

JAMES CALLERO, CHAIRMAN
GEORGE ALPOGIANIS
JEFFREY CARDELLA
MICHAEL LOOBY
JOSEPH LO VERDE
ANGELO TROIANI
ALAN WEEL

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

Present along with Chairman Callero were Commissioners Alpogianis, Cardella, Looby, LoVerde, Troiani and Weel.

Joseph Annunzio, Village Attorney, was also present.

Commissioner **LoVerde** moved to approve the minutes of February 5, 2007 as presented.

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

AYES: **5** **Alpogianis, Cardella, Looby, LoVerde, Weel**
NAYS: **0**
ABSENT: **0**

Commissioner Troiani abstained.

There being five affirmative votes the motion carried.

Chairman Callero announced that it has been the practice of the Board that any members desiring to review the upcoming matters on the agenda would meet with Mr. Charles Ostman, Director of Community Development, and Mrs. Kimberly Frederick, Secretary, on the day of the hearing at 1:30 P.M. The purpose of this meeting is to review the sites and the surrounding environment to ascertain conditions which may require special consideration at the subject hearing. Anyone who wishes to accompany the members is invited to meet at the Administration Building, 1000 Civic Center Drive, Niles, Illinois, prior to 1:30 P.M. They will be given the agenda and the locations of the sites to be visited. This public announcement is made to conform with the Open Meetings Act of the State of Illinois and is deemed to be a public notice.

To be heard this evening:

07-ZP-04 - Pramod Kumar, 7541 N. Western Ave., Chicago, IL 60645. Requesting a Special Use to operate an Adult Day Care Community Service Center at 9015 N. Milwaukee Ave. Continued from January 8, 2007.

Chairman Callero asks if this matter was continued or did the Board vote no.

Mr. Charles Ostman, Director of Community Development states we did vote no on the entire package. This evening is for the Special Use.

Chairman Callero stated therefore it was not continued but now the petitioner is coming back to the Board after having taken the variations out. It's really not continued; it was a no vote at the January 8, 2007 meeting.

In attendance are:

Pramod Kumar, CFO, Metropolitan Asian Family Services, 7541 N. Western Ave., Chicago, IL 60645, (773) 465-3105

Avnaghan M. Rana, General Manager, Metropolitan Asian Family Services, 7541 N. Western Ave., Chicago, IL 60645, (773) 203-3786

Mark J. Blumenthal, Attorney at Law, 355 W. Dundee Rd., Suite 200, Buffalo Grove, IL 60089, (847) 808-7090

Mahan Panchal, Architect, Team 3 Architectural Design, 3046 N. Cicero Ave., Chicago, IL, (773) 321-6406

Barry Greenberg, Architect, Team 3 Architectural Design, 3046 N. Cicero Ave., Chicago, IL, (773) 321-6406

Mark J. Blumenthal, attorney for the petitioner speaks on behalf of the petitioner, Pramod Kumar, owner of the property and also the CFO of the Metropolitan Asian Family Services, which is the service agency that will be occupying the property. Also present is the General Manager of Metropolitan Asian Family Services, Avnaghan M. Rana, along with Architects Barry Greenberg and Mahen Panchal of Team 3 Architectural Design.

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

All five gentlemen stated yes.

Chairman Callero asks what the petitioner is attempting to do.

Mr. Blumenthal responds the Metropolitan Asian Family Services is an agency serving the Niles adult community that presently is located in the Golf Glen Shopping Center. Mr. Kumar has now purchased the building at 9015 N. Milwaukee Ave. It is his intent to renovate the building to provide services as an adult day care center.

The panel received a copy of a letter addressed to Mr. Ostman in February that indicates what the organization provides. Basically it provides seniors with a place they can go to daily, get fed, have community services available to them; in addition there is citizen and immigration program assistance.

Chairman Callero asks Mr. Blumenthal if he was in attendance at the January Board Meeting.

Mr. Blumenthal replies he was not the attorney present in January.

Chairman Callero states that the information Mr. Blumenthal is providing was all given at the January meeting.

Mr. Blumenthal states that this evening's presentation is for the Board to approve the use of this property as a Special Use request as an adult day care center. If you have any questions for his representatives feel free to ask them.

Chairman Callero states that is all the Board is looking at because all the variations asked for are now gone.

Mr. Blumenthal states they have withdrawn the rear variance and the side yard variances.

Chairman Callero asks if there are any questions.

