

JAMES CALLERO, CHAIRMAN
GEORGE ALPOGIANIS
MICHAEL LOOBY
ANGELO TROIANI
ALAN WEEL
THOMAS KANELOS
KAREN DIMOND

The Niles Plan Commission and Zoning Board of Appeals was called to order at 7:30 P.M.

Present along with Chairman Callero were Commissioners Dimond, Looby, Troiani, Weel, Alpogianis, and Kanelos.

Joseph Annunzio, Village Attorney, was also present.

Commissioner Looby moved to approve the minutes of December 3, 2007, as presented.

Seconded by Commissioner Alpogianis, on roll call the vote was:

YES: 6 Looby, Dimond, Kanelos, Weel, Alpogianis, Troiani
NAYS: 0

There being six affirmative votes the motion carried.

Chairman Callero announced at this time I would like to thank Mr. Mike Looby for his ten and one half (10½) years of service. Tonight is Mike's last meeting. Thanks again, Mike. We really appreciate all the help and all the good work you've done.

Chairman Callero announced that it has been the practice of the Board that any members desiring to review the upcoming matters on the agenda would meet with Mr. Charles Ostman, Director of Community Development, and Mrs. Kimberly Frederick, Secretary, on the day of the hearing at 1:30 P.M. The purpose of this meeting is to review the sites and the surrounding environment to ascertain conditions which may require special consideration at the subject hearing. Anyone who wishes to accompany the members is invited to meet at the Administration Building, 1000 Civic Center Drive, Niles, Illinois, prior to 1:30 P.M. They will be given the agenda and the locations of the sites to be visited. This public announcement is made to conform with the Open Meetings Act of the State of Illinois and is deemed to be a public notice.

To be heard this evening:

**08-ZP-01 – Guiliana Younan, 4955 W. Coyle, Skokie, IL 60077.
Requesting Special Use to Niles Zoning Ordinance Section VIII (B)(3)
Automobile laundries and a Variation of Section X(B)(10)(g) to
reduce the required stacking of 20 spaces to 10 or (50%) for the
purpose of an indoor hand carwash at 6747 W. Touhy Avenue.**

Chairman Callero called for the first and only matter on the agenda.

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Requesting Special Use to Niles Zoning Ordinance Section VIII (B)(3)**

Automobile laundries and a Variation of Section X(B)(10)(g) to reduce the required stacking of 20 spaces to 10 or (50%) for the purpose of an indoor hand carwash at 6747 W. Touhy Avenue.

Mr. Paul Kolpak, 6767 N. Milwaukee Ave., Niles, IL 60714 stepped forward. He stated I represent the petitioner, Mr. Guiliana Younan.

Mr. Younan stepped forward. Mr. Raffy Arzoumanian, Architect, Arzoumanian & Co., 8707 Skokie Blvd., Suite 204, Skokie, IL 60076 also stepped forward.

Chairman Callero stated to all please raise your right hands. Do you solemnly swear to tell the whole truth and nothing but the truth?

They stated yes.

Mr. Kolpak stated we are here requesting a special use for a hand indoor carwash and a variation to reduce the stacking. I had a conversation with Mr. Charles Ostman, Directory of Community Development. The reason there is a required twenty (20) spaces is because according to the code there are five (5) car stacking for every lane of washing. While we proposed only three (3) lanes, it is my understanding the staff feels the building is wide enough that it is possible to put in four (4) lanes. That is not our intention. We would be willing to put that in the minutes. We would be willing to do anything this Board would like. If that's the case, then what we've asked to do is reduce the required stacking of fifteen (15) spaces to ten (10). It was always our intention to have three (3) wash lanes but the building evidently is wide enough that it possibly could have a fourth. That's why the twenty (20) parking spaces were brought up. That is not our intention. The other thing I would like to do before we go into our presentation is go over the code regarding the required stacking. I have to believe this was done for the drive-thru, machine carwashes that this Board has approved in many places, such as Dempster/Greenwood and Gross Point/Caldwell, because you go through those spaces in approximately three to five minutes. You're paying somewhere between \$3 and \$9, depending on how much you're paying for gas and how much service you want. From the time you hit that little button and the machine takes your car it's about three to five minutes. Based on that, you're looking at a stacking based on your code and you anticipate no problems if everybody is moving in twenty-five (25) minutes. There should never be more than five (5). We requested Mr. Ostman look at how we would like to design this carwash at a place in Evanston called Spex. There are a number of differences. At Spex the minimum is anywhere between \$15 and \$20. From the time you enter until the time you're out is twenty (20) minutes. We can accommodate three (3) cars being washed inside the building. If you take that to a logical conclusion and say we're okay with twenty-five (25) minutes; we think everybody's going to be moved and we'll never have a problem more than five (5) stacking for twenty-five (25) minutes, you're looking if we have six (6) cars stacking, those cars should get in, at the earliest, one half hour and probably closer to forty or forty-five (40-45) minutes. I believe as I've looked at this code that it addresses the issues of an automatic drive-thru like you see in gas stations, but I don't think it contemplated an indoor hand car wash. Right now I'd like to have Raffy explain the internal design.

