

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

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, Surace, Alpogianis, Kanelos, Weel, Troiani

Joseph Annunzio, Village Attorney, was also present.

Commissioner Kanelos stated a slight correction to the minutes of May 5, 2008. Page 5, final paragraph, line 2 and line 5 the word “gable” should be replaced with the word “gambrel.” The original design had a gambrel roof, which is two pitches. I had stated they wouldn’t get a gambrel roof and be able to hit anywhere near that height.

Chairman Callero stated with those two corrections so noted I look for a motion to approve the minutes.

Commissioner Alpogianis moved to approve the minutes of May 5, 2008 as presented.

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

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

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

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:

Old Business

08-ZP-08 – Mr. Stanley Harn, 8008 Oakton St., Niles, IL 60714 – Requesting a variance to section IV(H)(4) to increase the size of a detached garage from the permitted 700 sq. ft. up to 3,000 sq. ft. and to increase the height from the permitted 15’ up to 26’2” at 8008 Oakton St. Continued from May 5, 2008.

Chairman Callero stated the height of 26'2" is not correct anymore. It was changed to 21'4". That's why petitioners have to get the information packages here sooner than they do. What we are going to start doing is if they come tonight with their information we are not going to hear the case. This is ridiculous. There is no reason why the proper paperwork cannot be here forty-eight hours in advance of the meeting.

08-ZP-09 – Mr. Michael Kim, Mgr., 8901 N. Milwaukee Ave., Niles, IL 60714 – Requesting a Special Use – PUD for the development of Assi Plaza to include a hotel, parking structure, banquet facility, family resort complex including a spa and office building at 8801 through 8985 N. Milwaukee Ave. Continued from May 5, 2008.

New Business

08-ZP-10 – Mr. Walter P. May, 8043 W. Cedar Ln., Niles, IL 60714 – Requesting approval of Plat of Resubdivision – May's Resubdivision at 8043 W. Cedar Ln.

Chairman Callero called for the first item on the agenda.

08-ZP-08 – Mr. Stanley Harn, 8008 Oakton St., Niles, IL 60714 – Requesting a variance to section IV(H)(4) to increase the size of a detached garage from the permitted 700 sq. ft. up to 3,000 sq. ft. and to increase the height from the permitted 15' up to 21'4" at 8008 Oakton St. Continued from May 5, 2008.

Stanley Harn, 8008 Oakton St., Niles, IL 60714 stepped forward.
Robert Nicholas, Sales Consultant, Morton Buildings, 11258 S. Route 59, Naperville, IL 60564 also stepped forward.

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

They stated I do.

Chairman Callero stated we already know what you wanted to do from the renderings you gave us last time. At that time Mr. Weel made a recommendation to go up to 18'. You were not able to bring it down to 18'. Is that because of the pitch on the roof?

Mr. Harn stated yes. Right now I'm still trying to petition for 26'. I talked with the neighbors. Everybody liked the style. My house has that roof line style. My neighbor's house has that style. I brought in pictures for you. Then if the Board does not grant the 26', I talked with the builder and we are requesting 21'4". This is with a two pitch roof instead of a two sided pitch roof.

Chairman Callero stated I can't speak for the Board but I don't think they are going to give you 26'2". So either it's going to change or it is not going to pass.

Mr. Harn stated that's okay, if it changes its fine. The Board already granted me 3,000 sq. ft. That's what I'm looking for. Any type of roof line, whatever height, is fine by me. If the builder can build it obviously the 18' is hard to build within that spec so we are requesting 21'4".

Mr. Nicholas stated the main reason for the height is obviously the overhead door. Mr. Harn is looking to purchase an RV where we would need a 14' tall door so that's what we are kind of setting everything on. And you are correct, with a gambrel size building with a door that big there's no way we're coming close to 15' or 18' tall. Even a gambrel building with interior columns, more of a raptor frame not necessarily a clear span truss, still puts us up at 23'. The 18' that we looked at and evaluated gives us almost a flat roof type structure which is not very attractive. We'd like to maintain a little bit of a pitch, even if it's a gable roof, just for the aesthetics. And that's why we are looking around the 21 – 22 foot to maintain that door and put out a pleasing building. We obviously could do an 18' tall structure. I just don't know if there'd be any way for Stanley to put his RV inside. He'd have to park it outside.

Commissioner Kanelos stated on the two elevations we received – this one here shows no brick wainscoting. The other one we have shows a brick wainscoting. Are you intending to put the brick wainscot on there?

Mr. Harn stated if the Board wants the brick we can put the brick on there. This one doesn't show it because it will bring down the cost of it. The other one has the brick. I don't mind spending the money for value and making that structure look a lot nicer.

Commissioner Kanelos stated it's my opinion the brick will make it look a lot nicer. I would like to see the brick on the building. My second comment, Mr. Chairman, I feel given that door height they have done everything they could to get it to the lowest height possible. I did some calculations myself and I came up within inches of where they are requesting the 21'4".

Chairman Callero stated it's good to see some members on the Board do some calculations.

Commissioner Kanelos stated I don't like the idea of the gambrel roof on the 26'. I like the gambrel roof but I don't like the 26' and I don't think there is support on the Board for the 26' but I think they've come as close as they can get so I am satisfied with it.

Mr. Harn stated we will put the bricks on the outside back on there.

Chairman Callero asked are there any other questions or comments from anyone on the Board?

