

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

**March 2, 2009**

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

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

Chairman Weel asked Commissioner Troiani to take the roll.

Present along with Chairman Weel and Village Attorney Joseph Annunzio were Commissioners Karen Dimond, Thomas Surace, Angelo Troiani, George Alpigianis and Thomas Kanelos.

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

Chairman Weel then asked are there any changes, additions, deletions or corrections for the January 5, 2009 meeting minutes. [There were none.] If not, I'll entertain a motion to approve.

Commissioner Dimond moved to approve the Minutes of January 5, 2009 as presented.

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

AYES:	4	Dimond, Surace, Alpigianis, Kanelos
NAYS:	0	
PASS:	1	Troiani

There being four (4) affirmative votes the motion carried.

**Old 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.**

**New Business**

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

**March 2, 2009**

**09-ZP-02 Mr. James Burke, Project Manager  
306 Gierz St.  
Downers Grove, Illinois 60515**

**Requesting a Special Use to operate a dialysis center at 5623 W. Touhy Ave., Niles, IL 60714.**

**09-ZP-03 Ms. Lorri Newson, Executive Director  
175 W. Jackson Blvd., Ste #350  
Chicago, Illinois 60604**

**Requesting to amend the Special Use to increase parking from 46 to 70 spaces at 9201 N. Maryland St., Niles, IL 60714.**

Chairman Weel stated we'll start on the old 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 stated this is continued from our January 5, 2009 meeting. Is there a representative or petitioner in the audience? If so please step forward.

Mr. Guiliana Younan, 4955 W. Coyle, Skokie, IL 60077 stepped forward.

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

Mr. Younan stated I do.

Richard Wlodarski, Assistant Director of Community Development interjected. Mr. Chairman, if I may, I'd like to speak on behalf of the petitioner as far as what has been submitted. As you said, this is continued from January 5, 2009 and there were a few minor changes that had to be made due to a plat of consolidation. They have been made. Some easements

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

**March 2, 2009**

have been added; some other minor changes have been reviewed by both the Community Development Department

and the Engineering Department. Everything is in order now and that is what is in front of you tonight to approve.

Chairman Weel stated the plat is in compliance with all requirements as put forth by the Engineering Department and the Community Development Department.

Mr. Wlodarski stated that is correct.

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

Commissioner Troiani stated on investigating the site we find the temporary fence we put up around the site is in poor repair and there is an opening in it. We're afraid of people getting in there and getting hurt, vandalism and everything. Would you kindly correct that and make that fence the way it's supposed to be.

Mr. Younan stated yes, of course we will.

Chairman Weel asked if there were any other questions or comments from anyone else on the Board. [There were none.]

Chairman Weel then stated just to echo what Commissioner Troiani had indicated, I happened to go out on site this morning and noticed that on the southeast corner where the wooden fence butts up against the temporary fence, the temporary fence was kind of leaning sideways.

There was a big gap back there. With the scaffolding and materials and stuff back there, plus being close to the forest preserve, I think it would be in everyone's best interest, including yourselves, we get that tightened up a little bit. So if you could make sure that happens relatively quickly, we'd appreciate it.

Mr. Younan stated yes, we will, I will.

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

**March 2, 2009**

Chairman Weel then asked if there are any questions or comments from anyone in the audience. [There were none.] That will close the testimony on the case and I will entertain a motion.

Commissioner Kanelos 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 **approved**.

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

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

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

Chairman Weel 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 this will be heard by the Board of Trustees, please leave your name and address with our secretary and she will notify you. Thank you very much.

Chairman Weel stated we will move on to new business.

**09-ZP-02 - Mr. James Burke, Project Manager, 306 Gierz St., Downers Grove, Illinois 60515. Requesting a Special Use to operate a dialysis center at 5623 W. Touhy Ave., Niles, IL 60714.**

Chairman Weel asked is the petitioner or a representative present.

Mr. James Burke, 306 Gierz, Downers Grove, IL stepped forward.

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

Mr. Burke stated yes I do. We are trying to get the variance to put the dialysis clinic in the 5623 Touhy Ave. location. Davita is the second largest

**APPROVED**  
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**AND ZONING BOARD OF APPEALS**  
**VILLAGE OF NILES**  
**COOK COUNTY, ILLINOIS**

**March 2, 2009**

dialysis provider in the country right now. We picked this location because the Illinois Facilities Health Planning Board has told us there are open stations in this area and patients that need dialysis in the area. That is why we've chosen this location. I'm not sure if you know

how this works but we have to get a CON (Certificate of Need) in order to build a dialysis clinic. We went through that process and we have been approved for the stations in the area. The CON Board wouldn't have approved it if there weren't available stations in this area. There are different zones throughout Illinois; there are only so many stations available in each area as they divide it up through the state.

Chairman Weel asked are there any other comments regarding your request.

Mr. Burke stated no.

Chairman Weel asked are there any questions or comments from the Commissioners.

Commissioner Kanelos stated I think you might have answered it just with the comment you made but let me just clarify. There's a letter we have from Davita signed by Kelly Ladd and it says in the letter "we chose this location in Niles because of the need for a twelve station chronic dialysis clinic in the area according to the Illinois Health Facilities Planning Board Certificate of Need parameters and accessibility for patients." What exactly is that? Is that what you were referring to a moment ago?

Mr. Burke stated yes.

Commissioner Kanelos stated so the areas are divided up by this Planning Board and they determine where there is a shortage and where there's a surplus and try to...

Mr. Burke stated if there's a surplus they don't just let you go in there and build it. One, you have to get approved and you have to show it will be utilized in so many years up to 80%. There are all these requirements you have to meet in order to do that. Again, we've done our research and our homework and this is where it's told us there are patients in the area going to other places because there's nothing in the Village in this area. I know there's another dialysis company, Fresenius. They are probably

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

**March 2, 2009**

full and having problems with patients getting available times. With dialysis, I'm not sure if you're familiar with it, but patients go three times a week for three or four hours at a time. So if

they don't get a time slot at the other location, they might get the time slot they want from another person. That's why.

Commissioner Kanelos stated can I continue. It says you have eight staff members on site. Is that at all times or are there five or six at a time.

Mr. Burke stated during the first two shifts it's probably the fullest. The last shift kind of comes down a little bit because our manager probably doesn't stay that last shift. But we have certain people we have to have on staff at any given time for the patients. There are certain ratios.

Commissioner Kanelos stated so on average how many staff during the course of the day would you say are there at any given time.

Mr. Burke stated like I said for the first two shifts there will be eight, again after that at the third shift it might be down to six.

