

**APPROVED
MINUTES OF THE MEETING OF THE PLAN COMMISSION
AND ZONING BOARD OF APPEALS
VILLAGE OF NILES
COOK COUNTY, ILLINOIS**

January 5, 2009

The Niles Plan Commission and Zoning Board of Appeals was called to order at 6:00 P.M.

Chairman Alan Weel asked everyone to stand for the Pledge of Allegiance.

Chairman Weel asked Village Attorney and Parliamentarian Joseph Annunzio to take the roll.

Present along with Chairman Weel and Village Attorney Annunzio were Commissioners Karen Dimond, Thomas Surace, George Alpogianis and Thomas Kanelos.

Also present were Charles Ostman, Director of Community Development and Richard Wlodarski, Assistant Director of Community Development.

Commissioner Angelo Troiani was absent.

Chairman Weel then asked are there any changes, additions, deletions or corrections for the December 1, 2008 meeting minutes. There were none. If not, can I please have a motion for approval?

Commissioner Alpogianis moved to approve the Minutes of December 1, 2008 as presented.

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

AYES:	5	Dimond, Surace, Weel, Alpogianis, Kanelos
NAYS:	0	
ABSENT:	1	Troiani

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

Chairman 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 Mr. Richard Wlodarski, Assistant Director of Community Development, on the day of the hearing at 1:30 P.M. The

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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.

New Business

**09-ZP-01 Mr. Guiliana Younan, Owner
4955 W. Coyle
Skokie, Illinois 60077**

Requesting approval of a plat of consolidation at 6747 W. Touhy Ave., Niles, IL 60714.

Chairman Weel called for the only matter on the agenda.

09-ZP-01 - Mr. Guiliana Younan, Owner, 4955 W. Coyle, Skokie, Illinois 60077. Requesting approval of a plat of consolidation at 6747 W. Touhy Ave., Niles, IL 60714.

Chairman Weel stated there are no members of the petitioner present this evening but Mr. Ostman will speak on their behalf.

Mr. Charles Ostman, Director of Community Development, stated this is a request for a plat of consolidation and easement located at 6747 W. Touhy Ave. and at this time I would like to have it continued until next month to double check some items on this plat that I am just now aware of.

Chairman Weel stated before we do that can you just shed some light as to what's happening at the current site. I know we approved this Special Use in January, 2008. Maybe you can give us a little bit of a background of what's going on onsite right now.

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Mr. Ostman stated sure. This particular site was [many, many years ago] a gas station. Once it was abandoned as a gas station, the building

that was there was then converted into a hot dog stand or fast food restaurant. The fast food restaurant was then sold and the property owner came in front of this Board and in front of the Board of Trustees to request a Special Use to construct a hand car wash. That Special Use was granted; the permit has been issued for that site under the ordinance that the Building Commissioner is permitted to issue that building permit where it would guarantee this Board and the Board of Trustees they would meet all the requirements in regard to the plat of consolidation. At this time I see one possible error. I would like to confirm it before this Board makes a recommendation to approve it to the Board of Trustees.

Chairman Weel stated could you describe what you think the possible error is for the Board's information.

Mr. Ostman stated this was reviewed by the Community Development Department and the Engineering Department and also included in the plat of consolidation is an easement. The easement is [let me take that part first] a 10 foot easement for a sanitary sewer. That easement is a public easement that is going to be reserved for the benefit of the property owner to run a sanitary sewer on his property over to the property to the east to connect into a sanitary sewer manhole. That is the purpose for that easement and it would be a public easement. As for the plat of consolidation, the plat should be identified as consolidating all lots into one lot. As you can see here there are actually four lots and it is not indicated here that it is being consolidated into one lot.

Chairman Weel stated are there any other comments from any of the Commissioners.

Commissioner Alpigianis stated I just have a couple of questions. Mr. Ostman, the EPA, once they checked the land, everything was okay, is that correct?

Mr. Ostman stated absolutely.

Commissioner Alpigianis stated construction is underway, correct?

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Mr. Ostman stated construction is underway.

Commissioner Alpogianis stated at what point are they at right now?

Mr. Ostman stated the footing and foundation is in and according to the construction documents, everything has been met in regard to the conditions under which the Special Use was granted, including the landscaped area at the dead end of North Riverside Drive being the south end of Riverside Drive.

Commissioner Alpogianis stated fine by me, thank you.

Chairman Weel stated any other comments. There were none. The request by the petitioner is to grant the continuance until the meeting of February 2, 2009. With that I will entertain a motion to continue this until February 2, 2009.

Commissioner Dimond moved that 09-ZP-01 - Mr. Guiliana Younan, Owner, 4955 W. Coyle, Skokie, Illinois 60077 - requesting approval of a plat of consolidation at 6747 W. Touhy Ave., Niles, IL 60714 be **continued** until February 2, 2009.

Seconded by Commissioner Kanelos on roll call the vote was:

AYES: 5 Dimond, Surace, Weel, Alpogianis, Kanelos

NAYS: 0

ABSENT: 1 Troiani

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

Chairman Weel added if the Commissioners have not been out to this site, it would be a good thing to go and take a look at it between now and February 2. With that, we have no further business. I will make a motion to adjourn.

Commissioner Alpogianis stated before we take a motion to adjourn, I'd like to take a moment to thank Jimmy Callero for his nineteen years of service to the Zoning Board. I want to say thank you to him and the sacrifices that he

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has made and I wish him better luck with his health and his family. Thank you.

Chairman Weel stated I'll second that.

Commissioner Kanelos moved to adjourn the meeting.

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

AYES:	5	Dimond, Surace, Weel, Alpogianis, Kanelos
NAYS:	0	
ABSENT:	1	Troiani

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

The meeting adjourned at 6:10 P.M.

Kathleen Janessa, Recording Secretary