Commissioner Dimond stated I just heard you say he would need that size roof (correction: overhead door) for his RV when he gets it. Have you purchased the RV?

Mr. Harn stated I have not purchased the RV but this structure is not just for the present but for the future also. If I'm going with this big of an expense you have to think of the future a little bit further down the road.

Chairman Callero asked are there any other questions or comments from anyone on the Board? Any questions or comments from anyone in the audience?

Rosemary Palicki, 8246 Merrill, Niles, IL 60714 stepped forward.

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

Ms. Palicki stated I do.

Ms. Palicki asked Mr. Harn what is the purpose of such a big size garage? It seems very big to me. Is there a special use for this?

Mr. Harn stated to replace the one I have. At this time Mr. Harn is showing Ms. Palicki a picture of the existing structure. The Village would like this structure replaced. Right now it's 30 x 100.

Ms. Palicki once again asked is this for residential use?

Mr. Harn stated yes. I have a lot of land. I have a snowplow, cars, a lot of yard equipment and mowers, leaf vacuum and everything around my place. I'd like to put them all inside. This is the structure I'm proposing going with my house and my neighbor's house. We go with this style roof which the Village won't allow so now we're going lower.

Chairman Callero asked are there any other questions or comments from anyone in the audience? There were none. Any other questions or comments from anyone on the Board?

Commissioner Troiani moved that 08-ZP-08 – Mr. Stanley Harn, 8008 Oakton St., Niles, IL 60714 – Requesting a variance to section IV(H)(4) to increase the size of a detached garage from the permitted 700 sq. ft. up to 3,000 sq. ft. and to increase the height from the permitted 15' up to 21'4" at 8008 Oakton St. be **denied**.

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

AYES: 2 Dimond, Troiani
NAYS: 4 Alpogianis, Weel, Kanelos, Surace

The motion is denied four (4) to two (2).

Chairman Callero entertained another motion.

Commissioner Weel moved that 08-ZP-08 – Mr. Stanley Harn, 8008 Oakton St., Niles, IL 60714 – Requesting a variance to section IV(H)(4) to increase the size of a detached garage from the permitted 700 sq. ft. up to 3,000 sq. ft. and to increase the height from the permitted 15' up to 21'4" at 8008 Oakton St. continued from May 5, 2008 be **approved** with the brick as part of the structure.

Mr. Nicholas asked if the amount of brick could be clarified.

Commissioner Kanelos stated I would like to see it on all four sides. You show it on two sides. It is actually wainscot and 4' would be fine for all four sides.

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

AYES: 4 Surace, Weel, Alpogianis, Kanelos
NAYS: 2 Dimond, Troiani

There being four (4) 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.

Chairman Callero called for the second matter on the agenda.

08-ZP-09 – Mr. Michael Kim, Mgr., 8901 N. Milwaukee Ave., Niles, IL 60714 – Requesting a Special Use – PUD for the development of Assi Plaza to include a hotel, parking structure, banquet facility, family resort complex including a spa and office building at 8801 through 8985 N. Milwaukee Ave. Continued from May 5, 2008.

Mr. Rich Wlodarski, Assistant Director of Community Development, stated the petitioner is not present and they are requesting it be continued until July 7, 2008.

Commissioner Alpogianis moved that 08-ZP-09 – Mr. Michael Kim, Mgr., 8901 N. Milwaukee Ave., Niles, IL 60714 – Requesting a Special Use – PUD for the development of Assi Plaza to include a hotel, parking structure, banquet facility, family resort complex including a spa and office building at 8801 through 8985 N. Milwaukee Ave., continued from May 5, 2008 be **continued** at the request of the petitioner to July 7, 2008.

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

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

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

Chairman Callero called for third item on the agenda.

08-ZP-10 – Mr. Walter P. May, 8043 W. Cedar Ln., Niles, IL 60714 – Requesting approval of Plat of Resubdivision – May’s Resubdivision at 8043 W. Cedar Ln.

Walter P. May, 8043 W. Cedar Ln, Niles, IL 60714 stepped forward.

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

Mr. May stated I do.

Mr. May stated I’d like to combine the two lots at 8043 Cedar Lane. They are presently divided and I’d like to combine them.

Chairman Callero asked are there any questions from anyone on the Board?

Commissioner Weel stated are you going to build one single family home.

Mr. May stated when the project is finished there will be one structure, one single family home.

Commissioner Weel stated I have a memorandum from Rich Wlodarski, Assistant Director of Community Development, stating the request of resubdivision meets all zoning requirements for the record.

Chairman Callero asked are there any questions or comments from anyone on the Board? Any questions or comments from anyone in the audience? There were none.

Chairman Callero entertained a motion.

Commissioner Weel moved that 08-ZP-10 – Mr. Walter P. May, 8043 W. Cedar Ln., Niles, IL 60714 – Requesting approval of Plat of Resubdivision – May’s Resubdivision at 8043 W. Cedar Ln. be **approved**.

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

AYES: 6 Dimond, Surace, 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.

Chairman Callero stated I will entertain a motion to adjourn.

Commissioner Alpogianis moved to adjourn the meeting.

Commissioner Dimond seconded the motion to adjourn. On roll call the vote was:

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

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

The meeting adjourned at 7:52 p.m.

James Callero, Chairman

Angelo Troiani, Secretary