Commissioner Kanelos stated so at least six and a good percentage of the time eight. The patients, typically, do most of them drive themselves?

Mr. Burke stated it varies. We think maybe six to eight patients. It just really depends on their abilities. A lot of times family members will bring the patients. Sometimes they can drive. It really kind of depends on the patient. I can't give you a definite answer but typically from what I've seen throughout all our clinics, about half of them drive.

Commissioner Kanelos stated if all the patients were to drive, in the unlikely event, and a full staff of eight; twenty parking spaces, will that create any issues in this parking lot?

Mr. Burke stated no, it doesn't look like it will.

Mr. Wlodarski stated no, the space allows for retail which is approximately twenty-three spaces. The most they would ever be utilizing would be twenty.

Chairman Weel asked if there are any other comments or questions.

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

**March 2, 2009**

Commissioner Dimond stated I understand you said the Health Facilities Board said there was a need for more stations in our area. Do you actually have a Certificate of Need for this particular location?

Mr. Burke stated yes, I do. It was approved back in November.

Commissioner Troiani stated you are an existing state approved organization.

Mr. Burke stated yes. What do you mean by that?

Commissioner Troiani stated Davita.

Mr. Burke stated Davita is a national company but we are certified by CMS. We have Medicare patients, stuff like that, so we're certified by the State of Illinois.

Commissioner Surace stated of these eight staff members, how many are professionals – nurses, lpns, that type of thing.

Mr. Burke stated typically we'll have maybe one or two nurses; sometimes the manager in charge is a nurse and then we have a charge nurse on the floor. We have to have one nurse at all times and then we have patient-care techs, along with the nurses. There would be three, possibly four patient-care techs and a nurse. Then we have clerical and then (inaudible – some other kind of tech), social worker, dieticians and they are certified as well. And then the doctor, when he comes in.

Commissioner Alpigianis stated I have a few questions for you. First of all, do you have a copy of your CON with you?

Mr. Burke stated yes.

Commissioner Alpigianis stated if you wouldn't mind please hand it to our secretary so she can make a copy. We need to have a copy of that on file before we can approve it. Secondly, who does own Davita?

Mr. Burke stated it is a publicly traded corporation.

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

**March 2, 2009**

Chairman Weel stated it's a Fortune 500 company.

Commissioner Alpigianis stated their headquarters are in California.

Mr. Burke stated correct.

Commissioner Alpigianis stated can you tell me besides the needs of our residents and possibly surrounding villages, how else the Village of Niles is going to benefit from having you guys here. I know typically the medical field doesn't pay us any sales tax dollars; we don't gain any revenue at all. Are there any other needs you can think of that you can tell us about?

Mr. Burke stated providing jobs for people in Niles because I'm sure when we open the clinic we will start looking here for a charge nurse, our patient-care techs, even our [we call them] facility administrators. That's one of the other things we would be doing here. That's how we help out. Most everybody would be pretty much from this area except maybe the doctor.

Commissioner Alpigianis stated predominantly you guys are in the city and in the southern suburbs in this area.

Mr. Burke stated correct, and we're building more clinics throughout the area now.

Commissioner Alpigianis stated very good, thank you very much.

Chairman Weel stated are there any other questions or comments from the Commissioners. [There were none.] Any comments or questions from anyone in the audience. [There were none.] With that I'll entertain a motion.

Commissioner Dimond moved that 09-ZP-02 - Mr. James Burke, Project Manager, 306 Gierz St., Downers Grove, Illinois 60515 requesting a Special Use to operate a dialysis center at 5623 W. Touhy Ave., Niles, IL 60714 be **approved**.

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

AYES:           5       Dimond, Surace, Troiani, Alpigianis, Kanelos

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

**March 2, 2009**

NAYS:        0

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

Chairman Weel 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 this will be heard by the Board of Trustees, please leave your name and address with our secretary and she will notify you. Thank you very much. Good luck.

Commissioner Alpogianis stated welcome to Niles.

Chairman Weel called the next item on the agenda.

**09-ZP-03 – Ms. Lorri Newson, Executive Director, 175 W. Jackson Blvd., Ste #350, Chicago, Illinois 60604. Requesting to amend the Special Use to increase parking from 46 to 70 spaces at 9201 N. Maryland St., Niles, IL 60714.**

Chairman Weel asked is the petitioner is here.

Bill Schneider, Turnstone Development, 175 W. Jackson, Suite 350, Chicago, IL 60602; Veronica Shirkevich, Cook County Housing Authority, Asset Manager, 9201 Maryland Ave., Niles, IL 60714; Steven Hotz,

Piekarz Associates Architects, 2880 N. Elston Ave., Chicago, IL 60618 stepped forward. Mr. Schneider is going to be the spokesperson.

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

Mr. Schneider stated I do. Turnstone Development is a not-for-profit development arm of the Housing Authority of Cook County who owns Huntington Towers at 9201 Maryland. This project started out as an effort to mitigate some of the storm issues on site. The residents and the neighbors have very valid complaints of flooding in the area. Actually, in the back of the property facing the residential area (on the east side of

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

**March 2, 2009**

the property) there's some ponding there so we wanted to fix those issues through a storm mitigation process. That led to an expansion of the parking lot. Currently there are forty-six spaces on site. We would like to increase that to seventy spaces. At the same time we're designing our

engineering drawings for our construction, assuming this Board approves the expansion of the conditional use, then we would be able to work on a larger tributary area to solve some of the storm issues in that area. The main request we are asking for is to allow us to expand the 1967-3 Conditional Use that was approved on this property. Per your zoning ordinance, we went through the code sections regarding yard setbacks, floor area ratio, building height and landscaping. We're not asking for any variances or anything such as those. I do have some write-ups for staff and the Commission if you'd so like them.

Chairman Weel stated yes, please.

Mr. Schneider continued. We knew that residents were concerned about flooding and things. We just wanted to re-verify that we're not asking for anything we perceive out of the ordinary. Within the codes at 127 units in the building, this area would look for 51 parking spaces. If this Commission allowed us to go to 70 parking spaces, we will be 19 spaces above the requirement. With that said I would like Veronica, who is the property manager and can speak for the residents, to say a few things if that's okay with the Board.

Chairman Weel stated that's fine, what I would like to do, just for everybody's knowledge, [Rich – do you have the pointer? He replied no.] so everybody knows exactly where the new parking spots are being installed, can you point to them so that everybody here in the chamber is looking at the same thing.

