the sign for messaging.
- VIII. Przybylski states there are a total of eight slots for a rotation consisting of 10 seconds and the village would have two of the eight slots. The remaining slots would be sold to local businesses for advertising.
- IX. Przybylski states the company is a member of Geopath which provides audience measurements for media. Once the sign is constructed, Geopath conducts a study and provides a rating for businesses interested in advertising.
- X. Niedermaier states there are many smaller businesses that may not afford this advertisement.
- XI. Przybylski states that the surrounding municipalities who use their services typically advertise small businesses.
- XII. Niedermaier expresses concern for the technology and visuals becoming dated over time.
- XIII. Przybylski states the technology is very advanced and reliable. He states that the surrounding municipalities that have these monuments are content with them.
- XIV. Niedermaier asks if there is data showing the safety in terms of bikers and pedestrians coming across these signs on streets with heavy traffic.
- XV. Przybylski states that a study was conducted by the federal government when the first digital sign was constructed in 2004. They concluded that there are no safety hazards due to the digital signs. There is no claim that digital signs are a distraction to pedestrians/bikers.
- XVI. Ostman states that currently these types of signs are not permitted within Niles because outside advertising is not allowed and there would have to be a text amendment allowing them. The contract and text amendment to allow this signage would have to come across the Planning & Zoning Board. More information will be gathered and presented to the committee in the next meeting

c) Discussion on BSI survey- compliance letter

- I. Ostman states that BSI is the backflow program the Village has in place that is mandated by the Illinois Department of Health and the U.S. Environmental Protection Agency. All residential and commercial properties that do not have a proper backflow device have been identified. Lawn irrigation systems require RPZ and any properties that have these irrigation systems have been notified. The program has been successful and only two properties need to comply with installing an RPZ. While the program is successful, responses are not always received after a letter is sent out by the village
- II. Niedermaier states that it is a significant cost to install a backflow system
- III. Ostman states this is mandated and the ultimate goal is to protect the water system. The village is willing to work with residents who need more time to install this system by giving them more time to do so.

d) Discussion on 6119 Howard redevelopment

- I. Ostman states that the 6119 Howard property has been empty for about 15 years. A developer is looking to improve the property by demolishing half of the property and putting in new landscaping. The property was previously a gun range and a new gun range is proposed to occupy this property.
- II. Niedermaier asks if the property has issues with soil contamination.
- III. Ostman states there are no issues. The developer will present concepts at a later date.

e) Discussion on façade Dempster Plaza

- I. Wlodarski states there is a proposed façade renovation to Dempster Plaza. The drawings showing the proposed upgrade are shown to the committee. The property will be using EIFS for the exterior walls.
- II. Ostman states there is language in place that prevents more than 25% EIFS. Ostman asks the committee if this should be changed. He states his concern that too much EIFS might cause damage to the building over time.
- III. Bruemmer states the applicants were asked to give an example of where this material is used in the Chicagoland area since they will need a variation due to exceeding the 25%.
- IV. Kanelos asked if the parking lot will be redone.
- V. Ostman states there has not been a discussion regarding the parking lot.
- VI. Ostman states the applicant will be informed that they will need to seek variation due to the EIFS and some recommendations will be made.
- VII. Niedermaier states recommendations should be made to any multi-unit buildings going through façade upgrades in the futures.

f) Discussion on scheduled and future zoning cases.

a. 23-ZP-28 – 5960 Touhy (Discount Tire)

- i. Discount Tire has obtained a text amendment to allow their use in the Touhy Triangle.

b. 23-ZP-29 – 8026 Milwaukee (Birdman’s Parrots relocating)

- i. Birdman’s Parrots (which is currently located at 7740 N Milwaukee) is seeking special use to relocate to 8026 Milwaukee due to some issues with the landlord.

c. 23-ZP-30 – 8625 National (132 sq. ft. Accessory structure-shed)

- ii. The residents at 8625 National were mistakenly permitted for a large shed and must seek a variation due to the size.

d. 23-ZP-31 – 8347 Ottawa (expansion of nonconforming driveway)

- i. The residents at 8347 Ottawa are looking to expand their driveway which currently leads to nothing. Since this is already a non-conforming driveway, they must seek a variation.
- ii. Kanelos states it is an unfortunate situation for the homeowner which should be presented to the planning and zoning board.

Next Meeting September 21st, 2023 .

V. Adjournment

Niedermaier asked for a motion to adjourn. Wlodarski motioned to adjourn until September 21st, 2023.