

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 7:28 P.M.

Commissioner Troiani announced that Chairman Callero is in the hospital and was operated on today and is doing real well. At this time I'd like to appoint as Chairman Pro Tem Commissioner Al Weel for this evening's meeting.

This appointment was seconded by Commissioner Alpogianis.

On roll call the vote was:

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

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

Chairman Pro Tem Weel stated thank you Commissioner Troiani. I'd like to welcome everyone this evening and call to order the Planning Commission and Zoning Board of Appeals meeting of Monday, August 4. Please rise for the Pledge of Allegiance.

Chairman Pro Tem Weel stated as Commissioner Troiani said, first of all I'd like to extend a speedy recovery from all the members of the Zoning Board to our Chairman, Mr. Callero, who underwent surgery today but everything seems to be going very well. We hope and wish for a speedy recovery.

Present along with Chairman Pro Tem Weel were Commissioners Dimond, Surace, Troiani, Alpogianis and Kanelos.

Also present was Rich Wlodarski, Assistant Director of Community Development.

Chairman Pro Tem Weel 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.

Chairman Pro Tem Weel moved to approve the minutes of July 7, 2008 as presented.

A motion to approve the minutes was made by Commissioner Kanelos.

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

AYES: 5 Dimond, Surace, Troiani, Alpagianis, Kanelos
NAYS: 0

There being six (5) affirmative votes the motion carried.

New Business

**08-ZP-11 – Byung D. Joe, 2901 W. Summerdale, #2A, Chicago, IL 60625
– Requesting s Special Use to operate a car rental business at 7958
Waukegan Road.**

Chairman Pro Tem Weel called for the only item on the agenda.

**08-ZP-11 – Byung D. Joe, 2901 W. Summerdale, #2A, Chicago, IL 60625
– Requesting s Special Use to operate a car rental business at 7958
Waukegan Road.**

Commissioner Pro Tem Weel asked the petitioner or a representative to step forward.

Ron Oh, 205 Chesterfield Ct., Bourbonnais, IL 60914, Manager, Smile Car Rental and Byung D. Joe, 2901 W. Summerdale, #2A, Chicago, IL 60625, President, Smile Car Rental stepped forward.

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

They stated I swear.

Commissioner Pro Tem Weel stated you may proceed with your testimony please and what you're trying to accomplish this evening.

Mr. Oh stated Smile Car Rental is a very unique car rental company. It's mostly we've got to concentrate on just Asian and tourists because of just recently H Mart and Assi Mart opened in the Niles area. It brings a lot of Asian culture and of course different cultures as well. But we don't have in Asia market is rental car. Of course there's Enterprise and Budget Car Rental but our first generation, 1.5 generation, they still have language barrier. And a lot of tourists from our country and Korea and Japan, Vietnamese and Taiwan, they love to come to this area but since there's a lack of car rental and they always have to rely on other sources. So Smile Car Rental is very successful in Atlanta, Georgia so we are going to bring that same concept to Illinois, especially in Niles because of H Mart and Assi Mart. Both companies will bring a lot of tourists and a lot of revenue to this Niles. And also I think that Smile Car Rental is very benefit for our community as well. What we do is, as you know, car rental business these days, like Enterprise and Budget, they do not park their cars on their premises. The use one location to do service which is to provide the service and they use another location to park their cars. In main location they only have two or three cars parked. As they need more cars they bring the car or take the customer to other parking lot or locations to rent the car. We are going to use that, 7958 N. Waukegan Ave., the location right behind this building, of course we understand parking is very crucial and traffic congestion is very important for our neighborhood. What we're going to do is

we're only going to use three parking spots at this location max and as we need more cars we're going to bring more cars and as we need more cars sometimes we're going to bring the customer, we're going to give a ride to the customer to our different location which is – one of the locations is Ace Auto on Golf and Rand Road. Address is 875 E. Rand, Des Plaines and another one is Pro Auto which is 6540 N. Lincoln Ave., Lincolnwood. Both locations is car dealerships. So we have an agreement with these two dealership that we are going to park our cars over there. As we need more cars we're going to bring the car or take the customers to over there so that will minimize the congestion of the traffic and also parking lot issues that we face. So if can get from neighborhood and your approval from committee then we like to proceed at this location to remodel, very minimum, and give service to our community.

