

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 7:31 P.M.

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

Joseph Annunzio, Village Attorney, was also present.

Commissioner Alpogianis moved to approve the minutes of April 7, 2008 as presented.

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

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

There being six 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:

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.

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.

Chairman Callero stated I believe most of the people in the audience are here tonight for 08-ZP-09. That case is not going to be heard tonight. It is going to be heard on June 2, 2008. The reason is late this afternoon a revised site

plan from the architect reflecting changes from what was initially submitted was received. The engineering department also received the survey work for the intersection of Milwaukee and Ballard which will also need to be reviewed and incorporated in the site plans as part of the required right-of-way dedication of their property by the developer. Therefore this zoning petition 08-ZP-09 will not be heard until 6/2/08 so that this Board will have adequate time to review the revised site plans. Those who are here for 08-ZP-09, if they want to leave, please leave now before we hear our first case, 08-ZP-08. Mr. Kolpak, for the petitioner, will be glad to meet anyone outside in the hall if they want to talk to him.

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 26’2” at 8008 Oakton St.

Stanley Harn, 8008 Oakton St., 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. Harn stated yes. I am attempting to replace my existing structure with a newer one. [On the overhead] you can see the existing structure. It has been there for the last 85 years. I bought the property with that structure in tact like that. Obviously it could use some repairs but rather than repairing it I, along with the Village of Niles, would like to replace it with a new one.

Chairman Callero agreed it's not a very nice looking building. If it was located somewhere, like right on the street, it would probably have been gone a long time ago.

Mr. Harn stated it's not worth it to try to repair part of it. Basically you're either going to leave it or tear it down and build a new one. That is my philosophy. I'm probably spending the money more wisely by replacing it with the new one.

Chairman Callero stated are there any questions or comments from anyone on the Board.

Commissioner Dimond asked Mr. Charles Ostman, Director of Community Development, to put up a prior slide on the overhead. I'd like to see from the aerial view exactly where the property is.

Mr. Harn confirmed the property location. The first building when you go under the arch is a green structure existing there. I have Morton Builders and this is what he proposed to replace it with. My house is the barn-style house so the new garage replacement would be in keeping with the same barn-style with a gabled roof.

Commissioner Troiani stated sir, what are you going to use this (structure) for. Store boats, lift machines, and everything else. Are you running a business out of there?

Mr. Harn stated no, I live there on the property.

Commissioner Troiani stated I saw you welding iron over there today. You know this is a residential area.

Mr. Harn stated I understand that.

Commissioner Troiani stated the greatest size garage you can have is 750 sq. ft. in a residential area. Are you storing things? That's another type of zoning.

Mr. Harn stated I have two boats, a bobcat needed to clean the driveway, a Jeep with a plow to do the snow. I have a riding mower, a leaf vacuum cleaner, and all kinds of yard equipment besides my cars and everything like that.

Commissioner Weel stated I agree the structure clearly needs to be razed. It would be very difficult to repair a building like that. The footprint of the current structure is 3,000 sq. ft. I can live with that. The issue I have is why we need 26.2 ft. of roof height when your current structure is 15 ft. Other than making it a barn-style, I think we can create the same look keeping the same height of the building.

Mr. Harn stated the height is for the overhead door over here (on the overhead screen). I'm building this one for the future. I want to buy an RV and be able to store it. That would be 60 ft. of it going this way. That's why as long as I'm building it I might as well upgrade it so I can fit an RV in it. The two other garage doors are in the back. Inside there is enough room to park the boats and everything I need to keep indoors.

Chairman Callero asked is an RV taller than 15 ft.?

Mr. Harn stated they are about 13 ft.

Chairman Callero asked why would you go for a 15 ft. door?

Mr. Harn stated I am going with a 14 ft. door.

Chairman Callero stated the question Mr. Weel asked is why you need 26 ft. 2 in. You said you need this big door to be able to garage your RV. What I'm saying is you could have a 15 ft. ceiling and still park your RV in it.

Mr. Harn stated we want to make this building a little more presentable, more residential looking, rather than commercial. Otherwise we would have just a big, flat roof. No character, nothing. We figure with the roof line we would go for the barn look like my property has. The barn was converted to a house. The original farmhouse is right next to me. I'm just keeping the theme of that barn-style era.

Commissioner Weel stated again, I think that can all be accomplished within 15 ft., maybe 16 ft. You're going to be able to get a 14 ft. door in there. You can create something similar in style to the barn. If you had an architect just revisit the plans and bring the roof height down to where we feel it is an acceptable level, I think you can still get a pretty nice structure, certainly something that's better looking than what is there now.

Chairman Callero stated anything is better looking than what is there now.

Commissioner Troiani stated it's a junkyard.

Mr. Harn asked how do you want the roof line moved, maybe over to here?

Commissioner Weel stated I'm not sure what the level that may be approved tonight would be. Clearly the issue I have is the roof height. I think I can live with the 3,000 sq. ft. footprint of the garage but I don't think I can live with the roof height of over 26'.

Mr. Harn stated that Morton Builders has a secondary plan. They said if you need to we can re-do the whole framing here and move the garage door up this way. Then lower the roof height a couple of feet if that is what the problem is.