Mr. Arzoumanian states the way the building is laid out so that we can maintain the street edge, the building is pushed all the way to the front and that stacking is tucked behind the building. The way it works is you pull into the space, usually there are three (3) manned stations, you leave your car with an attendee there. They wet it down, vacuum now or sometimes at the end, then you're moved up a little bit forward where they soap it and rinse it.

Then it goes through two (2) usually automatic fans that take a lot of the moisture out of it, then past that to another station where they wipe it down, possibly do the vacuum, clean the mats, and all of that. At that point you take possession of your car then you leave. I have done several of these, one recently on Halsted in Chicago. The experience is it takes about twenty (20) minutes for a car to go through that process. Usually by the time you pay for it, you get into the car, there are a few minutes to spend there as well. We lay out the amount of time needed in that way. The other thing I want to touch upon is the staff looks at it as a possibility of four (4) cars being in the building. However, please consider that unlike an automated situation where the hook that grabs the car, in this situation you actually have humans moving around the car and they need a little more space to do their jobs and not spray dirty water on a car that was just washed. So typically there is a greater distance between them. For the length of the building as it is, they would be hard-pressed to be able to get four (4) cars in and do a good job. Internally the building is made in two (2) parts; an actual washing section – a long isle. On the other side is equipment, bathrooms, cashier and a waiting room. We segregated the detailing area. The thought was detailing takes several hours to do; rarely will people wait for it. The car is pulled off the second drive, which is the southern drive, into that area. The car is left there, they detail it, they call you or notify you some way the car is ready to be picked up. At that point you pick it up and leave. That bay should accommodate two (2) cars. So if one (1) is finished, and they are working on it, it can remain in that space before it can be taken out. Most detailing places do not take your car and park it outside because part of their appeal is for you to come and see your car completely clean and done and be able to inspect it without it sitting under a tree with leaves falling or dust being collected on it. So that's pretty much how this system works.

Mr. Kolpak is pointing to the architectural rendering on the overhead.

Mr. Kolpak asks Mr. Arzoumanian about a side point to this. Let's say I called up and made an appointment for detailing and drop the car off. If that's the case I'd enter here, go into this detailing center, come back in two (2) hours to pick up my car. The plan is to enter off Touhy at the stoplight (Riverside Drive.) From there you proceed approximately one hundred twenty-five (125) feet to this area. Assuming there is no stacking, the entrance is one lane divided into three (3) areas. Then proceed, make a right hand turn, exit at the light. Right turn on right if you're eastbound; wait for the light if you're headed westbound on Touhy. Can you go over this area? You have about ten (10) employees for five (5) parking spaces, is that correct?

Mr. Arzoumanian states yes.

Mr. Kolpak would like Mr. Arzoumanian to go over the landscaping.

Mr. Arzoumanian states there is a six (6) foot shadowbox cedar fence that runs along the southern, southeast and eastern portion of the site. Landscaping is planned for the buffer zone between the fence and the drive and that will act as a buffer zone for the neighbors. Throughout the site there is also some landscaping because it works better. Please don't forget that also as part of this process the existing sidewalk is almost non-existent. There is a curb cut there for cars that would have been parked along the street. Part of the comments from the staff is we have agreed that the parkway will be fixed up, the sidewalk replaced and new curbs will be installed; part of the public way is also being improved.

Mr. Kolpak asked if from the lane to the southernmost property line, is that five (5) feet of landscaping?

Mr. Arzoumanian stated yes.

Mr. Kolpak asked Mr. Arzoumanian to go into the actual building a little bit.