Commissioner Troiani asks if you get this approval today how soon would you vacate your existing premises.

Mr. Kumar states the end of September, 2007. There is a very short time to get the new premises ready for the move. He states at that time they will vacate the Golf Glen premises completely.

Chairman Callero asks if there are any other questions or comments from the Board.

Chairman Callero also asks if there are any other questions or comments from the audience.

Commissioner Weel moved that 07-ZP-04 – Pramod Kumar, 7541 N. Western Ave., Chicago, IL 60645, requesting a Special Use to operate an adult day care center at 9015 N. Milwaukee continued from January, 2007 be **approved**.

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

AYES: 6 Alpogianis, Cardella, Looby, LoVerde, Weel, Troiani
NAYS: 0
ABSENT: 0

There being six affirmative votes the motion carried.

Chairman Callero 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, leave your name and address with our Secretary and she will notify you.

Discussion – Teardowns – continued from February 5, 2007 meeting.

Charles Ostman, Director of Community Development, states in the Board's packet this evening there is a memorandum with all the proposed amendments both to the zoning code and to another chapter, that being Chapter 88-41, for required restorations. All the language reflects the comments made at the February meeting by the Commissioners. If you have any questions please ask them. Otherwise the department is looking at a recommendation to approve this memorandum to be carried on to the Village Board for final approval.

Chairman Callero states everyone on the Board has had an opportunity to read the memorandum. Are all changes included as recommended by the Commissioners at the February meeting?

Commissioner LoVerde spoke with Mr. Ostman during an afternoon meeting about the concern of material being stored overnight on a residential street.

Mr. Ostman stated that was already an ordinance in the code. A dumpster with traffic protection is already an ordinance as well.

Chairman Callero states that basically what you're saying is if someone has a pile of sand on the street it has to be moved by nightfall or be on the parkway.

Mr. Ostman states the sand shouldn't even be on the street. The police can enforce that by issuing tickets. Same with barricade lighting.

Commissioner LoVerde states that most material is dropped in the street. But at the end of the day it has to be off the street.

Mr. Ostman states it absolutely must be off the street by the end of the workday.

Commissioner Alpigianis states he didn't see anything in the memorandum about the reinforcement of the fencing.

Mr. Ostman states the fencing has a requirement of being 5 feet high.

Commissioner Alpigianis states nevermind. He inadvertently skipped over that part of the memorandum.

Commissioner Cardella asks if the recommendations in the memorandum actually become ordinances.

Mr. Ostman states the only recommendation that is not an ordinance is contractor parking. They will revisit this in one year to work out any complaints that may arise. Some towns, Elmhurst for one, actually provide contractors with signage attached to a tree or a post that says "Contractor Parking – This Side Only." Over the next year he will see how this works and will bring it back to the Board with more exact language and possibly adopt it as an ordinance at that time.

Commissioner Cardella asks if an ordinance would allow for ticketing.

Mr. Ostman states yes. It does not allow for ticketing right now. He feels there is enough leverage to get compliance.

Commissioner Troiani asks if Mr. Ostman's department can write tickets.

Mr. Ostman states they have their own CD tickets. The cases are heard at 4:00 p.m. every third Wednesday of each month. These are totally separate from the B tickets written by the police department. All the inspectors have ticket books.

Commissioner Weel wants clarification on contractor parking. Since we are going see how it goes over the next twelve months or whatever timeline Mr. Ostman sees fit, would it be prudent to hand them something, not just verbally.

Mr. Ostman suggests giving the contractor at least one sign to attach to a tree or a post on the side of the street the construction is taking place so the subcontractors know the rules in the Village of Niles. The contractor should get that sign at the preconstruction meeting.

Chairman Callero asks if there are any questions or comments.

Commissioner LoVerde moves to approve the final discussion regarding teardowns and the language which the staff has prepared.

Seconded by Commissioner Alpogianis, on roll call vote was:

AYES: 6 Cardella, Looby, Weel, Alpogianis, LoVerde, Troiani
NAYS: 0
ABSENT: 0

Commissioner Alpogianis moved to adjourn the meeting, seconded by

Commissioner Weel, on roll call the vote was:

AYES: 6 Alpogianis, Cardella, Looby, LoVerde, Troiani, Weel
NAYS: 0
ABSENT: 0

There being six affirmative votes the motion carried.

The meeting adjourned at 7:45 P.M.

James Callero, Chairman

Angelo Troiani, Secretary