Mr. Schneider is pointing at the diagram on the overhead screen. Maryland is at the top of the screen. This is where the some of new parking area will be. Then along the side is an area of more parking and that is the area of concern. This is a grassy area where some of the new spaces will be. [Much of this is inaudible since Mr. Burke was away from the microphone.] The spaces were counted to twenty-four and they are along the residential area, obviously a concern for the residents. What we are trying to

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

**March 2, 2009**

do is improve the turnaround area for fire protection and add parking spaces here. Along the east side is a six foot wooden privacy fence to buffer against the neighbors. So this is buffering, landscape, fencing and then the parking spaces here. Then we preserve the trees here and then this is the area where the residents sit.

Chairman Weel stated now everybody has an understanding where the additional spaces are going to be created. We will get to questions from the audience in a minute once we finish the testimony of the petitioners and then any comments or questions the Commissioners may have. Obviously, you know that flooding is a major concern of this community, not only at this location but throughout the Village of Niles. It is a hot button, a hot topic, not only in Niles but in surrounding communities given what's transpired in the last eighteen months – last August, last October, most recently with the thaw and the rain we had – there is a significant concern not only in our community but in others. Obviously we are going to have to listen to the testimony of the petitioners and also listen to the comments of the residents behind the structure. My question is, before we do that, has that building itself ever flooded?

Ms. Shirkevich stated as the rest of the Village citizens, we were flooded September 13, 2008. We had water standing in the elevator shaft and recently we had problem with floods when the pipes were thawing. The roof drainage was flooding the hallway on the first floor. So we were flooded several times. We have a problem with standing water in the summertime in the area we are hoping to address. We have 148 seniors and disabled citizens that live in our building. Our oldest resident is 37 years old (incorrect) and for them to live in a healthy environment is critical. We work with a very fragile group of citizens here. Flooding issues may not be such a concern in other areas but in our particular building it's a safety hazard and we'd like to address it as soon as possible as well as increasing parking spaces because we have 127 units and we have 100% occupancy. We are very active and care about our community; we are a polling place, we have English as a second language classes open to the public and they are provided by Oakton Community College twice a week. So visitors and students come as well as teachers and they need a place to park. There is no parking on the streets next to the building and there is no parking allowed on the commercial

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

**March 2, 2009**

properties next to us. We are the only residential building surrounded by commercial property. The building was built in 1972 and at that time, 37 years ago, the need for parking was about 500 cars for 1,000 people. Now it's 800 for 1,000 people. I have a handout for you, if you don't mind, just to address what I'm talking about. I just want to let you know that the citizens we are advocating are seniors and disabled. All they have is their apartment. If they have a car, if they can go out, they can socialize, they can see the doctor, they can go see their children. If

there's no parking, if they are on the waiting list for parking for months or years, the quality of life really suffers. They can't go out, can't socialize which leads to depression and loneliness and has a real impact on them. We're asking just to help us be human to them and let them park their cars. Society has changed – they're driving more, they're more active, they go to work, a lot of families have two cars as everybody else. The average family has two to four cars. Our couples do have one car per apartment. And having 127 apartments and having 46 parking spaces definitely is not enough. By asking to allow us to add more parking spaces, we're also letting you know that we're still planning to care about communities. We always do. We will add landscaping; we will continue beautifying the property. Our maintenance guy lives at the property for twenty-seven years. He really has a green thumb. The property always looks beautiful. He put in a new flag. You need to know the details because we do care. Once the property looks beautiful we want you to come and visit us, go to classes, go to vote so please help us.

[Ms. Shirkevich passes out some information.]

Chairman Weel stated we will include both the handouts given to us from the petitioners tonight as part of our package for the record. Any other comments on your request.

Mr. Schneider stated I would just like to ask in lieu of arduously reading this into the record, just by you accepting this report that's fine for the record then. I don't want to get into standards or anything. We're not asking for any yard variances, floor area ratio of 2 versus we are at 1.28. Building height (36 feet) is allowed or by Special Use and this was approved in 1967. Landscaping – it says not less than 5% of the parking lot shall be devoted to landscaping. Based on the site plan we have, we're above and beyond that and we're happy to do that to mitigate a buffer for the residents. The only other thing I would like to include for the testimony is that we did do soil

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

**March 2, 2009**

borings in the area in November, 2007. I believe we did four of them. I think we all know it's a very clay area. We wanted to start out trying to do an underground storage area. Our engineer, Terra Engineering, did some studies on it. And there wasn't a way to [how do I say it Steve] since the soil wouldn't permeate the water, it just wouldn't work. We'd have to do a gravity flow system.

Mr. Hotz stated just to expound on Mr. Schneider's point, because the soil has a very low absorbency rate, we discovered it was really a

combination. The flooding that is occurring on the site is a combination of that fact and also very poor grading in the area right now. There's really no where for the water to drain. Because of that, there's going to have to be excavation done to mitigate the drainage anyway. That was really the genesis for beginning to explore being able to also accommodate lessening the parking load on surrounding public streets and also putting in a detention system that would better mitigate the drainage on the site. And I'd also like to add as well per the landscaping, what's shown on the plan there, I don't know how familiar with the site all of you are but, those larger trees that are shown right now to the northeast around the terrace area, those are actually existing larger caliper trees. So when we laid out the expanded parking it was really two of our biggest motivating factors: 1) try to work with the existing large caliper trees as much as possible and 2) to really try to buffer any expanded parking and the site from the surrounding residences. As you can see we've tried to accommodate that by moving the parking away from the property line as greatly as possible and also providing the privacy fence and landscape screening we've previously discussed. Thank you.

Chairman Weel stated just a point of clarification for what we will attach as part of the record; the first handout was the summary for the request

for the Special Use ordinance 1967-3 from Piekarz Associates P.C. It will be included as part of the record because it was included in our package. The most recent handout, the Huntington Apartments, we will not make a part of the record because we haven't had a chance to review it or read it yet. We will just make that a point of clarification. Is your testimony closed for what you want to present at this time?

Mr. Schneider stated yes sir, it is.

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

**March 2, 2009**

Chairman Weel stated I will open up to any comments or questions from any of the Commissioners.

Commissioner Surace stated my concern is you are talking about a vault for this water. You said gravity flow. Where is this water going to go because if you're adding parking you've got limited green space and we've got high clay content? Where do we get this water to go? We're going to be eliminating more. Usually you are increasing area to absorb but

it's a high clay content so you have to have a vault, something to capture this water. Am I right?

Mr. Schneider stated that's what we've been working on with Terra Engineering – if we have to have a collection point under the terrace area and then some sort of a restrictor flow into the storm systems on Maryland. It's eventually going to have to flow somewhere and the only access point was Maryland from what I recall speaking with staff when we met.

Commissioner Surace asked Rich Wlodarski will our sewers be able to handle that. Or do we have to get other plans? Don't you agree?

Mr. Wlodarski stated generally our Engineering Dept. reviews all that when it's submitted. They haven't submitted any engineering drawings at this point. That was one of Engineering's comments upon approval, engineering drawings would have to be submitted and reviewed.

Mr. Hotz stated can I just add, Commissioner, your point is very well taken. There are a few things we could do in terms of water detention. One is a fairly common practice – you install piping under the parking lot that can be measured in feet and diameter, depending on the requirements of the site, etc. that water can be stored in and you would

put a restrictor at the end of this line that would only allow a set flow to exit the site at a time, so that the city sewer wasn't taking on any more than it could take. Again, that's usually worked out with the Engineering Dept. once we submit construction drawings. There are other possibilities as well. When you excavate for the parking lot, you basically would over excavate and backfill with a highly permeable gravel base, so you remove a lot of the clay soil so more water can be absorbed directly into the ground. There are several options we would look at and we certainly anticipate, pending

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

**March 2, 2009**

approval, we would do a full set of construction documents and work with the Niles Engineering Dept.

Commissioner Alpigianis stated I have a few questions. I'm going to start with the trees. First of all, folks, if I could just have a raise of hands, I'm assuming that everyone in the area [audience] lives behind The Huntington. [There was a show of hands.] Just to keep this real simple; am I to assume everyone is worried about water retention? Okay.

A few questions. First of all, you will not touch any of the trees that are in place already, correct? Especially the older trees.

Mr. Hotz stated any of the larger caliper trees.

Commissioner Alpigianis stated if you could point those out on the map, I'd really appreciate it.

Mr. Hotz then pointed to the map around the terrace area, some in the northeast corner. Then you can see we've actually put in an island to preserve one tree along Maryland Avenue. There's a row of small bushes along the sidewalk where the connector piece is for the driveway. I believe there's three of those that would have to be removed.

Commissioner Alpigianis stated bushes are do-able. Secondly, are the people that live in the Huntington residents of Niles or are they residents of other places? I'm just curious as to whether it's a permanent home, assisted living.

Ms. Shirkevich stated these are residents of Niles. Some of them live there over thirty years and this is not assisted living, this is an independent living apartment complex. The usual lease is from one year to whenever they would like to move out. But our normal vacancy is when people pass away. We have a waiting list in order to get in our building.

Commissioner Alpigianis stated third question. You're probably going to stay up here for this one. Do you guys have a bus that you are able to take people around? I know you talked about how important it was for people to get around and so on and so forth. I own a restaurant in the area and I know a lot [one half dozen] facilities have buses that actually get people in that

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

**March 2, 2009**

don't have cars. That is just a suggestion per se, question. Do you have a bus there?

Ms. Shirkevich stated the House Authority owns several vehicles. One of them is a mini-van that we use for transportation to south side activities or for residents to go to any other locations.

Commissioner Alpigianis stated correct, but you do not have one that belongs to the facility?

Ms. Shirkevich stated no, we do not.

Commissioner Alpigianis stated last but not least, I just wanted to make this comment – that the Engineering Dept. ask for both a site and an engineering plan. I understand you want to hear yes before you go ahead and do it but there's a need to see what's going to happen engineering-wise. Before things can go further we need to follow what the engineers are asking and they want to see a plan. I'm just stating what our Engineering Dept. needs. I don't know where the meeting is going at this point but they do need to see a plan. No further comments.

Commissioner Dimond stated I have a few questions. First of all you mentioned that you have 148 residents, 127 units. How many people actually own cars now?

Ms. Shirkevich stated we have 46 cars now registered in the office and 12 of them have put their other cars on the waiting list.

Commissioner Dimond stated so you are saying 46 residents own cars now.

Ms. Skirkevich stated yes.

Commissioner Dimond stated I also have a question regarding the water issue too. You said you are already having water problems in your own basement and also collecting in the terrace area. What I wanted to know [perhaps this is a question for the architect] is would it be useful to put in some permeable surface instead of concrete in the parking lot. They have those available now. Is that something that could work, would that help absorb the water?

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

**March 2, 2009**

Mr. Hotz stated that's certainly a possibility. In fact, with the permeable pavers, that's something that we looked at doing for the terrace area as well. Part of the issue with the soil that's there, because it's such a high clay content and it doesn't absorb water at a high enough rate, you really have to excavate out a massive amount of dirt that's already there in order to get that type of permeable system to work. In other words, you could put these pavers on the surface and if you get a heavy rain, you could still have flooding problems simply because there's the clay not absorbing the water fast enough.

Commissioner Dimond stated I have a couple more questions. Throughout the parking lot areas, are there going to be any drains that go directly into the sewer system. I can't see them on the [overhead].

Mr. Hotz stated they are not shown; this is just a design drawing. Yes, once the engineering is done I would anticipate there'll be several catch basins in this area to accommodate drainage. Most likely there will be some type of pipe that's underneath the parking here that will have catch basins connected to it that will handle the water drainage.

Commissioner Dimond stated I just have to say a concern I have, it sounds like there are a number of different possibilities but we don't really know what, if anything is going to be the actual solution yet. And I understand it doesn't sound like you can answer that right now. Would that be correct?

Mr. Hotz stated that is correct. What we are really seeking is to know if we can expand the parking lot or not before we spend the money to design it and to do full-blown drawings and calculations.

Commissioner Dimond stated I have one other question. This is actually for Veronica. This is a question about the Cook County Housing Authority. Your agency was created in the forties, was it not? Is that correct? It's been around for many years.

Ms. Shirkevich stated yes.

Commissioner Dimond stated it's not actually operated by Cook County. It's more of a conduit for federal funds, is that correct?

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

**March 2, 2009**

Mr. Schneider stated it was created in 1946. Currently there are 2,066 public housing units. Through the not-for-profit development arm we own another 1,100 low income senior units.

Commissioner Dimond asked where does your funding come from primarily.

Mr. Schneider stated through HUD. Cook County Board appoints the Housing Authorities Board and no funding comes through Cook County.

It comes from HUD.

Commissioner Dimond stated have there been funds allotted for this development for this parking project.

Mr. Schneider stated yes, each year through our Capital Fund Program we spend approximately three and one half million a year and this project was slated for feasibility in 2007. That was the soil borings and things such as that. Then when the expansion of the parking lot came in that's when it triggered the necessary zoning issues.

Commissioner Dimond stated we've heard a number of possibilities about what can be done engineering-wise to deal with the water issue. Do you have a budget for this project; a certain amount of money that can be spent for this project, including the water retention problem and what is that budget?

Mr. Schneider stated for example, as we go through our budgets we have approximately between 30 and 40 I think when we went through the capital budgets for preliminary design. And the issue is, as I think this whole Commission knows, you go through \$40,000 for any engineering. So what we're struggling with is are we engineering a parking lot and a storm system or no expansion of the parking lot 46 units and just the storm system. Because then when the engineers bring in the calculations, as the Engineering Dept. would attest to, we're going to have to capture a larger tributary than our site because we know, we just spent \$5,600 on a topographic survey for the whole site. Maybe the residents saw a lot of topography guys walking around with their gadgets in November and December. Now we'll be able to know where to capture the water from – from the larger area. We topographic surveyed about 100 feet around our site. So now we're stuck with - do we spend \$40, 000 on

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

**March 2, 2009**

engineering with the parking lot or without it. I say that respectfully. I think you probably hear that from every developer – it's the chicken and the egg syndrome.

Commissioner Dimond stated I have no further questions.

Chairman Weel asked if there are any other questions or comments from any of the Commissioners. [There were none.] Before we open it up to

comments from members of the audience, what I'd like to see is if there is anybody that wants to ask the petitioners any questions regarding what they have just answered from us. Any other questions that you may have, directed to the petitioners, step up to the microphone and ask the question. Once we complete that part, then we will open it up to any comments from anyone else in the audience. So if you have a particular question to ask the petitioners, you can step up to the microphone right now and ask them.

Jennifer Bevan, 9233 N. Cortland, Niles stepped forward. My question is and I believe Commissioner Dimond asked this in a way, do you have a budget for this project? Thinking it is going to include both parking spaces and the water retention project of some sort.

Mr. Schneider stated the soft cost budget is \$30 to \$40,000 and we've been estimating the construction budget between \$150 and \$200 thousand. Most often we budget about \$6,000 per parking place, so times 24 would equal \$250,000 plus soft costs. This scenario is probably approaching \$300,000.

Ms. Bevan stated that's including the soft costs. So construction's about \$120,000.

Mr. Schneider stated originally we thought it would be a \$100 to \$150 but as we expanded the parking lot, it's quite simple to say \$6,000 a parking spot times 24 spaces plus your soft costs. So right now we've started to realize the flooding issues and we've expanded the budget more and we are looking at re-allocating some funds from a few other projects.

Helen Markovich, 9208 Cortland Drive. I am directly behind the Huntington on the property that's the closest to the Huntington. What I've noticed, living here for sixteen years, is that the residents at the Huntington are getting

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

**March 2, 2009**

younger. Is this solution of yours by adding twenty-four parking spaces going to change again in two or three years? We can't keep revisiting this. I went through this four years ago with the Village and at that time it was just an aesthetic problem. My property line is fifteen feet away from my house. According to that plan you're giving me an additional eleven and  $\frac{3}{4}$  feet before we hit the fence. And

then right after that you get the driveway and then eight cars are

supposed to be parked up against the building. [Ms. Markovich went over and pointed at her house on the overhead rendering. It is inaudible since she has no microphone.] Ours is the shallowest portion. What I'm concerned about is that in another year or two you are going come back and say we need more parking and need to add more parking. That's going to be a problem for everybody. What I think people have not addressed here; we've all said yes, Niles has a flooding problem. It does have a flooding problem but Niles is not created equal. We have a major flooding problem on Cortland. All the streets east of us do not flood. We flood on Cortland. Maryland floods. The Bradford parking lot is under water and Milwaukee floods. This is right smack in the middle. We are so concerned that when you fill this up with concrete, we're going to have such major problems that somewhere that water's got to run and once it runs into the sewers, it's going to come back on us. It may not hit us from the back but it's going to hit us from the front and we can't take any more water. The drainage basins are up along Cortland so we get water from Davis, we get water from a lot of different areas, and we're getting flooded.

Chairman Weel stated we need to make sure these are questions being asked pertaining to what's in front of us. We will open it up to comments after that but we have to really focus on just asking a question pertaining to what's in front of us at this particular time.

Ms. Markovich stated my concern is this. That when you run your drive right up along here, it's going to be only about thirty feet from the nearest house. That's very scary. This is something I'm bringing up to the engineers. Water from there is going to run off somewhere and if it's going to run anywhere it's going to run into our homes – the homes that are the closest here. That really concerns me a lot. This section here, which is all grass right now, believe it or not, is the section your residents use. When I garden here in the summer I have your residents coming and talking to me over the fence. They'll pull up their chairs and they'll sit up against my fence because I have

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

**March 2, 2009**

flowers. There's a little old guy that comes out every single morning and he does calisthenics.

Chairman Weel stated again I'm going to ask you to please – a question. We really need to make this question specific. That's what I'm asking you to do. Do you have a specific question?

Ms. Markovich stated what I want to do is would they consider maybe not filling up this area here because it's so close to the building and redesigning it in some different way so that's it is not right on top of us.

Mr. Hotz stated I'd like to respond first of all to your concern about flooding and where the water is going to go. In order to accommodate, that entire part of the site is going to have to be re-graded, re-excavated and the way it will be designed is so that the parking itself will have drains and then all of the green area – so from the property line all of the green area will be sloped just slightly to get the water to drain into the parking lot so that the water will go into the detention system. The detention system will have what is known as a restrictor, which is basically – think of it as a bucket.

Ms. Markovich stated where's it going to go after that. It can't hold it forever. It's going to go somewhere. We're concerned it's going to come back on us.

Mr. Hotz stated think of it this way. There's the Village – they will give us the rate at which their sewer can accommodate runoff. We'll have to install a restrictor on our side of the property line that will force water that's drained into our system to sit there, underground, until it can be released into the city's sewer system. That will all be worked out as part of the construction documentation process. Your other concern was the distance to the property line. We've really made every effort we can to try to move the driveway. You would actually have another eleven feet between the chain link fence.....

Ms. Markovich interrupted that was explained to me a couple of weeks ago when there was a flooding problem. The wooden fence is beautiful, it's lovely but a wooden fence is not going to protect us from flooding and that is our biggest concern. [Once again, she is not using the microphone as she points at the overhead renderings.] Our concern is you not break ground until the Village has a chance to help us with our flooding problem on the street. If

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

**March 2, 2009**

you have the parking lot, we're going to get flooded even more. That's all we're asking for. We have to be responsible on both sides. The Village has to be responsible and you guys have to be responsible. We live here. We're going to lose our homes.

Chairman Weel stated okay. Thank you. Any other questions? Again, we're going to have to ask a question now pertaining to what the information is in front of us and what you've heard. We need to try and limit it to a question.

Steve Maletic, 9228 N. Cortland Drive, Niles. First question, earlier the Commissioner asked how many trees will stay on the property. Let me ask the question in a different way. How many trees will be removed currently off this property. Do you have an exact number in the plan?

Mr. Hotz stated I know, again, we aren't removing mature trees.

Mr. Maletic stated the question is how many trees will you remove off the property. It doesn't matter the age – how many trees do you plan to remove off the property? Let's categorize these. Let's talk about mature trees being As. And mid age B and C young trees. How many of each category and how many trees will you remove at this property? That's the question, please answer.

Mr. Hotz stated I will have to double check the survey.

Mr. Maletic stated I'd like to ask the Board of Commissioners please to put this in the record so we know they do owe the community and you gentlemen and lady the answer as to how many trees and what's the real impact when it comes to ecological property and how that's going to impact the neighborhood.

Ms. Shirkevich stated all the mature trees [certain pines] will stay. We have three young trees further in the back that we trimmed last year. Those are close to the single family homes. By your side of the courtyard we have one crabapple tree closer to the building. We are not removing anything around the building. None of the mature trees. I believe according to the drawing

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

**March 2, 2009**

we have, we will save all the trees. The youngest tree we have is a two year old pear.

Mr. Maletic stated that's fair. We just want to understand how many trees you plan to remove. Please specify, how many. That's the question. Second question in regards to presentation you have made. My understanding after questions and comments from the neighbors, in your proposal here would it be fair to say, I am not clear as to residency.

Commissioner Dimond asked the question but I don't think we really got the answers. We kind of got around that. The question is how many people of 127 residents [correction – 148 residents]. How many people are in true need to drive each day? Can you provide specific lists as to how many people really own a car that is registered at that address and do need the parking permit and should be parking there? Do you think you guys can come up with an answer so we have some facts?

Ms. Shirkevich stated yes, when do you need it by?

Mr. Maletic stated I think that's up to the Commissioner and the Board. They are much more skilled at this and they can provide the rules. So gentlemen and Ms. Dimond, it's up to you to set those rules, not up to me. When do you think they should give us an answer as to how many cars are currently registered at this property, who are the owners, and a profile of the demographics as to what is the true need for additional parking spaces. I'd just like to get the root causes.

Chairman Weel stated I understand. Before a decision will be rendered that information will be readily available to everyone. The questions are relatively simple and they require a relatively simple answer. I think they are capable of getting that information to us before a decision is made.

Mr. Maletic stated the last question is there was a discussion and questions from the Commissioners Board as to your engineering plans. I understand you don't want to invest heavily into the project that might not be passed and you will not be able to proceed with the project. At the same time, being aware and stated under the oath that you do understand the impact of the water and flooding to the community is great, not just Niles and this specific area but all neighboring cities. Do you think it would be a fair statement to say you probably should have come a little bit deeper with specific plans so

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

**March 2, 2009**

the Commission can truly judge and understand as to how far we can really take this matter? And who will be the subject matter presenting this to the community? Thank you very much for your time, sir.

Mr. Hotz stated in response to the last question I'd just like to state, as well, we actually met with the Engineering Dept. a while ago and presented them with this plan. They actually indicated to us the parking, that's a zoning issue so you really need to take care of the

zoning before we have any perview over this subject. So, and again just to reiterate, we're fully aware there's a process and intend to follow the process submitting construction drawings and calculations for full review prior to construction.

Chairman Weel stated any other direct questions.

Dmytro Nastiuk, 9208 N. Cortland, Niles stepped forward. My question is directed to the engineers. Does the current parking lot have drainage?

Mr. Hotz stated yes, it does.

Mr. Nastiuk asked where is that water going now.

Mr. Hotz stated I believe that it's tied into the sewer on Maryland.

Mr. Nastiuk then asked the drainage from the building is currently going where?

Mr. Hotz stated I believe that would also go into the city sewer on Maryland.

Mr. Nastiuk stated could it possibly, regardless of the parking, could the drainage that's currently on the properties be diverted from the building into the sewer system better, instead of it going into the building or into the patio area. Could it be taken where it belongs into the sewer system right now?

Mr. Hotz stated I believe a lot of the issue on the site is actually the grassy area that right now is not connected to any drain.

Mr. Nastiuk stated we've lived behind the building sixteen years and just last Thursday we had a prime example of flooding. On Cortland it was a nice

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

**March 2, 2009**

lake. We look at the property and watch the water on that property, the majority of that time it puddles, it's true; it does gather where she says, in the patio area. It does eventually drain away into that area. Even on September 13 that area actually drained slowly but it did drain. My curiosity was, and I never really paid attention, does it drain off that property into Maryland?

Mr. Hotz stated you're talking about the surface water. As far as I can tell from the survey there are some areas of the property near the front that do slope toward Maryland; but there's a lot of area in here – normally what you would want to see on any building is the land to slope away from the building and to shed water toward the public way. That's for landscaped areas. In this case [pointing to the overhead view] for this landscaped area, there's some points right along the building that are too high; there's some points that are too high in here so it's hard to say all the water in this area drains to one direction. I don't believe it does; I believe it pools until it is absorbed into the grass.

Mr. Nastiuk stated like you said, it drains away from the building and it drains into us.

Mr. Hotz stated it is supposed to drain away from the building. Again, if we have this parking lot there will be catch basins in the center of the parking lot, so your catch basins will be the low point in the property so all of the landscaped areas, which would include along your property line, would be designed to drain into the parking lot. So any water that is not immediately absorbed into the ground would be collected in the detention system under the parking lot.

Mr. Nastiuk stated speaking of that retention system, how many gallons would it hold? Would that have to be engineered?

Mr. Hotz stated very much so. It would have to be thousands of gallons.

Mr. Nastiuk asked is the existing parking lot going to be excavated as well?

Mr. Hotz stated no, the intention would be the existing parking lot would be resurfaced. Most likely we would then tie into that system and have a restrictor at that location.

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

**March 2, 2009**

Mr. Nastiuk stated snow removal on that property, how would that be handled?

Ms. Shirkevich stated now we pile it right here [pointing to the drawing] and once we have the parking lot redone we will probably haul the snow.

We will hire a contractor to do that because there will be no space to store it.

Mr. Nastiuk stated where would it be placed. You would probably lose parking spaces if you start pushing snow away as we currently got last December and January. You would also have a problem with snow removal.

Ms. Shirkevich stated we can consider pushing it towards this area.

Mr. Nastiuk stated you have a very large generator in that area.

Ms. Shirkevich stated its right here. We have some space by that generator. We can push it from this area towards this little island because it is just grass and right here by the shed.

Mr. Nastiuk stated I am familiar with the property because I live right behind it and look at that area. I doubt if you could really put a heck of a lot of snow there.

Ms. Shirkevich stated hopefully we will not get such a horrible winter again.

Mr. Nastiuk stated you can't predict snow. We had a heck of a lot of snow this year.

Chairman Weel stated again questions pertaining to what we have in front of us right now are really what we need to stay focused on. I'm going to have to cut people short. This segment is strictly to ask a question and not to start commenting on other matters at this time. We will entertain that shortly but we really need to stay on with a question only.

Mr. Nastiuk stated I'd like you guys to take into consideration snow piling, where you guys would put it and how many parking spaces that would take up.

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

**March 2, 2009**

David Hicks, 9233 N. Cortland. My question specifically refers to what your plans are. As you can see you received a little bit of backlash from the neighborhood in regard to the water which is not necessarily your

problem. Unfortunately because of the large area you have, it is a problem. How much pressure are you willing to put on the city in order to make sure the drainage system in the area is able to accommodate your water drain off needs?

Mr. Schneider stated I think the better way to term it is a few things. What started this was the storm system. We genuinely do care about protecting our building and the larger tributary around it. That's why we started with a topographic survey. Influence, I'm not going to use that word, but I'm going to use acquiesce to the larger tributary. Usually, as I know all engineering departments do, they impose extractions on a developer. In this case we're the developer. The Engineering Dept. is going to come in and say – right now there's a catch basin here, I was just looking at the survey. The larger tributary is going to say so many acres feed around this area. Our engineer is going to have a calculation and I'll bet my bottom dollar that Niles Engineering Dept. says make it bigger and it's in negotiation that there's a minimum and a maximum. Same with the catch basins and if our engineer calculates x number of thousands of gallons of water under here, we are going to work on grading the lot a different way towards our catch basins to restrict more water on our site and trickle it into Maryland's system. So it's more of an acquiesce for a larger area. If we had any influence we wouldn't be standing here.

Mr. Hicks stated my question is that unless the storm drains in the area are upgraded, no matter how much storage you're going to have, you are eventually going to meet or exceed the needs of your storage tanks or storage facilities for the water and it is going to flood. If the storm drains are already flooded in the area, where is that water going to go? It's going to go up. So my question again is what are you prepared to do or how much more funds are you prepared to add to your budget in order to make sure that what you are looking to make happen can happen and are you willing to spend the money that it is going to take to make this happen?

Mr. Schneider stated the quick answer is yes because if we don't fix the problem, just like a homeowner, our insurance will cancel us when we keep

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

**March 2, 2009**

making claims for flooded elevator shafts. Just as your homes, our home for 148 people is a ten story building. We have to maintain insurance on that building. If we don't do things such as spend a dollar

to save one hundred dollars, spend \$300,000 to save \$3,000,000 we have to do that. We're not going to get insurance, otherwise either our rates will raise to the highest level like many of you residents experience with flood insurance rates, or on one of our projects in Park Forest we've started a jet-rodding system, a jet-rodding maintenance program to really quarterly and semi-annually jet-rod out our systems. That is big pressure washers, get all the leaves and things out. Again spend a dollar to save one hundred dollars. I know that's a generic answer but we're trying to do the mitigation by maintenance. Once we get the system in place; put your head down the maintenance hole Mr. Maintenance Man and jet-rod out the lines. So if that helps, I know it's generic but we do have a stake in it too because we are at the point where our insurance wants to cancel us because we can't keep submitting claims for flooded elevator shafts.

Mr. Hicks stated I understand and since you're willing to spend the amount of money that it takes in order to produce and make this work, I think that you should go ahead and spend the money to create the plans to show us exactly what you are going to do in order to keep the water out of our street.

Mr. Schneider stated in direct response to that, the bigger issue is technically we don't need to be in front of this Board to install a storm water system.

Mr. Hicks stated I understand that but you're going to get no support from the residents in the area unless you do something like that.

Mr. Schneider stated the issue is by having a larger parking lot, we are trying to alleviate. Veronica's issue is Bradford Exchange won't let any of our residents park over there anymore. We don't want to influx them into the neighborhood. Holsum Bread won't let us park there.

Mr. Hicks stated as my neighbor said, we're not opposed to you putting a parking structure or parking lot or whatever needs to happen for your residents to have parking facilities. Our concern again is the water. If you were to produce a document that shows exactly what is going to happen to that water I think we would all be satisfied or at least semi-satisfied. And I think again part of my original question was are you

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

**March 2, 2009**

willing to spend the money it's going to take in order to convince us that what you are doing is going to work.

Chairman Weel stated I think they answered that. I think they are obviously within reason. They are forced to. Any other questions that have not been asked. If you have a different question to ask please step up otherwise I'd like to wrap up the questions session of this and move on.

Leo Galati, 9206 N. Cortland Dr. The question I want to ask you, Veronica, are all your tenants on fixed incomes?

Ms. Shirkevich stated it is low income public housing, yes they are.

Mr. Galati stated isn't that why we have the great Niles Free Bus system. If they are on fixed income they should take greater advantage of the Niles Free Bus.

Chairman Weel stated I think you have that in any community. You have public transportation accessible to every community. Some people like to take it and others don't. You can't force them. Thank you. Any other questions. [There were none.] Before we open up to the comments I think I have a sense where the audience is at on this issue. I think the Commissioners do also after listening to the testimony given tonight. It appears that most of you are not against the additional increase in parking spaces for the site but clearly would like to see a comprehensive

engineering plan that would answer your questions in pertaining to where's the water going to go, how is it going to get there and what do we do when it gets there. Is that pretty much everybody's concerns in the audience? If I didn't touch on it, come on up.

Mr. Nastiuk stepped up to the podium once again and asked what is the lighting going to be like. Right now I'm being blinded by building lights.

Mr. Hotz stated I don't know if this answer will help you then. The answer is there's going to be no change to the site lighting. There won't be any added lighting.

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

**March 2, 2009**

Mr. Nastiuk stated I think that needs to be addressed because you have elderly people there and that area in the northeast side is fairly dark. There's no street lighting off Maryland in that neighborhood at all.

Ms. Shirkevich stated I am actually working on getting additional lighting on this area of the building [pointing to overhead photo]. We have right now security lighting here and are getting proposals to get more lighting over here.

Mr. Nastiuk stated my lighting issue is actually where the cars are currently. The light from the building on the right southeast side.

Ms. Shirkevich is speaking but inaudible since she is not at the microphone.

Ms. Markovich spoke again and said she talked to Chuck about this and they [the lights] need to be hooded. They are beaming right into the windows of our house. We have to keep the shades down. It is so bright; you have these big bulbs up there. So if you are planning on additional light to the building you need to ask the residents how it affects them. We are dodging, in our family room, every night. You can't even watch TV. I've got plants everywhere to try to hide the lights. You walk in the kitchen, you walk in the bedroom you have to close the blinds.

Ms. Shirkevich stated thank you. We will consider that.

Chairman Weel asked you will take the lighting under advisement please?

Mr. Hotz stated yes.

Chairman Weel stated any other comments from anyone in the audience that's different than what we've heard, both from the Commissioners and from anyone else in the audience. If not, any other closing comments from any of the Commissioners.

Commissioner Troiani stated I am sort of unhappy because we have been having a lot of problems in town with water. We had FEMA come through and they opened up their checkbook to a lot of people that had flooded basements. The people are right, once you open up that water

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

**March 2, 2009**

it's got to go somewhere and it is going to find a way into our sewers and it is going to find a way into our houses. So we don't know what the proper answer is yet. I know that the Village has a plan for this money they may get, we don't know yet, for our sewer systems and everything. But I'd like to really be able to talk to the Engineering Dept. and let them answer some questions in front of us. We know that the Maryland St. sewer is too small to handle and we know the sewers on Cortland are too small to handle the water problems that we have. It's all going to have to be corrected. We are waiting for federal money.

Chairman Weel stated if I can speak for where we are on this I think everybody in this room is on the same page here. A very comprehensive engineering plan is going to have to be reviewed and looked at not only by our Board but the Village Engineering Dept. and the residents. If I'm speaking out of turn here for any one of the Commissioners, please opine or interject. But I think that's what we've got here. I think we've got a plan that the residents are okay with as far as the parking; the increase of parking spaces. What they are not okay with is how we are going to handle the extra rain water, storm water, whatever. Without having a comprehensive engineering plan I can't make a recommendation. I am not an engineer. That is what I'm hearing and if it's something different, please, I am asking for some interjection.

Joanne Delvecchio, 9234 Cortland stepped forward. Do you have a zoning ordinance that depicts how much percentage of property can be covered with hard surface?

Chairman Weel stated I know there is an ordinance about how much of a structure you can have but as far as permeable surfaces my recollection is there is not.

Ms. Delvecchio stated isn't it something the Zoning Board should consider not only for this property but for all property in the Village, especially where you have water problems and issues.

Chairman Weel stated maybe we can defer that to Mr. Wlodarski.

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AND ZONING BOARD OF APPEALS  
VILLAGE OF NILES  
COOK COUNTY, ILLINOIS**

**March 2, 2009**

Mr. Wlodarski stated what we do have in place strictly relates to residential. We don't have anything for commercial properties. Take a Golf Mill, for example, there's a lot of parking. So there's never been

anything in place for anything to do with commercial. Obviously this is something that will be looked at under some of the new committees but as of right now it is not addressed.

Ms. Delvecchio asked is this building considered commercial or residential.

Mr. Wlodarski stated I am not sure but it would not fall under single family residential.

Chairman Weel stated thank you for your question. Any other questions, comments. If not let the record show there are none. I will entertain a motion.

Commissioner Alpigianis moved that 09-ZP-03 - Ms. Lorri Newson, Executive Director, 175 W. Jackson Blvd., Ste #350, Chicago, Illinois 60604 requesting to amend the Special Use to increase parking from 46 to 70 spaces at 9201 N. Maryland St., Niles, IL 60714 be **tabled** until further information is provided. I think we need to see an engineering plan along with a review by our engineers.

Chairman Weel stated we are going to continue this request for further comprehensive engineering plans to be reviewed both in house and with the neighbors. Is that correct?

Commissioner Alpigianis stated yes.

A member of the audience asked that all the neighbors in the area be notified as to when the next meeting will be.

Chairman Weel stated it is a public notice and will be announced.

Another member of the audience stated the only way we knew about tonight's meeting is because the Village actually sent letters to the people who live right there. I made copies and passed them out.

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**March 2, 2009**

Chairman Weel stated here is my recommendation. As you leave the chamber this evening, if you could leave your name and address with Kathy so that when the next hearing is scheduled everyone that is here

tonight will be notified. So we have a motion to **continue** this from Commissioner Alpagianis. It was seconded by Commissioner Kanelos. Commissioner Troiani please call the roll.

Commissioner Troiani stated I can't call the roll because I need to know when is the motion to be made, at what time. How long – two weeks, two months from now?

Chairman Weel stated no, it has been **tabled**. There is no timeline until we get a further comprehensive engineering plan and we are able to review that with both the petitioner and the Village Engineering Dept. So it has been **tabled**.

Commissioner Troiani stated so it has been **tabled**, not continued.

Chairman Weel stated it has been **tabled**.

On roll call the vote was:

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

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

Chairman Weel 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 this will be heard by the Board of Trustees, please leave your name and address with our secretary and she will notify you. Thank you very much for coming out this evening and asking your questions and raising your concerns.

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**March 2, 2009**

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.

The meeting adjourned at 8:55 P.M.

Kathleen Janessa, Recording Secretary

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**March 2, 2009**

The following people would like to be notified of the next meeting for Item 09-ZP-03:

Jennifer Bevan  
9233 N. Cortland Dr.  
Niles, IL 60714

Richard Hosowski  
9215 N. Cortland Dr.  
Niles, IL 60714

Helen Markovich  
9208 N. Cortland Dr.  
Niles, IL 60714

Gerlando Bapavero  
9207 N. Maryland  
Niles, IL 60714

Steve Maletic  
9228 N. Cortland Dr.  
Niles, IL 60714

Barbara Urbanska  
9222 N. Cortland Dr.  
Niles, IL 60714

Dmytro Nastiuk  
9208 N. Cortland Dr.  
Niles, IL 60714

Dave Stamate  
9216 N. Cortland Dr.  
Niles, IL 60714

David Hicks  
9233 N. Cortland Dr.  
Niles, IL 60714

Marge Schultes  
9150 N. Cortland Dr.  
Niles, IL 60714

Leo Galati  
9206 N. Cortland Dr.  
Niles, IL 60714

David Leadinghouse  
9201 N. Maryland – Apt. 410  
Niles, IL 60714

Joanne Delvecchio  
9234 N. Cortland Dr.  
Niles, IL 60714

Alfred Trinkl  
9211 N. Cortland Dr.  
Niles, IL 60714