Mr. Arzoumanian stated the building is brick and stone. There are stone bandings and most of the brick is two-color. There's the background brick and accentuation at the base of the building. The portion that carries the sign is a different color. The parapet walls kind of remind you of water and movement. In some areas they drop to about two (2) feet and in some areas they are as high as ten (10) feet. It allows for the building to have some presence and express the dynamics of the vehicular movement and water. The movement from the building is picked up from that. There is an aluminum or metal canopy attached to the building that cantilevers out. It gives some protection both for pedestrians and cars as they pull in to the facility and as they pull out. There is light against the building that will light up the area. They are down lights and are shielded so the light does not exceed the allowed spillage off the site. There are three (3) ground mounted lights in the front so the wall that holds the sign will be lit. The coping on the parapets is limestone. There is a banding of the limestone that separates the lighter brick at the base from the darker brick above.

Mr. Kolpak stated Mr. Younan said some of the staff may park on Riverside Drive at times. I know that Mr. Younan has no intention of requesting that Riverside Drive be opened up for access to Harts Road. That has never been part of our plan. The Village retains the rights to Riverside. But if they allowed us to berm the area by the guard rail we would be willing to that.

Mr. Arzoumanian stated I am sure that could be incorporated as part of the landscaping.

Mr. Kolpak stated my plan indicates should the Village decide they no longer want to retain Riverside Drive, we would be willing to enter into an agreement to purchase it. I'm sure the residents here do not ever want that to be opened. If that's the Village's wish we would be happy to do it.

Mr. Kolpak asked Mr. Younan to explain the hours of operation, etc.

Mr. Younan stated it will be daytime. Mostly between 7 a.m. and 5 or 6 in the evening. Summer will be longer daylight. No later than 7 p.m.

Chairman Callero asked how many days a week?

Mr. Younan stated seven (7) days. Sundays would be shorter hours. 10 a.m. to 4 p.m. perhaps. We will write that down.

Mr. Javier Millan, KLOA, Inc., Senior Consultant, 9575 W. Higgins Rd., Suite 400, Rosemont, IL 60018 stepped forward. He stated one of the concerns presented to his firm was the signal at Touhy and Riverside. How much traffic in essence Riverside could actually handle in terms of exiting vehicles. We gather data from the State of Illinois in terms of the timing of the signal as to how many seconds of green time Riverside gets. To give you an overview, Touhy Avenue is on a system. What that means is Touhy Avenue will always get a certain amount of green time no matter what. They are not going to jeopardize the flow of traffic on Touhy to give more time to the minor road. Right now Riverside actually gets, during the a.m. and p.m. peak hours, roughly speaking twenty-five (25) seconds of green time, if there are vehicles demanding to get out of Riverside. Not to say if there is only one (1) vehicle, it's not always going to be twenty-five (25) seconds. It might only give eight (8) seconds, the vehicle gets out and then green time goes back

again to Touhy Avenue. On that amount of green time (25 or 26 seconds), roughly speaking you can accommodate about ten (10) vehicles every twenty-five (25) seconds. What that means is that in one (1) hour you can probably accommodate one hundred sixty to one hundred seventy (160 – 170) vehicles before it breaks down. More than that, the intersection will break down. You will see more cues on Riverside. Based on the operation of this facility, we do not see one hundred seventy-five (175) vehicles exiting in one (1) hour. Certainly the intersection can handle the amount of traffic that will exit from this facility. We looked also at the average daily traffic on Touhy Avenue. It is roughly twenty-six thousand (26,000) vehicles a day. This will generate, in my opinion, not even one percent (1%) of what's out there right now because it's not a machine carwash; it's a hand wash carwash which doesn't make a constant business for very intense flow of traffic. That's what we collected so far from the State of Illinois. If you have any questions I'll be more than happy to take them.

Mr. Kolpak stated one of the concerns the neighbors mention is if I'm coming down Touhy Avenue, perhaps somebody making a right hand turn on Riverside Drive and coming approximately one hundred twenty-five feet (125 ft.) to the stacking area, could they make that turn and travel that one hundred twenty-five feet (125 ft.) at 45 to 50 mph and endanger perhaps someone who happens to be walking from the residential area to get to Touhy. Anything can be done but how difficult is that turn at that speed?

Mr. Millan stated you would probably sideswipe. To make a right turn at that intersection you typically would make it at 10 or 15 mph. That's the fastest. Then you only have one hundred twenty-five (125) feet until you get to the point at which you have to make a turn. You couldn't really gain anymore than 5 mph so if you're turning at 15 mph, at most you would go up to 20 mph and immediately have to stop to make a left. That's the highest speed you could probably achieve in that short distance.

