

ORDINANCE 2010-03

APPROVING A SPECIAL USE TO APPENDIX B, SECTION IX (B)(2)(1) TO OPERATE AN AUTO MECHANIC AND BODY SHOP AT 7785 N. CALDWELL AVENUE, NILES ILLINOIS

WHEREAS, the question of granting a special use to 7785 N. Caldwell Avenue, included in this ordinance was referred to the Plan Commission and Zoning Board of Appeals to hold a public hearing;

WHEREAS, a public hearing was held on January 4, 2010, after proper notice in a manner provided by law; and

WHEREAS, the Plan Commission and Zoning Board of Appeals has made a report, containing findings of fact and recommending the granting of the special use to operate an auto mechanic and body shop at 7785 N. Caldwell Avenue;

WHEREAS, the corporate authorities of the Village of Niles, Cook County, Illinois have duly considered said Plan Commission 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: A special use to Appendix B, Section IX(B)(2)(1) to operate an auto mechanic and body shop at 7785 N. Caldwell Avenue with the conditions as follows that 1) no storage or service of any vehicle shall be permitted on the outside of the building; 2) no odors will infiltrate into adjoining business; 3) the tenant separation wall

must be a concrete masonry unit (CMU) and all penetrations between spaces must be sealed to prevent odors is hereby granted.

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.

PASSED: This 26th day of January, 2010
AYES: 6 Hanusiak, Hynes, LoVerde, Preston, Przybylo, Weel
NAYS: 0
ABSENT: 0

Village Clerk

APPROVED by me this 26th day of January, 2010.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 26th day of January, 2010, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk