

APPROVED
MINUTES OF THE MEETING OF THE PLAN COMMISSION
AND ZONING BOARD OF APPEALS
VILLAGE OF NILES
COOK COUNTY, ILLINOIS
December 7, 2009

Chairman Kanelos 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 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 wishing 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.

Old Business

None

New Business

09-ZP-24 Mr. Paul Bellisario
117 Elmore St.
Park Ridge, IL 60068

Requesting approval of a Special Use to Appendix B, Section IX (B)(2) for Auto Restoration facility located at 6143 W. Howard St., Niles, IL 60714.

Chairman Kanelos called for the only item on the agenda.

09-ZP-24 – Mr. Paul Bellisario, 117 Elmore St., Park Ridge, IL 60068 – Requesting approval of a Special Use to Appendix B, Section IX (B)(2) for Auto Restoration facility located at 6143 W. Howard St., Niles, IL 60714.

Richard Wlodarski, Assistant Director of Community Development, stepped forward. Good evening. This is zoning case 09-ZP-24. Subject property is 6143 W. Howard St. Legal notice was published November 19, 2009 in The Bugle Newspaper. All property owners within 250' were also provided with

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the legal notice by first class mail. This application is for a motor vehicle restoration business located in the manufacturing

district. This proposed business will have an EPA approved paint booth for an estimated twenty vehicles typically restored on an annual basis. The new tenants, if approved, will increase the size of the front windows to allow the traffic on Howard to be able to see the restored cars as in a showroom setting. In addition to the restoration of the vehicles, high performance parts and sales of antique vehicles will generate substantial sales revenue for the village. This business also intends to bring, in the spring through fall, car shows and cruise nights for family entertainment. The required approval for these special events will be arranged through the Mayor's office. The Community Development Department recommends approval of this Special Use and this is a recommending Board to the Village Board of Trustees. The petitioner is here and I will let him make his presentation. I did pass out a pamphlet on his behalf before you got here tonight – it is what you have in front of you.

Chairman Kanelos stated before we call the petitioner up, are there any questions for Mr. Wlodarski.

Commissioner Dubiel stated in our packet we don't have a police okay for this particular case. It looks like it was a mistake.

Mr. Wlodarski stated we did not, but we did get an e-mail from the Police Chief [Strzelecki]; he was on vacation when those were sent out. He said he has no issues with this case.

Chairman Kanelos stated any other questions for Rich. [There were none.] Is the petitioner present?

Paul Bellisario, Michael Melfi and Richard Dolido stepped forward.

Chairman Kanelos stated please raise your right hands. Do you solemnly swear the testimony you are about to give is the truth, the whole truth and nothing but the truth?

All three gentlemen stated I do.

Chairman Kanelos stated please state your names and addresses clearly for the record.

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Paul Bellisario, 117 Elmore St., Park Ridge, IL 60068;
Michael Melfi, 1740 – 73rd Ave., Elmwood Park, IL 60707;

Richard Dolido, 7506 N. Octavia, Chicago, IL 60631.

Chairman Kanelos stated do you have a presentation you would like to add to what Mr. Wlodarski informed us.

Mr. Bellisario stated we could take you through the presentation if that is what you would like as an agenda just to learn more about what we are offering to do within the building or we could go right to questions if you've already had a chance to review the other items. It's up to you.

Chairman Kanelos stated first of all I'd like to call this item here Exhibit I and enter it into the minutes: The Windy City Hot Rods and Restoration Auto Museum. If you'd like to briefly summarize this, especially pointing out anything that might not have been mentioned by Mr. Wlodarski.

Mr. Bellisario stated in general what Mr. Wlodarski said was correct in what we want to do with the property and how we want to manage it. In particular, the background here has to do with the fact we are moving our businesses from the city of Chicago, where Mike was the owner of C&M Motors, and Rich is also part of Windy City Rods and Restoration which is located within the C&M Motors facility. We are moving that facility, basically, to Niles. We have an existing business that will start thriving immediately to generate some background in what we are trying to do. We are well-known and already in order to generate some revenue and income for the company and, of course, tax revenue for the city department. We have a breakdown of what we want to do for the property use within this presentation to show you exactly how the property will be used. Part of the things we want to do is bring more community events to Niles. Rich actually runs the Rolling Meadows Car Club and has a Car Club Cruise Night on Friday nights in Rolling Meadows.

Mr. Dolido stated on a regular basis we average anywhere from 400 to 800 automobiles on any given Friday night during the summer.

Chairman Kanelos stated I'm assuming that's a larger facility than this.

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Mr. Bellisario stated if you go to the previous site map, it is right next to the Howard Commons. We are hoping to get approval for this area here next to the lake [shown on the overhead]. [Inaudible.]

Chairman Kanelos stated is it just me or are we having a hard time hearing [because of the sound.] I would ask all the Commissioners to please make sure to ask their questions through the Chair and speak a little closer to the microphone because some of us can't hear the questions.

Vice-Chairman Dimond stated can you tell me, the space you just pointed to on the screen, is that where parking will be held when you have these events on Friday night.

Mr. Bellisario stated that is correct. It may not be Friday night; it may be a Saturday night when there is no traffic in that area.

Vice-Chairman Dimond stated whenever those events are held, I'm concerned about where these 400 some cars are going to park.

Mr. Bellisario stated yes. Does anyone have a pointer so I can point to it?

Mr. Wlodarski stated I can point it out.

Mr. Bellisario stated that's it right there. That is all parking for Howard Commons. I'm sure it holds probably in the neighborhood of 500 spaces.

Commissioner Troiani stated is he going to have a permit for every day or every week that he holds this thing.

Charles Ostman, Director of Community Development, stated the request for Special Events happens through the Mayor's office and when the final request does come in, it goes to the Mayor's office and is distributed among the departments and that is how they receive approval.

Commissioner Troiani stated he has to have that with him at all times just like a permit.

Mr. Ostman stated yes.

Commissioner Troiani stated that is necessary for the public convenience.

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Chairman Kanelos stated thank you Commissioner Troiani. Do you have another question?

Commissioner Troiani yes I do. The inside of the building – you're going to be doing some body and fender work, construction of the automobiles, rebuilding and everything else; are you going to have storage of gas or any other liquids?

Mr. Melfi stated no storage of gas, Commissioner. There's no point in having gasoline. What we do is restoration work on the auto body of the vehicle. We will have some paint stuff but we buy that on an as need.....

Commissioner Troiani stated you will get the proper containers and everything according to the fire department rules and regulations.

Mr. Melfi stated of course. I've been in business 30 years.

Commissioner Troiani stated we try not to burn down our buildings here in Niles.

Mr. Melfi stated we don't burn them down either sir.

Commissioner Troiani stated you are not going to be hurting the value of the property or anything by doing that.

Mr. Melfi stated I think we are going to increase the value of the property.

Chairman Kanelos stated Commissioner Troiani, I am going to let Commissioner Dubiel ask a question and I will come back to you after some of the other Commissioners have a chance to ask questions. I apologize. I should have told you we'll try to ask one at a time and we'll go round and round.

Commissioner Dubiel stated I just want to add on to Vice-Chairman Dimond's original question in regard to parking. Can we go back to that Rich? [to the overhead] I'm just trying to understand – that's 500 spots approximately? And it is dedicated to your use or as needed? How do you control that use?

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Mr. Bellisario stated we would get approval for that first. It hasn't been solidified. We'd like to bring that here to the community; it just has not been solidified yet because we don't even have use of the property.

Commissioner Dubiel stated I understand, but your intention is that Howard Commons would allow you to do that for this one night that you need 400 spots.

Mr. Bellisario stated yes, especially on the weekends when there is nothing going on in that area.

Commissioner Dubiel stated I'm just trying to verify we are not going to harm public health, safety or welfare. The points of ingress and egress will be just north of the lake, is that right? They'll park there.

Mr. Bellisario stated there's north and.... I'm sorry, east and west of the lake have access points.

Commissioner Schulter stated when you are actually working, restoring these vehicles, the ones that are in queue to be restored, or the ones that you are restoring, are they going to be sitting outside like a used-car parking lot? Or are they always going to be stored inside the actual building?

Mr. Melfi stated never, sir. The value of these vehicles is going to preclude that they will never be outside. The average value of these cars is going to be anywhere from \$50,000 to \$300,000 so there's no way we can put those outside, sir.

Commissioner Schulter stated thank you.

Chairman Kanelos stated are there any other questions.

Commissioner Hanusiak stated with the parking, in regard to security on those Friday and Saturday nights, will you be providing the security or will you be going through the Niles Police Department.

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Mr. Dolido stated right now I actually help run the Rolling Meadows Cruise Night and we can basically address 300 to 400 people with 6 people [working] right now. The police are just there to stop by and make sure everything is okay. Basically the crowds that do attend these

events are older people; we have never had a problem in probably the 6 years we've been running a Cruise Night, even with about 800 people. We actually ran it with just six people. And we provide that security.

Commissioner Schulter stated I have another question, Mr. Chairman. When you do have these actual shows for these cars and, say you do solidify the lot north [correction: west] of the property, are you going to have vending services in there; i.e people selling car parts? Or is it just specifically for the car show people to look at the vehicles.

Mr. Melfi stated it is not going to be a swap meet, Commissioner. It is going to be strictly a show where they bring a car. These cars, as I say, are extremely valuable vehicles. There are cars that are all customized and antique vehicles and so forth. It should be a nice draw for a family event to come to. It is no cost. In fact the Village of Lombard, for example, every Saturday night they have a sponsorship there. They basically shut their downtown down and they invite all these cars to park down there. Families come from all over. For about 3 hours, from 6:30 p.m. until 9:30 p.m., they walk up and down. Actually, the community of the business area around there generates quite a bit more income because of people coming into the downtown area. Otherwise it would be a quiet night on a Saturday night. So it is really a good thing for families and for the Village and for everybody because it is really professional people who own professional vehicles and these are not kids. They are usually adults over the age of 40 for the most part.

Commissioner Schulter stated do most of your people that own the cars, when they come to these shows, do they obey the laws and they are not racing down the streets. Because that is a thing we are concerned about.

Mr. Dolido stated they obey every rule that we have. In Rolling Meadows there is a list of rules and we haven't had an issue with the police department at all. We are going on probably our seventh year right now.

Commissioner Troiani stated gentlemen, remember you will be on Howard Street and at that time of day and that time of week it might be a little bit

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fast. I would recommend that you use some of the facilities we have, like renting policemen for a day, getting people in and out and so forth. It might be advantageous to you and the safety of our neighbors.

Mr. Bellisario stated we will be happy to look into that if that is what's necessary.

Commissioner Dubiel stated gentlemen, I just want to clarify something. When these 400 cars come, what kind of service facility do you have in terms of toilets or support services? Do they use a bathroom at your unit? So they would walk over to your building.

Mr. Dolido stated yes they would. That's the whole intention to have people to come by and see the cars we actually have on display inside the building and actually see how the car restoration process takes place.

Commissioner Dubiel stated I just want to verify, I don't know if it made it to the record, Chief Strzelecki, in an e-mail, did approve this and look it over and had no concerns about the traffic control or parking or crime.

Mr. Ostman stated the Special Use, what is in front of you tonight, is the actual use of the building. Having a Special Event is run through the Mayor's office. Then we'll go through the finer details in regard to holding that event whether or not we are going to grant having the event at that location.

Commissioner Dubiel stated thank you very much.

Chairman Kanelos stated any other questions specifically about the item that is before us tonight.

Vice-Chairman Dimond stated I have a question about the solvents and other chemicals you might be using in the facility. What, if anything, do you do to treat those before releasing them into the sewage system, and secondly, what, if any, efforts are made to make sure there is no run-off into that water retention pond.

Mr. Melfi stated nothing is ever released into the sewage system. I have been in business 30 years; everything is disposed of through a hazardous waste manifest that is approved by the state of Illinois. We pay to have everything taken out. Whatever is generated waste-wise is paid for in 55 gallon drums.

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With twenty cars a year we are averaging that we are going to be doing, what we are going to generate is extremely minimal, if not all. We're not even going to have a paint mixing system because if we were doing volumes, then you'd have a paint mixing system. But what

we're going to be doing is buying one quart at a time or a gallon at a time from the store for each vehicle. There is not going to be hardly any hazardous waste generated that way at all.

Chairman Kanelos stated any other questions from any of the Commissioners.

Vice-Chairman Dimond stated just one final question. I am curious as to why you chose to move your business.

Mr. Melfi stated the City of Chicago is getting almost impossible to do business in. I started out there with a \$350 license and it is now \$2,000 and every inspection is \$100. Plus the neighborhood I'm in is now a multi-million dollar neighborhood. Obviously they don't particularly care for body shops in a million dollar neighborhood. Houses behind me are selling for \$1.5 million. Even though we are in legal specifications in every area, it just gets to the point that after that amount of time, the gentrification of the neighborhood is dictated it is just time to go.

Chairman Kanelos stated are there any other questions. Are there any questions from the mass of public we have here tonight. [There were none.] I will entertain a motion on this item.

Vice-Chairman Dimond stated I will make a motion to approve the request for special use made by Mr. Paul Bellisario, 117 Elmore St., Park Ridge, IL 60068 on behalf of Bogdan Chimelewski – Requesting approval of a Special Use to Appendix B, Section IX (B)(2) for Auto Restoration facility located at 6143 W. Howard St., Niles, IL 60714. I also make as part of the motion that we make the following findings of fact: it is necessary for the public convenience that this use be allowed there and that it would be beneficial to Niles to have a business in that location and that it probably would also be attractive to many Niles residents to use this facility. Based on the testimony that we've heard it appears as though the planned use is designed, located and proposed and it will be operated so that the public health, safety and welfare will be protected in terms of hazardous use and parking and so forth. Based on what we've heard it does not appear there will be any

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The meeting adjourned at 7:53 p.m.

Kathleen Janessa, Recording Secretary