Mr. Kolpak stated the neighbors are concerned you would probably be open on Sunday. Under the existing zoning, there are a number of different uses that can be utilized without a zoning change. With a car wash, it's going to be closed a great deal of time. It's not open three hundred sixty-five (365) days and nights a year. It's just not that way. People don't wash their cars when it's five (5) degrees below zero. Yes, on a day like today would they come out to wash their cars? Probably. But is it going to be all winter? No it won't be. I think that from my understanding, and Mr. Younan is a contract purchaser of this property, the seller is extremely motivated. Something is going to go here. If this was a hot dog stand (and I asked my son if he would be willing to take over a hot dog stand) it's going to be open seven (7) days a week. You can't make it the way this guy (Happy Hound) did it. If he's here, I don't want to criticize you, but he was only open two (2) days a week, sometimes three (3). You can't work that way. If it's open seven (7) days a week it's going to be open late at night. Some of the concerns were the traffic, the smell, etc. Existing restaurant would seem to me you'd have greater utilization. Some of the neighbors feel people are willing to wait two and one half (2½) hours to get their car washed. Certainly I'm sure there are people out there who may be willing to wait two and one half (2½) hours to get their car washed. I'm certainly not one of them. What I'd do is call up and say "let me drop off my car at 9:30", I'd pull into the detail area and I'd come back at 11:30 or 12:00 and pick my car up. It makes more sense. The question we're looking at is does an indoor hand carwash really require the stacking of five (5) cars per line, 15 (fifteen) cars. If you've got three (3) in the wash area and they're twenty (20) minutes each, the fifth car doesn't get in for eighty (80) minutes. I'm sure there are people that would wait eighty (80) minutes. I just don't believe that's the vast majority of the

people. The other concern was, okay the people who are going to wait eighty (80) minutes are going to constantly keep their car running. They're not going to shut their car off even at \$3.50 a gallon. Therefore the noise and the pollution are going to affect the neighbors to the south.

Chairman Callero stated that's a ridiculous comment. You're right next to Touhy Avenue.

Mr. Kolpak stated I just wanted to address the comments the neighbors brought because all those things are possible. Anything's possible. I think that given the depth of this lot, it's wide, it's not deep. There are not a lot of things that are going to go in there under the B zoning. Some of the comments were: you could put an office building there. No you can't. It would be an awful tiny office building. There's a lot of what I would consider more detrimental uses that would be allowed without coming here. I don't want to sound like I'm scaring people. I would tell you go on to the website and under a B-1 zoning district see all the things that are allowed; someone who buys this property (and it will be sold) can do so without coming here and getting your input. We feel that because it's a hand carwash I'd like to look at the requirement differently because I don't think it's logical to say we have a five (5) car stacking requirement. That's not a criticism, it's just that over time you don't often update your zoning when technology changes. So we're saying we've got a five (5) car stacking if cars go every three to five (3-5) minutes. But we also say we're going to have a five (5) car stacking if you're in there twenty (20) minutes. I don't think that flows logically. I end my presentation.

Chairman Callero stated you are changing the petition from fifteen (15) to ten (10), correct?

Mr. Kolpak stated no from twenty (20) to fifteen (15). Changing to three (3) lines instead of four (4) lines.

Chairman Callero stated before starting questions we would put into the file Exhibit A which is a petition against the proposed zoning change put together by some neighbors and signed by nineteen (19) people. Of the nineteen (19) neighbors that signed it, eleven (11) originally had no problem with this case when Mr. Alpigianis on our Board discussed this case with them as their precinct captain.

Chairman Callero asked if there were any questions or comments from any of the Commissioners.

Commissioner Alpigianis asked Mr. Kolpak if the architect was present.

Mr. Kolpak stated yes.

Commissioner Alpigianis stated when I first saw the plans I was little taken aback. I am a resident of the area, four (4) houses away from where you're going to be. At first glance at the architectural plans it will be forty-one and one half (41½) feet tall. Looking further down on the grade you have the grade starting at sixteen and one half (16½) feet. In other words, the building itself, including the parapet wall, will be a total of twenty-five (25) feet. Just out of curiosity, why did you start the grade at that level?

Mr. Arzoumanian stated the way our system works, the information is taken off the survey exactly. It just sets it at that level.

Commissioner Alpigianis stated I know that your counsel has spoken about building a berm and decorating it. Before that's done we would like those

plans submitted to Community Development. If this is passed and the berm is built on Riverside Drive removing the yellow guardrail that's an eyesore, those plans do need to be submitted to Community Development.

Mr. Arzoumanian stated absolutely.

Chairman Callero stated maybe the neighbors don't want the guardrail removed. Maybe they're afraid someone will go 45 mph and plough through it.

Commissioner Alpogianis stated I think they prefer to have it removed.

Commissioner Weel stated to go over your hours of operation and break it down into a weekday and weekend hours of operation instead of being very generic. I'm not going to hold you to it. Just give us an idea.

Mr. Younan stated this business, compared to others, is going to be open between 7 a.m. to 5 p.m. During summer hours perhaps to 6 p.m.

Mr. Kolpak asked would this be Monday through Sunday or different hours Monday through Thursday and then different hours on the weekend?

Mr. Younan stated Sunday would be short hours for sure. Let's set it for 11 a.m. to 5 p.m. Monday through Friday let's say 7 a.m. to 6 p.m. But as you know, in winter we don't have that long of daylight so that's not going to be if it's not daylight. So hours would be much shorter more than fifty percent (50%) of the year. I'm giving you the maximum because that's very important. It will not go beyond these hours.

Commissioner Weel stated I know you briefly touched on the matter of a car being in the detail bay. I know when a car is brought in for detailing the preference is to keep that vehicle inside the bay until the party comes and picks it up. Worse case scenario, somebody comes and drops off a vehicle at 9 a.m. and says I'll come back this afternoon and pick it up; and you have other cars that need to get into that detail bay, and it's a nice sunny day where we're not going to worry about rain. What do you do with that vehicle or vehicles?

Mr. Younan stated since detailing is by appointment, we will have to stick to that. We will not take additional cars if we cannot handle them.

Commissioner Weel stated in a perfect case situation that will work. But let's just say somebody drops off a vehicle and you say it's ready in two (2) hours and they don't come back until three (3) or three and one half (3½) hours because they get tied up in traffic or wherever. What do we do with that vehicle or the vehicle waiting to be brought into the detail bay given the fact we have just five (5) parking spaces and we have a potential of having ten (10) employees on site.

Mr. Arzoumanian stated we designed that detailing area to accommodate at least two (2) cars. If somebody doesn't pick up and somebody else has an appointment, there is room to keep that one car in there and buys them approximately a half a day to come pick up their car.

Commissioner Weel stated so your intentions are never to use a parking space for a car that has been completed out of the detail bay.

Mr. Arzoumanian stated no. That defeats the purpose if you have to take the car out.

Commissioner Dimond stated I have concerns about separating your business from the people in the surrounding community and the bicyclists in particular. The fence on the back is six (6) foot. The berm that you describe would go approximately where the yellow guard rail is now. How high would that berm be?

Mr. Kolpak stated whatever the Village would allow it to be.

Commissioner Dimond stated my next concern is about the bicyclists. The days that people want to get their cars washed are often the same types of days where people want to ride their bicycles - nice warm days. I'm concerned about there being a lot of traffic, particularly a car westbound (she means eastbound) on Touhy Avenue. I'm concerned about a car making a sharp right turn onto Riverside Drive to get into your business and that's exactly where the bike path comes out. What, if anything, can you do to make sure those cars traveling in there are not cutting off the bicyclists? And I'm particularly concerned because when you're on that bike path, which I've been on, you're actually riding facing east so you can't really immediately see the cars coming from the east and you have to turn your bike, making a sharp turn to go across Touhy Avenue. Let's say you're going north on the bike path.

Mr. Kolpak stated if you're going north on the bike path you either take a right, head east and there's a little yellow thing so you can't park, either head to that, or there is a graded sidewalk so you can go directly across Touhy to catch the bike path, jog left and go north.

Commissioner Dimond stated I think right now bicyclists use both of those.

Mr. Kolpak stated I'm sure they do.

Commissioner Dimond stated what if anything can you do there to insure that cars turning right are not going to be clipping bicyclists.

Mr. Kolpak stated my answer to that is not a perfect answer. At any stoplight that occurs. If I'm going to take my turn headed westbound on Touhy Avenue onto Waukegan Road and somebody wants to cross Waukegan Road, I have to be aware of them. There's no way other than blocking the eastern side, forcing everybody to head north on that path, we could do that. The only problem is we don't own that property so we can't do it. I guess my answer is if I'm headed eastbound and stopped at that light, somebody's going to make this right hand turn, they are only going one hundred twenty-five feet (125 ft.) at the most; it would be like everybody making a right hand turn where people have a light for everything.

Chairman Callero stated it would be no different if you had a restaurant there. You've had cars pulling in and out of there at the hot dog stand forever.

Commissioner Dimond stated people will turn right when it's not necessarily okay – it could be a red or a green there.

Mr. Kolpak stated no question, they could turn right on either.

Commissioner Dimond asked how many cars can actually be handled inside the facility at one time?

Mr. Kolpak stated three (3) aside from the detailing.

Commissioner Dimond stated I'm sorry, I just don't understand one thing here and I apologize. You're changing your request from asking for a stacking of ten (10) to fifteen (15).

Chairman Callero stated no. From twenty (20) spaces to ten (10), they're requesting it's going to go from fifteen (15) to ten (10). The reason the difference is because they have four (4) drives and what they're saying is they're limited to three (3) drives at five (5) spaces on each drive instead of a possible four (4) drives with five (5) cars on each.

Commissioner Dimond stated according to right now they would need fifteen (15) without the variance. Is that correct?

Chairman Callero stated yes. It would go from a fifty percent (50%) to a thirty-three percent (33%).

Commissioner Looby asked what kind of equipment are you using in the car washing process?

Mr. Younan stated the only equipment we have is the dryer. But there are no brushes or any automated equipment in the space. It is all hand wash.

Mr. Kolpak stated take me through the process.

Chairman Callero stated I don't think you have to take us through it. We're not idiots. What you're telling us is versus the automatic carwash where it gets hooked on and pulled through, you've got all this loud equipment, blowers, washers, everything else – you don't have that here.

Mr. Kolpak stated we do have a blower.

Chairman Callero stated okay, you've got one blower. The only other noise would be if the employees were singing.

Commissioner Looby asked if the doors on the garage are closed during business?

Mr. Younan stated in the summer usually they're not. But once the weather gets colder they are closed because the guys are standing and they're in a wet surrounding, so usually they are closed in the colder months. But in the summer, usually they're not. But if that's required it will be.

Mr. Kolpak stated if that's the Board's wishes then they will be closed. Once the cars come in you just open them (the doors) up, let the next car in.

Commissioner Looby's concern is the work spilling out during the summer. It should all be contained within the building.

Mr. Arzoumanian stated the workers need their hoses. They are hooked on an overhead like a boom so they have certain amount of travel. You couldn't take it out to be washing outside. The drying part maybe you could. But at that point you're really at the end of the building so it would be very hard to do that. The equipment will always be in the workspace.

Commissioner Looby stated the exits onto Touhy Avenue on the east side, can we just make that right turn only?

Mr. Arzoumanian stated we can do that.

Chairman Callero stated it would be the same as the Mexican restaurant has, right turn only. He then asked if there were any other questions or comments from the Commissioners. There were none. Any questions or comments from anyone in the audience.

Barbara Stankiewicz, 6682 Harts Rd., Niles, IL 60714 stepped forward. I live in Niles for twenty-nine (29) years.

Chairman Callero asked are you one of the signers of the petition?

Mrs. Stankiewicz stated I signed. My first question is what about the sidewalk. I read information from the Village we are going in this area to be more friendly to pedestrians and I can hear it over here that there will be no sidewalks. Do you know how many people walk over there? They are taking a right from the bicycle trail and going east on Touhy and I hear there is no sidewalk.

Commissioner Weel showed on the overhead there is going to be a concrete sidewalk on Touhy. It's right there. It goes the length of the site. And I concur with you, we look for areas of revitalization not only in this Village but in surrounding communities and in the city of Chicago. This site has been available for many years and we have seen a number of requests come in here. In order for that site to be developed you need a motivated buyer and a motivated seller. Here we have one. Now what we need to do is try to make this work so the neighbors are in line with the owner and we try to make this neighbor friendly. I think we have done this. We have a structure that is clearly going to revitalize the area. We've got a business that's going to have minimal impact on Touhy Avenue because we've done traffic studies when Taco Burrito King was in there. We've done all that; we've done that before this Committee and again, we need to look at areas of revitalization because nothing is going to stay the same. It's not going to be converted to a park, it's not going to be converted to green space because nobody is going to buy it for that.

Mrs. Stankiewicz stated we are waiting for twenty-nine (29) years about the revitalization of our area. The Village has done nothing. Next thing, bicycle trail. The gentleman from the traffic study says twenty-five (25) seconds for traffic light. People on bicycles and walkers will be waiting there and who will be first. Cars turning left on Touhy or bicyclers and walkers? When light turns green people are walking or bicycling.

Commissioner Troiani stated you're picking a sore point with me. Bicycles are fine but they should never take precedence over cars and they should never go across the street without the proper lighting. They are going across that street right now; the same bicycles that are going to cross the street when this is done. They are not going to add any more bicycles. And there will be less traffic here than with the hot dog stand.