Commissioner Weel stated I'm not going to speak for all the Commissioners here this evening, but clearly that's my issue. I think we need to get that roof height down to something similar to the existing roof height; maybe I'd give you another foot of leeway to give you a 14' door and make sure the structure can support it. But to go from 15' to 26.2' which you are proposing, I have an issue with.

Chairman Callero stated are there any other questions or comments or ideas from any other Commissioners because if there isn't I am going to talk to Mr. Weel and the petitioner to work something out here, I hope. Does anybody else have any variations to this garage?

Commissioner Troiani stated I think, Mr. Chairman, that it doesn't belong in the area. Period. It's a junkyard and a junkyard doesn't belong. This building doesn't fit. This is a barn warehouse; he's not on a farm. This is an R-2 residential area in Niles. Sure, it's been there a long time. I'm one of the few that know that. But that's beside the point. Now we're trying to fix it. Someone remodeled a beautiful house right across from all this garbage. I can just see them cringe when they open up a window and see all that this guy is going to put in there. I definitely think it does not belong in R-2 period.

Chairman Callero asked do you think what's there belongs in R-2?

Commissioner Troiani stated no. I'm surprised we didn't condemn it a long time ago. But that's only me.

Chairman Callero asked do you think something to replace what's there isn't better than leaving what's there?

Commissioner Troiani stated I think it should all be removed and a standard garage be put up to house his cars. Why does he have to house boats? This isn't a boatyard. Why does he have to house RVs? It isn't an RV yard. Then have his property zoned B-1 or B-2. Have it rezoned if he could. But I don't think it should be R-2. That's my personal feeling. It doesn't belong.

Chairman Callero stated he's got a lot of property there. Any other questions or comments from anyone on the Board.

Commissioner Dimond stated I'm very appreciative the owner is trying to clean up what is a very unattractive building. I think we probably would be receptive to some change. Probably a little shorter and a little smaller than what you have now. Also it fits into the area and respects some of the other properties around it. I grew up down there and there are some very nice homes. It's a very secluded area. You can't even see it from the street. But you do have some neighbors who will have to look at this building and I think you have to come in with something a little bit smaller and shorter and we would be more receptive to it.

Chairman Callero stated that's what I was getting to once I asked that question. So I will get back to that question. Has anybody got anything else to offer before we go to work on Mr. Weel's suggestion with the petitioner to see if we can come to a meeting of the minds? So Mr. Weel started out with a suggestion of a 15' ceiling which is what you've got now – a 15' roof. Are you receptive to that?

Mr. Harn stated if we go 15' that it would be just a flat roof, a big old rectangular box with no character. I think it's still a lot more pleasing for the residents if we keep with the barn-style roof and go up a little bit higher to make it nicer for the neighbors to look at.

Chairman Callero asked so how many feet do you have to have? It's obvious no one on this board is going to come close to giving you 26'2". So how many feet do you need? 16', 17' – what do you need?

Mr. Harn stated the builder was supposed to be here for this presentation. He would have more of an idea of the height. We gave this drawing with this height and it's easy for him to build this. But he also said if it needs to be lowered down onto the roof line, he can do that. He can change the design. But he has to redesign the whole thing.

Commissioner Weel stated he would have no objection to a maximum height of about 18' with a 20% buffer between 15' and 18'. But I don't want to go much higher than that.

Chairman Callero stated so 18'. What about the square footage?

Commissioner Weel stated I have no objection to the square footage staying on the original footprint. I don't find it to be obtrusive. I think it's clearly an upgrade to what's currently there. I don't think it's going to have any impact on the surrounding residential area. So I have no objection to the 3,000 sq. ft.

Chairman Callero stated I happen to agree with you. I think it will be an improvement to what's there.

Commissioner Alpigianis stated Mr. Harn, just so you know, in this modern day and age I'm sure your builder has many different computer programs. I'm sure he's an educated man. There are a lot of things that can be done with what we're giving you. I would suggest to you, don't get stuck in that barn idea or barn motif. There's plenty that can be built within the parameters we're giving you.

Mr. Harn stated there's another drawing – we can go with a roof like this, a little pitch roof.

Commissioner Alpigianis stated I would stay away from a flat roof too.

Mr. Harn stated again, there's not that much character for that being residential. Obviously this gable-style roof line is to me better looking than even a flat roof or just a pitch roof.

Commissioner Kanelos stated it may be better looking but I doubt there's any way you are going to get a gambrel roof and get in at 18'. You're going to have to have the builder look at other roof designs. There's plenty that he can do and really improve it and I would agree, I can live with the 18' and 3,000 sq. ft. but you're not going to get a gambrel roof.

Chairman Callero asked are there any other questions or comments? Any questions or comments from anyone in the audience? There were none. So Mr. Weel, would you like to revise this petition?

Commissioner Weel stated yes. Would we be able to see the final rendering?

Mr. Ostman stated I would make a recommendation to continue this to next month until you get a final rendering.

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 18’ at 8008 Oakton St. be **continued** to Monday, June 2, 2008. Prior to that time we’d like to see the final renderings of that site (at least a week prior.)

Seconded by Commissioner Kanelos, 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 stated at this particular time I will entertain a motion to adjourn.

Commissioner Weel 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 7:56 p.m.

James Callero, Chairman

Angelo Troiani, Secretary