

ORDINANCE 2022-37

**ORDINANCE APPROVING A ZONING MAP AMENDMENT
AS REQUIRED IN APPENDIX B, SECTION 15.2
FROM R-2 SINGLE-FAMILY RESIDENTIAL TO
PI PUBLIC/INSTITUTIONAL LANDS DISTRICT
FOR THE PROPERTY KNOWN AS
7401 W. OAKTON STREET, NILES, ILLINOIS**

Dated: This 24th day of May, 2022.

**Published in Pamphlet Form by Authority
of the
President and Board of Trustees
Village of Niles**

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WHEREAS, the Village President and Board of Trustees (hereinafter collectively referred to as the “Village Board”) of the Village of Niles, Cook County, Illinois (hereinafter the “Village”), find that the Village is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois and pursuant to said constitutional authority, may exercise and perform any function pertaining to its governmental affairs; and

WHEREAS, the question of granting a zoning map amendment to 7401 W. Oakton Street, included in this ordinance, was referred to the Planning and Zoning Board for a public hearing; and

WHEREAS, a public hearing was held on May 2, 2022, after proper notice in a manner provided by law; and

WHEREAS, the Planning and Zoning Board has made a report, containing findings of fact and recommending the granting of the zoning map amendment to allow the rezoning of property located at 7401 W. Oakton Street, Niles, IL 60714; and

WHEREAS, the corporate authorities of the Village of Niles, Cook County, Illinois have duly considered said Planning and Zoning Board recommendation.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Niles, Cook County, Illinois, as a Home Rule Municipality, as follows:

SECTION 1: The materials and exhibits attached to this ordinance are incorporated by reference and made a part of this ordinance.

SECTION 2: The zoning map amendment as required in Appendix B, Section 15.2 for the property known as 7401 W. Oakton Street, from R-2 Single-Family

Residential to PI Public/Institutional Lands District, is approved, with the following conditions:

1. A 6-foot sound-deadening fence shall be erected along the entire Southern lot line of the Western parking lot, continuing North along the Western lot line of the parking lot until the first curb cut. The fence shall tie into the existing fence of the homeowner to the South.
2. Jerry's Fruit and Garden will be required to patrol the Western parking lot for garbage and prohibit employees from loitering in the parking lot. If the employees violate any conditions, Jerry's Fruit and Garden's principals will be cited by the Police Department and/or Code Enforcement.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any such conflict.

SECTION 5: That any section or provision of this Ordinance that is construed to be invalid or void shall not affect the remaining sections or provisions which shall remain in full force and effect thereafter.

PASSED: This 24th day of May, 2022
YEAS: 4 Jekot, Matyas, Niedermaier, Strzelecki
NAYS: 0
ABSENT: 1 LoVerde
ABSTAIN: 0

APPROVED by me this 24th day of May, 2022.



President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 24th day of May, 2022, and published in pamphlet form as provided by law in the Village of Niles, Illinois.



Village Clerk