Chairman Pro Tem Weel asked is there anything else to add to your testimony?

Mr. Oh stated no.

Chairman Pro Tem Weel asked are there any comments from the members of the committee?

Commissioner Surace stated you are referring to three spots for parking behind the building. Would that include the cars plus the staff that is going to be working?

Mr. Oh stated yes. We are going to have one full time employee and part time employee as we get busy. But mostly we're going to have a car parked outside of this location. We're probably going to have including our employee maybe three cars. We're going to have three designated parking spots but customer and our employee could be four or five max but any given day we're not going to have more than four cars. And again as rental car business, say that we have all three cars parking space filled, then we're not seeing any business. So that it less likely we're going to have three cars parked over there all the time. We hope that all the cars are rented out. We're going to start with ten cars from the beginning. We probably not going to have cars parked in the spot because we're going to have cars parked in the parking lot. But we're going to advertisement and also with travel agency. So we expect within two to three months we're going to have most cars rented. It's less likely we're going to have more than two cars parked at the same time so I don't think parking is an issue. My understanding is if the cars parked that means we're not making money and we've got to do everything possible to rent the cars. As our business grows then we're going to have twenty cars and thirty cars and more cars but again, we've got to use Ace Auto and Pro Auto, their parking space, to maximize and utilize our parking space.

Commissioner Surace stated as you grow you're going from possibly ten to twenty, would that not require you to add more employees or runners back and forth. I would say that's going to be very active. You'll have much more than one employee.

Mr. Oh stated that's why we signed just a short two year contract. We're going to sign two year contract with landlord because either we don't make it or we make it if we're successful and we need to expand it. After two years if really successful, let's say we have fifty cars or maybe forty cars then we need to relocate it. But as right now of course we have dreams but we don't want to make it too big from the beginning even though we're very successful in Georgia, we've got to start with ten cars. We try to market our company and as we grow, as we get more cars, we have to relocate. Maybe then we have to

get another variance but we're find a good place to park our cars and not congest the traffic or congest the parking space. As of right now ten cars, one full time, one part time, two year lease and as we grow, we have a different plan for expanding different area.

Chairman Pro Tem Weel stated I have one question. Is it safe to say the maximum number of spaces you would need initially would be, let's say, three to six, inclusive of your employees?

Mr. Oh stated including my employee there's only one full time, as we get busier, then we may need another part time, but right now at this moment, say we park three cars and one employee, maybe four cars. I had a really long conversation with landlord, Renee Kim. Her main concern was the parking so we make sure utilizing only three space for the parking, max fourth parking space for just our employee. But not more than four. I assured her that we're not going to use more than four parking spots because we don't want to upset our neighbors. Of course we have to work together. We strongly believe that we work together and I strongly believe that we don't want to upset our neighbors. We have to stay together and make sure everybody's happy.

Chairman Pro Tem Weel stated any other comments.

Commissioner Troiani stated the cars you get back, you're not going to clean them on the site there are you? You'll go to another lot. You just don't have the room.

Mr. Oh stated no. I'm not a professional cleaner. There's a special detail shop that we are still negotiating and we're not going to, definitely Mr. Joe and I'm not going to touch the car for cleaning or detailing because first, we're not professional, and second, like you mentioned, we don't have enough space.

Commissioner Troiani stated then you're not going to do it on this site whatsoever.

Mr. Oh stated no, sir.

Chairman Pro Tem Weel stated any other comments from members of the Committee. Any comments from the audience?

Mr. & Mrs. Nardella, 7953 Neva (right behind 7958 Waukegan), stepped forward.

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

Mrs. Nardella stated so help me God. Where are they going to park these cars? Mr. Nardella asked how many cars are they going to have back there?

Chairman Pro Tem Weel stated I believe the petitioner just mentioned that the maximum number of cars they are going to have including their employee vehicle would be four. So they'll have three cars on site for rental and one will be for an employee.

Mrs. Nardella asked where are they going to park these available cars?

Chairman Pro Tem Weel stated in the back. We counted there's forty-seven parking spaces back there including two handicapped. So there's forty-five

spaces to the rear of the building. There's additional spaces to the south of the building. But they're going to probably keep these cars close behind their building.

Mrs. Nardella stated right behind my fence, right? So they can spew their stuff on my bushes.