Mrs. Stankiewicz stated you didn't hear me right. I said green light. When I have green light and the small person telling me I can walk, I am walking. I wonder if cars will be waiting for me or for bicycles because the light will turn red again for people on Riverside.

Commissioner Weel stated cars must yield to pedestrians at all crossings.

Commissioner Alpigianis stated Barbara, you know me, I'm your neighbor. Let me just walk you through a couple of things. First of all, let's take the corner of State and Madison downtown Chicago. Do the cars not stop for the people that are crossing? And there's a lot more people crossing in that area.

Second of all, you said something I'm a little upset about. My house is on Riverside Drive. If you remember about four or five (4 or 5) years ago, the bicycle path used to go right through our street. Do you know how many times I had to slam on my brakes because these guys with the tight little pants and the little bicycle helmets came flying down there until finally a couple of phone calls were made to Cook County and they had the bicycle path pushed into the forest. That came from the Village of Niles. Now you said the Village hasn't done anything. I've been there since September 2000 and the Village has resurfaced and redone all the streets.

The residents spoke out from the audience no.

Commissioner Alpigianis stated yes they did and they cleaned up the forest preserve when Cook County should have done that.

Chairman Callero stated to Commissioner Alpigianis let's not get into what the Village has and hasn't done. If somebody's unhappy, they live in the Village, they want to move out, then they can move out. I happen to think Niles is a great Village just like you and I think they do a lot.

Mrs. Stankiewicz stated thank you very much. I didn't expect this. I am paying taxes for twenty-nine (29) years; I send my kids to school over here; I like this area; I am not moving out. I am only concerned about people who will be crossing this street. If the light is twenty-five (25) seconds, people who are crossing will be fast and cars will be standing.

Chairman Callero stated what your contention is (I don't think they have quite understood here) that no cars are going to be able to make left hand turns because all the bikes are going to be there and they have the right of way.

Mrs. Stankiewicz stated the gentleman said there will be more business during summer, during weekends and you have people on the bike trail.

Chairman Callero stated consequently the cars will make right hand turns. I know I would if I was there. I wouldn't make the left hand turn. I'm not dumb – I'll make the right hand turn. I'm not going to just sit there if after the first light I see I'm not going to make it.

Mrs. Stankiewicz stated thank you very much for saying I should move out. It's very nice to hear something like this. Thank you.

Chairman Callero stated thank you. Next please.

Margaret Chmielewski, 7167 Riverside Dr., Niles, IL 60714 stepped forward.

Chairman Callero asked are you one of the signers of the petition?

Mrs. Chmielewski stated yes I did. Too bad nobody shows how close my property is located to this beautiful cunning (sp?) business. Right now everybody can say we live close to a busy street, Touhy. That's true but Touhy is approximately one hundred fifty (150) feet away from my windows. The cars will be approximately twenty-five (25) feet from my kitchen window, patio window. I have two (2) little kids. I won't be able to open the kitchen window, patio window. The noise from the vehicles, the smell is going to come and nobody is going to tell me it's not true.

Chairman Callero stated can I ask you a question? Was this commercial property there before you bought your house?

Mrs. Chmielewski stated yes, but.

Chairman Callero stated thank you, that's all I want to know.

Mrs. Chmielewski stated but nobody drove so close to my windows. It's a big difference. The noise, the traffic and you don't know what clients are sitting in the car. In the summertime, they open the windows; they like to listen to loud music. I pay taxes in a residential area. I'm living here twelve (12) years. It used to be unique residential area. Now it's going to be typically commercial. Thank you.

Chairman Callero stated you're welcome. Anyone else want to come forward?

Jerzy Chmielewski, 7167 Riverside Dr., Niles, IL 60714 stepped forward. I am the next neighbor to the project coming. Yes, I signed the petition. I'd like to explain to you the major point of my view. I have to show you on the drawing. Here is our location. Our lot is going along the fence. I can strongly tell you this kind of business is going to be a health hazard business. Not only for me and my family but also for my neighbors. I'd like to explain how come. First of all, the long line of cars is going to be one hundred (100) linear feet. The cars staying here waiting for the service will be idling constantly. That means the cars are going to be creating the fumes. That fume is deadly for human beings. Right here is the fence. The building is going to be forty-one (41) feet and a half high. So this area right here all the way to the entrance is going to be like a gas chamber. Because this is going to be a six (6) feet high fence and this is going to be a forty-one (41) feet high wall. Correction – even at twenty-six (26) feet it's going to be a gas chamber. If that gas is going to be raised up because it's not as heavy as the air, then it's going to affect us, go against my building and spread around. Is this a friendly business for human beings? Or should we look for a friendly business which is not going to affect the human being people, especially kids around and us as well. This is the twenty-first (21st) century so we take care more about people than a profit. Thank you.