Commissioner Alpigianis stated are you asking where they're going to keep all of their rental cars?

Mrs. Nardella stated any cars. I don't want the fumes coming over my fence.

Chairman Pro Tem Weal stated the cars they are going to be using for their fleet will be parked off site. They will have three cars available for somebody that walks in that would like to rent a car that day. So they need to have a vehicle there. But the remainder of their fleet will be parked off site, one in Des Plaines and one in Lincolnwood.

Mrs. Nardella stated and nothing will be running constantly. Mr. Nardella asked is there only going to be three rentals there.

Chairman Pro Tem Weal stated that's correct. That's the testimony of the petitioner this evening. They would have three cars on site and one for their employee.

Mr. Nardella asked is there service there also?

Chairman Pro Tem Weal stated no, that question was just asked and answered.

Mrs. Nardella stated there will be no more lights put back there either, right?

Commissioner Troiani stated not that we're aware of.

Mrs. Nardella stated that's all I want to know. Thank you. Mr. Nardella stated thank you.

Chairman Pro Tem Weal stated any other comments from members of the audience.

Judy Scheele, 6944 Dobson St., stepped forward.

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

Mrs. Scheele stated I certainly do. My concerns are twofold. Number one, I noticed the man said about catering to the Asian population. My concern is, living here for twenty years, I haven't noticed that many Asian people in the area per se; secondly there are two buildings that are in the immediate area where he wants to locate and they've gone out of business. And they are Asian. There was a jewelry store and there's also a book store. And so far they've been in business less than one year. The Super H Market, a lot of those people, I never took count, but I know from talking to other people, a lot of these people are coming from all over the city because it's the first Asian market like it in its area. Now we have one further down. But all the people that shop at the Super H are not from this area. And all of them come in cars. So I don't know where this rental business is going to come from because they all seem to be driving cars. Thirdly, I feel that type of business in this area, we have mainly food stores

and the Food Pantry, and when you open up a car rental agency in a primarily area where there's homes, you open up a whole new ball park. You're not catering just to food stores and whatever; you're starting other businesses and I don't think it's the area that should have that kind of business in it. Those are my concerns.

Chairman Pro Tem Weel stated thank you. Any other comments from anyone else in the audience?

Eric Scheele, 7019 W. Seward, stepped forward.

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

Mr. Scheele stated yes sir. I have a few questions. One – what will the hours of operation of the business be?

Commissioner Troiani stated 9:00 a.m. to 6:00 p.m. Monday to Friday, 9:00 a.m. to 1:00 p.m. Saturday. No Sunday hours.

Mr. Scheele stated my question is they are saying they are going to have three parking spots, four maximum. How are we going to guarantee that's what they are using?

Commissioner Troiani stated that's up to the owner of the property.

Mr. Scheele stated that's up to the owner? That's not up to Niles police? Are those parking spots going to be marked in any way?

Commissioner Troiani stated I don't think Rich (Rich Wlodarski, Assistant Directory of Community Development) is going to want to go there every day to count cars.

Mr. Scheele stated I'm sure he doesn't. That's why I'm asking the question. Who is going to monitor this?

Commissioner Alpigianis stated I just want to elaborate on that. If there ever becomes a parking problem, at that point when the Village is made aware that there is a parking problem, if I'm correct, they will send somebody from the Village out to investigate it at a further point.

Mr. Scheele stated how will we differentiate the rental cars from other cars if we start seeing a bunch of cars parked along in front of the businesses on Waukegan? Will they have some kind of a tag on them or will they just blend in with other cars?

Rich Wlodarski stated we would have no problem. We have a good relationship with the landlord along with whatever tenants are in there. It would be very easy to keep track of the goings and comings of the cars and everything. We have no problem keeping an eye on that.

Commissioner Alpigianis stated I'm sure, if need be, the police could always run the license plates too if it comes to that.

Mr. Scheele stated okay. My question is also and I don't understand why does this type of business require a special use license or request as opposed to some of the other businesses that are in this area.

Commissioner Troiani stated it is in the special use category so we can control it. We just don't want people opening up automobile agencies or rental agencies all over when we have no control over it. If they had a plain thing that wasn't a special use they could be in there without even coming before us. By special use they have to come before us and the Village Board to get permission for their business.

Mr. Scheele stated because it is that specific type of business. So you are saying you are going to control it.

Commissioner Troiani stated that's right.

Chairman Pro Tem Weel stated we are doing our best to try and control it. We are a recommending Board to the Trustees so whatever happens tonight will be recommended to the Trustees if it is moved for approval.

Mr. Scheele stated okay. I have just two other quick questions. One, since this is going to be, as stated, specifically catering to the Asian community, will they also be to service English speaking or non-Asian speaking language. I mean, I may want to rent a car.

Chairman Pro Tem Weel stated Mr. Oh, do you want to answer that please.

Mr. Oh stated it is an open business so we will rent to Asians of course, or to anybody. We don't just target one section or one community but since we are bilingual and people like our first generation (inaudible) don't speak very good English. We are trying to help that niche market. The lady just mentioned people from all over the city, all over from Illinois, come to this area. Yes, it's true. And that's the reason because Super H Mart and Assi Mart, they bring a lot of people here. So I think this is the best ideal location for us to market since there are a lot of different cultures, different Asians, not just Asians.

Chairman Pro Tem Weel stated I guess the question is although you are gearing the business towards the Asian community, it is not a specific business for the Asian community. It's not exclusive.

Mr. Oh stated it is not exclusive.

Mr. Scheele stated my concern is that my experience with the Asian businesses that have opened up in the area in the last five years is that is not the case. I'm very hard pressed to find someone in the business itself who can actually speak to me. A lot of times they'll have to go to someone of Hispanic or somebody else, maybe that's a stock boy, to be able to answer my questions. So I want to make sure that we are actually providing equal opportunity business environment; also for opportunities of employment. Will they be open to employing youths or young people of the community should they need.....

Commissioner Troiani stated if they are multi-lingual they probably will.

Mr. Scheele stated is that necessarily a requirement.

Commissioner Troiani stated that's in their resume is multi-lingual service.

Mr. Scheele stated my concern is that, and I've been in the community here for about fifteen years now, and I have nothing against – and I don't mean to sound like I'm against any type of business here – I'm just concerned about what precedent we may be setting, if it's a special use license, what type of

precedent we may be setting for the types of businesses that will be allowed to be operating in this very specific area. If you go farther north, some of the bigger community areas like Waukegan or farther east of here, certainly there are those types of businesses. Along Harlem and Oakton there are no businesses like that whatsoever. If you go farther south, farther north, there are generally food types or clothing stores and so forth. I'm just concerned that in this very specific area that if this should expand and grow as they hope, that we won't find more of these types of businesses looking to locate in this immediate area. That's my concern as well.

Commissioner Troiani stated we have no control over that.

Mr. Scheele stated I understand.

Chairman Pro Tem Weel stated thank you. Any other comments from anyone in the audience.

Bill Pattison, 6906 Dobson, stepped forward.

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

Mr. Pattison stated I do. They say three parking spots. That's fine. But I hope their business expands for them. Now if they rent them out for the day or whatever, aren't there going to be some coming back there and there would be four or five, six, eight cars back there?

Chairman Pro Tem Weel stated is it a possibility, yes. But they would have to get those cars out of there same day or as quick as they possibly can, but yes.

Chairman Pro Tem Weel stated any other comments from any members of the audience. There were none. I thank you all and your testimony is now closed on this case. I will listen to a motion.

Commissioner Alpogianis moved that 08-ZP-11 – Byung D. Joe, 2901 W. Summerdale, #2A, Chicago, IL 60625 – Requesting s Special Use to operate a car rental business at 7958 Waukegan Road be **approved**.

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

AYES: 5 Dimond, Surace, Troiani, Kanelos, Alpogianis
NAYS: 0

There being five (5) affirmative votes the motion carried.

Chairman Pro Tem Weel stated that is the only item on this evening's agenda so with that I'll entertain a motion to adjourn.

Commissioner Dimond moved to adjourn the meeting.

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

AYES: 5 Dimond, Surace, Troiani, Alpogianis, Kanelos
NAYS: 0

There being five (5) affirmative votes the motion carried.

NILES PLAN COMMISSION AND
ZONING BOARD OF APPEALS

August 4, 2008

The meeting adjourned at 7:55 p.m.

Alan Weel, Chairman Pro Tem

Angelo Troiani, Secretary