Chairman Callero stated thank you. Any other questions?

Michelle Moravpeck, 7145 Days Terr., Niles, IL 60714 stepped forward. Yes, I signed the petition. I have a question. I live in the neighborhood and now we go for a walk. Either we grab something to eat, a hot dog (which is not going to be there anymore) or sometimes the Mexican restaurant. Is the white mark (on the overhead) one hundred twenty-five (125) feet a current sidewalk or a future sidewalk? How am I going to be able to go safely where there are cars one after another lining up? Is there going to be exits? Do I have to walk between the cars? Which right now, true, there is a parking lot. I walk on the parking lot not between running cars. Is that going to be safely open, closed or is there any proposal for that?

Mr. Kolpak stated where it says 125 – that's going to be a sidewalk. Your concern is you may be injured walking along here, right?

Mrs. Moravpeck stated I'm walking here, on your property, right?

Chairman Callero stated no, you're walking on the sidewalk. It's no different that walking down any street. You've got a nice sidewalk, you walk and go across. Somebody buys this property, they could gate it. And then you couldn't get on it.

Mrs. Moravpeck stated so that means you are closing the street forever? Are you selling this part of Riverside?

Chairman Callero stated no. That's up to the Village at this stage. The Village has no intention of selling it.

Mr. Kolpak stated we said if they want to sell we'll buy it.

Mrs. Moravpeck stated it's just such a huge project for such a small property with so many cars going constantly.

Commissioner Troiani stated we've got to get something that's going to make some money.

Mrs. Moravpeck stated I hope so because currently we need some money because I need a boat right now to get across the street to get to my house. That's how the street is right now. My house is number four (4) from the project.

Commissioner Troiani stated we all have houses in Niles. All the people on the Board. Some of us have been here since 1944. We all have the same problems.

Mrs. Moravpeck stated I hope to be here that long too. I hope not everybody needs a boat to get from the street to the house crossing the sidewalk. It just doesn't look right. This huge building for the neighborhood. There is nothing as big as this building. Why do we need such a huge building for a carwash? A building the size of a garage could do it.

Chairman Callero stated if you had a building the size of the garage then you'd have a lot of cars outside.

Commissioner Alpigianis stated Erich's Auto Body Shop at the corner is bigger.

Chairman Callero asked if there were any other questions or comments. There were none. Testimony is closed on the case. I'll entertain a motion.

Commissioner Troiani moved that 08-ZP-01 – Guiliana Younan, 4955 W. Coyle, Skokie, IL 60077 requesting Special Use to Niles Zoning Ordinance Section VIII (B)(3) Automobile laundries and a Variation of Section X(B)(10)(g) to reduce the required stacking of 15 spaces to 10 or (33%) for the purpose of an indoor hand carwash at 6747 W. Touhy Avenue be **approved**.

Commissioner Looby stated I would like to add on to that the eastern exit be a right turn only; also that the entrance and exit doors of the washing area are to be closed except for when cars are entering and exiting.

Chairman Callero asked Commissioner Troiani are you okay with those changes?

Commissioner Troiani stated I have no problem with that. My motion will add there is no left hand turn coming out of the exit behind the building. It will be right hand turn only going east on Touhy. And all doors will be closed while there are people working on the cars inside. Also the organization will contact the Building Department to work out a berm plan to go before the Village Board.

Mr. Kolpak stated I am happy to do that.

Seconded by Commissioner Looby, on roll call the vote was:

AYES: 6 Looby, Dimond, Kanelos, Alpogianis Weel, Troiani
NAYS: 0

There being six (6) affirmative votes the motion carried.

Chairman Callero stated this Board is a recommending Board to the Board of Trustees who can either confirm or negate our decision and it will be necessary for the petitioner to contact Mr. Charles Ostman, Director of Community Development, and ask to be placed on the Board of Trustees agenda and you will be notified of the date. Anyone in the audience who would like to be informed as to the date of this hearing by the Board of Trustees, leave your name and address with our secretary and she will notify you.

The meeting adjourned at 8:40 p.m.

James Callero, Chairman

Angelo Troiani, Secretary